CALL FOR ENTRIES

WCMA'S 12TH ANNUAL "EXCELLENCE IN MASONRY" AWARDS

ELIGIBILITY
Any individual involved in the design, supply, or construction of a concrete masonry project may participate.

ENTRIES MUST:
1. Use Concrete Masonry Units produced by a member of the Wisconsin Concrete Masonry Association.
2. Be completed within 5 years of the date of submission.
3. Note: Previous "Excellence in Masonry" Award winning projects may not be re-submitted.

JUDGING
A panel of architects will be asked to select projects that accommodate Concrete Masonry Units in their inherent capacity to fulfill their role in establishing the structure, basing their decision on overall excellence, design, creativity and functionality.

ENTRY DEADLINE IS
Nov. 5, 1999

ENTRY FORMAT
Each entry must be accompanied by:
1. A signed official Entry Form. (Form may be duplicated)
2. TEN (10) 35mm slides of the project. Professional quality duplicate slides are recommended. Slides cannot be returned.
   a. Slides should best express to the jury the character of the project and the role of concrete masonry.
   b. Each slide must include:
      1) The project name on the bottom border.
      2) A number in the upper right corner designating numerical sequence of the order you wish the slides to be presented. (1 of 10, 2 of 10, etc.)
3. A written presentation explaining the project and its utilization of concrete masonry.

AWARDS
Maynard W. Meyer "Best of Show" & "Excellence" Awards plus competition "Finalists" will be announced at the 12th Annual WCMA Awards Breakfast during the 2000 AlA/Wisconsin Convention. Winners will be featured in WCMA's Newsletter Masonry Insights and published in Wisconsin Architect magazine.

ENTRY

PROJECT NAME
LOCATION
COST
SIZE (SQ. FT)
COMPLETION DATE

ARCHITECT
FIRM
ADDRESS
CITY/STATE ZIP CODE

SEND ENTRIES TO:

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This past year has been an exciting one for architects. The economy was sound ("great" depending on your perspective) and public projects are being funded all around the state. From jails, to schools, to senior centers and more . . . architects have been busy partnering with communities in shaping Wisconsin’s built-environment. This issue showcases some of those projects and includes a refresher on QBS Wisconsin.

QBS Wisconsin . . .
Selection by Qualification

Since 1986, AIA Wisconsin has offered the QBS program as a public service to Wisconsin public owners. In recent years, QBS Wisconsin has evolved into a collaboration between AIA Wisconsin and the Wisconsin Association of Consulting Engineers (WACE). That partnership has improved the program’s ability to inform public owners about “selection by qualification.”

QBS . . . a selection process that fosters clear project understanding, expectations and responsibilities early in the project process . . . a selection process that encourages a team atmosphere and develops long-term relationships . . . a process that results in the selection of the most qualified professional for the specific project.

QBS Wisconsin is a public service that provides owners with forms, manuals and one-on-one guidance through a Facilitator knowledgeable in public projects and selection criteria, all free of charge. We encourage public entities to utilize the program; and we encourage design and construction industry professionals to investigate QBS for a better understanding of the process.

QBS Wisconsin . . . the information and assistance are free. Please call! (608) 257-8477.

Christine M. Sloat, Facilitator
QBS Wisconsin
Nineteen sixty-nine was a pretty lively year in the United States. Men walked on the moon, presidential hopes were dashed at Chappaquiddick and Woodstock (the first one—the one without cell phones and designer water) was in full swing. And, of course, in a green and pleasant midwestern state long ago and far away, a fledgling school of architecture was lurching into its first few years of existence. SARUP, as we now refer to it, became an integral part of the University of Wisconsin-Milwaukee curriculum.

I say lurching because, although the School was quick to develop a healthy reputation in the nation, the early relationship with the architectural profession was not a flawless one and some practitioners—and indeed graduates—still shake their heads at tales of the early years. Perhaps this is a normal rite of passage for new schools trying to find their feet; but I would like to think that, as SARUP has matured into a program of some merit, we have worked hard in partnership with the profession to craft a program of which we can all be proud. Certainly, the indicators are good. Our graduates are recruited into the profession immediately upon graduation (over 50 practices applied for Career Day this year to interview students), which is certainly one of the best acid tests for a school’s quality. Furthermore, our national accreditation visit this year indicated that we met a record 36 of the 37 criteria in the curriculum, an achievement that was “unprecedented” in the words of the team chair, an eminent West coast practitioner. Now one of 130 architectural programs in the country, SARUP is considered among the best, rubbing shoulders with Big Ten, Ivy League and exclusive private schools nationwide.

While much of this is due to constant refinement of the curriculum and, of course, the inherent excellence of our students and faculty, I believe that the strong relationship with the Wisconsin profession is a major factor in our success. In addition to the numerous practitioners who teach in the program or attend juries on a regular basis, we have developed an extensive Continuing Education program (over 85 courses a year) and Mentarch, a superb Mentoring Program that pairs our students one-on-one with experienced practitioners. The Design Council, a formal arm of the School which engages the construction profession, has over seventy members and regular meetings with AIA Wisconsin’s Dean’s Advisory Council ensures that there are clear lines of communication between the School and the profession and that any issues are discussed and resolved immediately.

In addition to the expertise that the profession brings to the program, the support for our students, (the majority of whom are Wisconsin residents who, when they graduate, tend to remain close to home) has been heartening. In addition to the vital role played by the Wisconsin Architects Foundation over the years, we have, with a great deal of support from the profession, expanded our scholarship opportunities from ten awards to over seventy each year, in addition to over thirty design awards, five research awards and three writing awards. With your help, the most deserving of our students find invaluable assistance (in both scholarships and internships) in pursuing their professional dreams.

Well, that’s about it from me. I hope you will take advantage of the activities planned at the School of Architecture and Urban Planning this year to celebrate our 30th Anniversary. You are welcome to attend any or all of them and, of course, to drop by the School throughout the year to check out our activities. Whether you are an alumnus/alumna or not, as the state’s only architectural program, we want you to feel that this is your program, and want you to share the great pride we have in its accomplishments. Here’s to another 30-year partnership between education and the profession!
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On the Boards

Project: The Church of the Resurrection
Location: Delafield, Wisconsin
Architect: Plunkett Raysich Architects
General Contractor: The Bentley Company
Size: 20,500 sq. ft.

Project: Third Lake Lofts
Location: Madison, Wisconsin
Architect: McFadden & Company
General Contractor: Yahara Builders, Inc.
Features: Commercial space and six residential units

Project: Boerner Botanical Gardens Education and Visitor Center
Location: Hales Corners, Wisconsin
Architect: BHS Architects, Inc.
Construction Date: 2001

Submit "On the Boards" releases to "On the Boards" c/o Wisconsin Architect, 321 S. Hamilton St., Madison, WI 53703-4000. Acceptable media: .tif images, b&w or color photos/artwork 8"x10" or smaller (no slides), text in written form or MS Word for Windows. These announcements reserved for AIA Wisconsin member-owned architectural firms only.

AIA Wisconsin

8 Wisconsin Architect 1999 70:4
This 15,000 square foot library is designed in a style reminiscent of the "Prairie School" architecture of Frank Lloyd Wright. Brick, stucco and limestone were used on the exterior to achieve a strong institutional character. These materials were combined with wood windows and a pitched roof to provide an inviting, human-scaled structure that relates well to the area’s predominately residential character.

In addition to adult literature, children’s literature and media areas, the facility provides separate rooms for individual study, story telling and historical displays. Incorporated into the library are the latest data retrieval and information access systems, as well as computerized access to in-house collections. Patrons have access to 16 computer stations and provisions were made for the future addition of 16 more stations.

The facility also provides a community meeting room, conference room and kitchen. These areas are accessible from the lobby allowing them to be used after library hours.

Photography: Del Brown
This facility includes a 585-seat main theater, an 80-seat black box theater that doubles as a rehearsal space, band and choral rehearsal rooms, a community reception space, a curved entrance gallery and a variety of auxiliary spaces such as storage and workshops.

The facility serves the local community and the area school district. The two groups needed to economize their resources to create a technically advanced, yet flexible, performing arts facility that could provide a facility for the high school drama and music programs as well as strengthen the local performing arts community.

The ceremonial qualities of a professional theater and the functionality of an educational facility are realized in the program of the Cedarburg Performing Arts Center. The new facility is visually connected to the existing school by weaving matching brick to its facade. It is faced with alternating colors and textures, creating an eye-stopping dramatic pattern. Together with a broadly curving entry and carefully corbelled parapet walls, these patterns heighten the desired magical feeling of a night at the theater.

In the interior entrance gallery and community room, exposed structure and concrete masonry colored with a special stain impart a pleasing roughness while reminding everyone of the technical function of the building. Other materials such as wood panels and fabric-covered sound boards provided a contrast to the more utilitarian materials.

Photography: Eric Oxendorf Studios and Bob Freund
This project site, located on the West Allis, Wisconsin campus of the Milwaukee Area Technical College, is slightly remote to the main campus buildings.

Visitors to the center observe the children looking outside through the low “child-size” portal windows, making faces in the mirrors, learning to help in the kitchen at the scaled-down counters and cozying up to read a book in the bay windows.

MATC’s current demographics reflect an increased percentage of students who are parents of small children. This fact, along with a curriculum for child care training, created a complementary program for the campus. The exterior was massed with gabled forms reminiscent of the average house. Porches on the building exterior provide areas of semi-private gathering and opportunities for sun shading. The building form in plan is a plus sign in order to maximize the amount of windows within each classroom. The colors used on the exterior of the building accent the entry and porch areas as the building is easily understood and used by the children.

The interior has an internal large muscle space that all classrooms open into. This space provides an area for play when the weather is too severe for outside play. Indirect lighting reduces the institutional feel of the space.

Each classroom has its own age-appropriate color scheme to help children identify their classroom.

Soft materials and warm wood colors were used to make a friendly environment. Walls were left neutral so the children’s art can become the focus of the wall surface.

*Photography: Edward Purcell*
The new dining hall and student activity space addition was placed 24 feet away from the back of the existing building, with the resulting space becoming a fully skylit atrium space in which the 1920’s Romanesque brickwork is displayed under natural daylight. The new building took the form of a long and slender refectory (monastic dining hall) that faces a new campus quadrangle with landscape elements designed by the architects.

A covered arcade offers a rain covered pedestrian path through campus. At the client’s specific request, the architectural language of the new structure is taken from the existing Romanesque building, utilizing brick from the original clay quarry in Flemish bond. Extreme care was taken to match the existing masonry, involving a combination of smooth stretchers with textured velour headers in a custom colored mortar.

Photography: Mofle Photography
A small school, originally built in 1939, East Elementary no longer addressed the needs of the School District of Jefferson. In addition to a general lack of space problem, most of East's infrastructure dated back to the 1930s. The library had been moved into a former locker room located in the building's basement. Another basement room served as both the cafeteria and the music room; and a shower room was converted into a counselor's office. Voters in the district declined the construction of a new school. However, funding was approved for a small addition to the existing building.

The program for the addition was to build a modern library, add three classrooms, a new computer lab and provide ample office space for school administrators. The mechanical system, including the building's boiler, would need to be replaced as well as all lighting and wiring. Finally, all of East's single pane windows would be replaced.

The new addition creates an enclosed courtyard that is fully landscaped to provide the school with an outdoor classroom setting.

Classrooms were updated to accommodate the new energy code, bringing 50% more fresh air than the previous system. Two energy efficient boilers were added to the facility. The building's wiring system was upgraded including fiber optics, creating a link to schools throughout the district and providing the ability for all classrooms to have at least five computers.

The exterior of the addition was clad in lannon stone that matched the size color and texture of the 1939 gem. The stone in conjunction with the slate roof and new windows brought a new energized life to this historic building.

Photography: HNK Architectural Photography
The two-story 35,600 square foot regional visitor center in northern Wisconsin includes two interpretive exhibit areas that feature regional history and environmental education, an elevated viewing tower and a comprehensive regional visitor information service area.

The building design uses indigenous materials, colors and forms found throughout the region. The building itself is an interpretive artifact from the selection of indigenous building materials, inside and out, to the elevated viewing tower, reminiscent of a lighthouse.

The basement is built on existing grade, thus allowing a substantial water feature against the wall of the building, improved vistas from the building to the surrounding site, avoiding a high ground water table, and easy integration of an elevated viewing tower (62 feet above grade). The viewing tower allows a direct view of the Chequamegon Bay in Lake Superior from above the surrounding forest treetops.

The facility’s exterior is accented with a red clay base, along with wood plank and shingle siding. The interior lobby area has end grained wood flooring. Some of the wood used in the facility is reclaimed submerged timber from Lake Superior.

Photography: Edward Purcell
Architectural Photography
The east addition opens the Marcus Center for the Performing Arts to the new development around it and to the street. Behind the newly-created convex glass wall, the Anello Atrium, together with the renovated Magin Lounge, creates a grand space to meet and socialize. With sweeping views of the activity on Water Street below, this space becomes the focus of activity prior to performances and during intermission. This same space creates an inviting venue for private events. With newly cleaned travertine marble floors, a rich colored maroon and gold carpet, gold painted trim and the addition of hundreds of glowing lights, the lobbies convey a new sense of warmth and excitement.

Immediately adjacent to the lobby and visible from the street is the new gift shop. Also, a substantial number of restrooms were added throughout the facility to address a common complaint noted in the “Facility Needs Assessment” compiled by the firm.

Behind the scenes, the number of dressing rooms and musicians’ lockers has been increased. New music practice rooms, wardrobe and technical offices have been added. An additional truck berth and a dedicated stage door have been incorporated into the building.

Technically, Uhlein Hall has been updated with a new state-of-the-art sound amplification system, additional stage lighting and dimmers, as well as additional line sets on stage. Both stage wing space and the size of the orchestra pit have been expanded.

Photography: George Lambros Photography and Todd Dacosta
This building, with its metal clad exterior, is located on the east edge of an established industrial park. While the building blends well with the surrounding environment, its horizontally applied corrugated metal panels and shape give the building an individual character of its own.

The building is very unique with its form of arcs and circular pods. The two circular housing pods were generated by a desire for full visibility within the detention housing units. The support areas are designed as a free form with reversing arcs that flow between and connect the circular housing pods.

Special attention was given to the internal acoustic qualities in the inmate housing and visitation areas through the use of acoustic masonry, sound absorbing wall panels and a perforated security ceiling system.

The facility contains state-of-the-art equipment for its operation. Rather than officers using keys, the entire facility is controlled from a central computer system. A digital imaging system is utilized for recording inmate photographs, as well as a digital fingerprinting system, which replaces rolled inked fingerprints.

*Photography: Irish Studios*
Little Green Schoolhouse

Why not build schools that are better for kids and the environment?

American education is literally in decay. Schools built in the 1950s for baby boomers are cracking, peeling, even collapsing just as we’re experiencing a boomlet of school-age children and demands for smaller schools and class sizes. Designing classrooms to incorporate new technologies can also be costly. California, where I live, will add 80,000 children to its schools during the coming year, and the state has passed legislation mandating smaller classrooms. Estimates to fulfill our statewide construction needs run as high as $40 billion.

Nationally, the GAO estimates that $112 billion is needed to modernize existing schools. According to one expert on the issue, new school construction could easily push the total construction figure to more than $200 billion. President Clinton proposed federal funding for school construction in the Elementary and Secondary Education Act of 1994, but Republican opponents defeated the initiative. After taking a public beating on the issue, Republicans now have their own proposal, which will offer the states $2.5 billion. The President’s new proposal would cost the federal government $5 billion but leverage that amount to $20 billion by giving tax credits to people who invest in school bonds. Both proposals will be debated as part of the high-profile tax bill this fall.

At the state level, changing voter demographics—only one out of four voters has children—have made school funding more difficult. School bonds have failed in several states in recent years, especially in the 13 (including California) that require supermajorities. In this crunch between competing needs and broken-down buildings, many kids end up in decayed facilities or in portable classrooms on former playgrounds. Peter Schrag of the Sacramento Bee describes the portables as “more like migrant camps—row after row of drab wooden boxes of uncertain safety.” The children’s health and education often suffer.

While businesses have long studied the effects of building environments on worker productivity and health, researchers have only recently turned their attention to schoolchildren, a more physically vulnerable population. For example, in studies of portable classrooms in California, which are used by some 2 million of the state’s students, researchers have found carcinogenic air pollutants like formaldehyde and benzene at levels as much as five times those considered safe. However, because these classrooms are both relatively inexpensive and can be transported to where the needs are greatest, the state legislature mandated that 30 percent of new construction be in portables.

Parents are understandably upset by the condition of their children’s schools and frustrated by the lack of dollars available to improve them. They naturally want healthier, safer classrooms conducive to learning. According to an innovative group of architects and engineers, they can have them. Using significant advances in building materials, methods and new design approaches, they’ve constructed buildings that are durable, safe and less expensive to maintain than traditional schools. They are often called green schools because they are designed based on principles of resource efficiency and environmental sustainability.

Green schools run the gamut. At the most basic level, student “energy monitors” achieve savings by turning off lights and computers or by suggesting low-cost improvements like pipe insulation or improved ventilation. They calculate BTUs saved and levels of carbon dioxide prevented from entering the atmosphere.
At their most advanced, green schools are designed to take advantage of natural drainage, sun orientation and vegetation. They use locally produced and recycled building materials, natural lighting and advanced computer systems to both model and monitor the building's resource usage. Students in these schools become active learners by studying, maintaining and even designing their schools' environmental features.

While parents have been quick to embrace green schools, few political leaders have. That may change, considering that green schools present them with an opportunity to combine two of the voters' top concerns -- education and the environment -- in creative, win-win solutions.

How Do You Want to Spend It?
Typically, a school’s operating costs are its biggest expense after salaries. The U.S. Department of Energy estimates that schools could save a quarter of their nearly $6 billion in operating costs each year by greening themselves. That’s $1.5 billion that would be available for smaller classes, better teachers or after-school programs. Gary Bailey, whose North Carolina firm, Innovation Design, is a national leader in creating green schools, thinks that estimate is far too conservative. “Most schools were built in the 1950s when energy was cheap, a penny a kilowatt,” he observes. “Those energy-inefficient buildings are now consuming enormous amounts of the schools’ total cost. Districts are borrowing money just to operate the old buildings. People are saying, ‘This is crazy; we can’t build new schools because it costs so much to operate the old ones.’”

Bailey invites me to do a little math. “The typical school runs around 100,000 BTUs per square foot,” he says. “Our buildings run 30,000 to 45,000 BTUs. For an average middle school, that translates into $100,000 a year in savings.”

Using the Department of Energy’s BTU figures, the yearly aggregate savings might be as high as $4 billion. Savings in one area often compound in another. For instance, schools that reduce their reliance on electric light generate less heat, which translates into lower air conditioning costs.

Also, Bailey’s total savings figures do not factor in coming new opportunities for schools to cut energy costs—through new hyper-fuel-efficient buses, for instance. Under utility deregulation, schools could even become net generators of energy, selling their excess electricity back to the grid. Nor do Bailey’s figures reflect reduced environmental costs that are off the school budget, such as lower carbon dioxide levels and smaller landfill loads (through use of recycled construction materials).

Certain aspects of green design do cost more up-front, such as low-emission windows, solar panels and baffles to capture and diffuse natural light. However, in schools featuring the integrated design approach, long-term savings offset these initial costs. And Innovative Design says its buildings have all come in near or below the costs bid under traditional construction guidelines.

Healthier, Higher-Achieving Students
A handful of studies have begun to show that financial savings are not the most significant advantage of green schools.

Almost all these schools utilize natural light, both for illumination and climate control. Teachers who work in so-called “daylit” schools report that they and their students have more energy. One such school is North Carolina’s Durant Middle School. Principal Tom Benton told CNN that, “Lightness in the building encourages a sense of well-being . . . Our attendance rate is higher than traditional schools. On normal school days, we run about 98 percent.” One of Durant’s students put it this way: “With skylights, the room doesn’t seem as boxed in, so it’s easier to concentrate.”

While factors such as a “sense of well-being” or “concentration” can be hard to pin down statistically, test scores are another matter. A comprehensive peer-reviewed study completed this summer, involving whole districts in California, Washington and Colorado, compared daylit schools to ones with conventional lighting. Students in the most daylit classrooms in the same schools outperformed students in the least daylit classrooms by remarkable rates of 20 percent in math and 26 percent in reading. An earlier Canadian study concluded that, over two years, students in daylit schools actually grew two centimeters more, on average, than those in conventionally lit buildings. They had nine times fewer cavities, presumably due to an increased intake of Vitamin D from the sunlight. And, their attendance increased an average of three to four days a year. Moreover, the most advanced green schools provide a built-in curriculum on energy, physics, math, economics and ecology. By rallying students, staff, parents and the broader community around a common ethic, green schools can generate the type of social energy that reformers say is the key to turning poor schools around.

The Sticking Point
Why wouldn’t school districts choose to build schools that save money, are healthier, turn out more productive students and make parents happier? The simplest answer is that old saw: “We’ve never done it that way before.”

School boards are dubious about the promised savings down the road. That attitude is starting to change. Bailey told me about a recent city council meeting he attended in Chapel Hill, N.C. The council, responding to expressions of parental satisfaction and the cost savings from their new green schools, was liberally passing the praise to the local school board. “The board members were beaming, appreciating the accolades,” Bailey says. “Normally, they get all kinds of grief.”
For the faint of heart, advocates of green schools might also turn for inspiration to that bastion of shaggy tree-huggers, the U.S. Navy. Under the direction of Terrence Emmons, chief architect at the Naval Facilities Engineering Command, the Navy has become one of the country's leading practitioners of green design.

Emmons' unit manages 200 military bases the size of small cities and spends $3 billion to $4 billion a year on construction. With the help of Amory Lovins of the Rocky Mountain Institute and other leaders in the field, the Navy has adopted an integrated, environmentally sustainable design approach to all of its projects. "Integrated design is absolutely key to making it work without increasing cost," says Emmons. "One federal project I observed broke the building into individual systems and each 'greened' in isolation. A year later, it was 50 percent above cost. So they went about cutting and eventually got rid of everything worth having." By contrast, architects and engineers who set out by viewing a building, its landscape and functions as a whole might arrive at the cost-saving idea of having solar collectors serve double duty as sound barriers. Or they might translate marginally higher up-front costs such as natural lighting into significantly reduced over-all costs.

The Navy's integrated design approach also dovetails nicely with a principle advanced by advocates of Third Way politics: performance-based rather than process-based government. Under traditional government procurement methods, it can take years to get approval to use innovative, locally produced or recycled materials. Under the Navy's new flexible set of performance-based guidelines, reports Emmons, contractors are encouraged to use better, environmentally friendly and cheaper materials and processes that meet the necessary performance standards.

**Next Steps**

Emmons and Bailey both believe the government can do more to encourage green building, especially by following the Navy's example and adopting flexible performance-based guidelines. One Department of Energy official, Greg Kats, calls our failure to do so the biggest lost opportunity in our economy. The Department of Energy is promoting green schools through its EnergySmart Schools program. Some states - Washington is a leader - have green requirements or low-cost loans and grants for environmentally sustainable building. The Alliance to Save Energy is working with congressional Democrats and Republicans to ensure that, whatever the final federal school construction legislation, it will encourage energy-efficient practices. Architects like Bailey and their professional associations are also devoting increased attention to educating the public about green building. Bailey, who has laid down 13 key components to sustainable school design (see box), finds that it's not a hard sell.

"It's real money," he says. "I recently visited Clark County, Nev., the fastest growing school district in the country. They are planning 80 new schools. I told the superintendent about our experiences in North Carolina and Texas. I showed him how, for an investment of $200,000, he could save millions. He was initially reluctant. But he left convinced."

**EDITOR:** The author is senior editor for Blueprint: Ideas for the Next Century, a policy journal published by the Democratic Leadership Council, and former executive editor of Mother Jones. He lives in Berkeley, California, and is currently finishing a book on documentary photography for the Smithsonian Institution Press. This article originally appeared in The New Democrat, September 1999.
If Pella windows are only for residential use, then this is one really, really big house.

While Pella windows are perfect in a ranch or split-level, they're also an excellent complement to a commercial design. For more than 80 years, VerHalen and Pella have teamed up to provide innovative solutions for architects, general contractors and building owners. With so many styles, glazing options, cladding colors and installation accessories to select from, there are as many different reasons to use Pella as there are professionals who use them.
Affordable Housing

My presentation comes largely from the perspective of an owner and other investors in Sec 42 multi-family housing. I was the staff architect with Heartland Properties, Inc. from 1992-1999. We developed over 4,000 dwelling units on 100 sites. I probably looked at at least half again that many proposals in which we did not invest.

Unlike investors who look only at economic factors, Heartland, as part of a now-regional energy supplier, is very community development and image conscious and is willing to factor in a number of criteria which are hard to quantify or are intangible in its investment process. Overall, I believe that this practice actually improves the bottom line. In any case, Heartland’s investment philosophy has significant ramifications in the quality of the housing as seen by the residents and the surrounding community.

Overcoming a bad reputation
Some lay views of architects include: “Architects are not practical, their designs add needless cost, and they’re hard to work with.” Too many times these are true, but there are also numerous counter examples.

Architects can contribute to the owner’s bottom line, providing pleasing design, value engineering and practicality, and also serve a quality assurance function during construction. Such developments will hold their value and contribute to neighbors’ as well.

Location, location, location
The theme of this workshop wisely includes both value to the community and the quality of life of the tenants. Factoring in residents with limited incomes, the synergies afforded by site selection which meets at least their daily needs are tremendous. If, as one example, working parents have child care nearby, then one level of convenience is reached. If public transportation or walk-to-work is added, then a car or a second car may be avoided, which has huge cost implications. Architects are trained to think holistically, taking into account the many dimensions of site selection.

Some of the worst schemes I’ve seen presented by developers included “the land is cheap.” What makes it cheap? Edge-of-town remoteness and isolation is an all-too-typical reason.

Not to say that troubled communities are to be avoided and abandoned. Revitalization is a prudent strategy. Recycling old structures is another name, and can offer opportunities to create real estate values that are not affordable under the typical "greenfield" development scenario. Many times HPI invested first or early in community revitalization areas, and the “turnarounds” were exciting. Everyone, investors, residents, neighbors, municipalities, etc., benefited.

Good design adds value
Owners and investors benefit from an architect’s expertise in Life Cycle Costing, material selection for low maintenance and durability as well as the visual impact, so-called “curb appeal” that good design adds. This directly results in occupancy and bottom-line improvement. Also, it enhances surrounding properties in the neighborhood.

Costs avoided are a benefit
Recently, I consulted on a multi-family development that involved new construction. The project had been designed by the builder, which is allowed for small buildings. However, the project did not meet federal Fair Housing and state access code requirements and had to be retrofitted even before occupancy in order to comply. This was not arcane code interpretation; this was very basic stuff. The retrofits did not accomplish 100% of the code’s intent. Compromises had to be made for practicality purposes and the sake of economics. Yet, the developer/builder will spend thousands to un-build and re-build brand new buildings. This is not good for the bottom line.
Prevention of this situation by an architect's expertise in codes and regulations would have been a positive benefit for all.

**Good design is functional**

There are four ways this can be true:

1. Quality of Life
2. Energy management and comfort
3. Security and safety
4. Low operating costs.

Is there a community room or other public gathering space? In the living units, is there enough storage so that, for example, an older person moving from a single-family home with years of accumulation can comfortably make the transition? Can the residents do without a bureau in the kids bedroom because there are built-in shelves and double hanging in the closet?

I'm an advocate for "universal design" that provides an architectural setting for a wide variety of lifestyles and personal abilities, which change in each of our lives over time—sometimes temporarily, sometimes for the rest of our lives. Many of the features of universal design benefit everyone; and many add no costs if incorporated into the initial design of new construction developments. Examples include electrical switch and outlet mounting heights.

**Looking Forward**

In the United States, we have a changing vision of what we call "home." Increasingly, it includes people of a wider range of abilities and an aging population. Also, family composition and employment has been changing and impacts on what we expect from our residences. Home offices are one example. Increased telecommunications for education as well as work are another. At the same time, real estate development, ownership and investment are a long-term affair. Mistakes last a long time and are costly to correct. Architects have unique contributions to offer to the evolution of what we call "home."

**Factors of Successful & Affordable Housing**

**Physical design matches occupants' needs and incomes**: Design a residence accessible to occupants and visitors and ensure usability of architectural features and details.

**Ownership matches occupants' interests and abilities**: Accommodate the fact that not everyone wants to be a homeowner.

**Financing**: Factor the purchase price, down payment and closing coststo determine the residence’s affordability.

**Manageable operations and operating costs**: Increasing costs can be a problem for fixed income residents.

**Location**: Location is within walkable distances to everyday shopping, parks and other recreation, education or jobs and transit.

**Size & Scale**: Infill and scattered siting of devalued persons to achieve acceptance as individuals.

**The developer**: Who the developer is (CDA, a church or neighborhood nonprofit, a large corporate or small private party) determines a lot of how well the residence is integrated into a neighborhood.

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**Working Homeless Shelter Donation**

**My Contribution**

☐ Yes! I want to help.

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Please make checks payable to: “WAF-WHS Fund”

Thank you!

Complete and return to:
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WAF
321 S. Hamilton St.
Madison, WI 53703

Your tax deductible contribution to the Working Homeless Shelter fund will support affordable housing for low-income working families.
News From QBS Wisconsin

As this issue of Wisconsin Architect concentrates on public projects, we thought it a great opportunity to discuss our Qualification Based Selection (QBS) program and the AIA Wisconsin/Wisconsin Association of Consulting Engineers (WACE) partnership that enables us to provide QBS Facilitator services to public owners throughout Wisconsin.

Some Background
Through the partnership with WACE, AIA Wisconsin provides to public entities, at no charge, a facilitator to help owners learn about the QBS process and to train selection teams on the specifics of proposal preparation and interviews. In years past, a staff person was assigned these QBS Facilitator duties. In 1998, however, the WACE/AIA partnership decided that it would be cost effective to outsource this function. That's where I come in.

My name is Christine Sloat, and I serve as the Facilitator for the QBS Wisconsin program. I bring some unique perspectives to the position. I am a licensed professional engineer and have worked for both government (WisDOT) and private consultants. So, I not only have a sound understanding of project processes and requirements, but I also have been on both sides of the "selection table" over the years.

In addition, I currently serve as an elected county supervisor in Sauk County. In that capacity, I have become acutely aware of the concerns, misgivings and lack of expertise on the part of public owners when selecting professional design help, whether engineers or architects. My background has been beneficial over the course of my tenure as QBS Facilitator, as the public owners I have worked with seemed to be able to make a good connection.

Facilitator Involvement
As your QBS Facilitator, I do not pursue projects in Wisconsin that would be in direct competition with AIA or WACE members; and I most certainly do not vie for any projects that utilize the services of QBS Wisconsin. As a matter of fact, my firm does very little engineering and concentrates more on public relations.

Moreover, throughout my involvement with an owner, I ask that I do not know the names of the firms invited to participate or selected for interviews. We all feel that this is an important way to prevent any perception of conflict between my help to the owners and our members.

Positive Response
We have worked with quite a few owners in the past year. All of their responses to the process have been positive. As a matter of fact, we continue to receive requests for assistance from owners who have heard of the program from groups who have already utilized our services.

We are experiencing a lot of interest in the program and have discovered that groups that utilize the services of the Facilitator are more successful than those who simply utilize our reference materials. Either way, the selection process in Wisconsin is being enhanced through your QBS program.

Our QBS program has gained national attention as well. QBS Wisconsin has become a model for many other states in developing a QBS presence. The National QBS Program includes support from national organizations like APWA, NSPE, AIA and ACEC. The national program awarded QBS Wisconsin a $9,000 grant this April, a testimonial to our continued success. These funds are being utilized to promote our premier public service and to develop new avenues of impact for QBS throughout Wisconsin.

Your Support
As your firms market to potential clients, we need your help in getting the QBS word out. Let them know about our program and get them in touch with the AIA Wisconsin office for materials. Encourage those groups you know of who are beginning a selection process to utilize the QBS Facilitator services available to them . . . free of charge. The more I can work with them one-on-one, the more
efficient and effective the process will be for both architects and owners.

In order for you to "talk the talk" with potential clients, here is a refresher on QBS. The most frequent question we are asked is simply, "What is QBS?" Qualification Based Selection is a procedure designed to help an owner find the most qualified architect for their project. QBS is objective, fair and competitive.

QBS Benefits
What are some of the benefits we espouse to owners?

• Saves the owner time and money through an organized approach that gets the architect on board early enough to improve project planning and prevent costly mistakes.
• High-quality architectural services are only a small percentage of the project cost, yet greatly influence the entire project cost and outcome.
• Saves architects time and money when the Facilitator is involved in helping the owner prepare an accurate project description.
• Architects are able to better prepare and plan for interviews based on a uniform set of criteria and information shared with all firms.

• Encourages the development of a productive team effort between the public owner and the selected architect right from the start, and fosters improved communications.
• QBS promotes improved project quality by assuring that both the client and architect clearly understand the scope of work required.

The QBS Wisconsin program provides helpful guides and forms, in addition to the services of the Facilitator. Interestingly, lots of owners call and request the guides and forms, then proceed with the process on their own. For many, this works well, as these materials are written to be user friendly. However, for some, without the guidance and review of the Facilitator, the process gets slightly skewed.

For example, one group mailed a Request for Qualifications to all of the firms in the AIA Wisconsin directory! If I would have had the opportunity to counsel them, I would have suggested that they pare the list down by carefully reviewing how firms describe their services in the directory and talking with other owners who have been involved in similar projects. If you see an RFQ that looks "out of whack," ask the owner if they have used the QBS Facilitator’s services. If not, suggest that they give me a call!

Strong Relationships
A misconception that I have heard from some AIA members is that QBS Wisconsin encourages owners to use the selection process even if they already work with an architect. Not so! One of the strongest points we make when teaching owners about QBS is that the process is intended to result in strong owner/architect relationships. By selecting an architect with the QBS process, we hope that the owner has a successful project and are able to simply pick up the phone and call that architect for help on the next project.

As I have mentioned, we have brochures, manuals, forms and more for your use in educating owners about QBS. If you, or an owner you know, need any of these materials, please call the AIA Wisconsin office. I also am available to talk to your staff about the QBS process. This is a good educational tool for staff members who are out there marketing your services. When you see requests for services from public owners based on a bid process, let us know. We may be able to contact the owner and encourage them to consider QBS.

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**State AIA Officers**
The AIA Wisconsin Board of Directors, at its August meeting, unanimously approved the nominations of Allyson D. Nemec, AIA, Milwaukee, as 2000 Vice President/President-Elect and Gary A. Gust, AIA, Menomonie, as 2000 Secretary/Treasurer.

Nemec and Gust will join Robert E. Shipley, AIA, Madison, and Daniel J. Roarty, AIA, Green Bay, on the 2000 AIA Wisconsin Executive Committee. Shipley will be the President of AIA Wisconsin in 2000, while Roarty will serve as the immediate Past President.

Nemec is a principal of Quorum Architects in Milwaukee. She currently serves as the Secretary/Treasurer of AIA Wisconsin. Gust is the director of building design services with Cedar Corporation in Menomonie. He currently serves on the AIA Wisconsin Board of Directors as the President of AIA Northwest Wisconsin.

2000 AIA Wisconsin President Shipley is a principal of Bow Williamson Zimmermann, Inc., in Madison. Roarty, the 1999 President, is the founder of Dimension IV in Green Bay.

**Foundation**
The Board of Directors of the Wisconsin Architects Foundation (WAF) has elected the following officers for 1999-2000: Gil S. Snyder, AIA, Milwaukee, President; Michael K. Kadow, AIA, Green Bay, Vice President; and James W. Miller, FAIA, Madison, Secretary/Treasurer.

The WAF Board of Directors also approved a 1999-00 budget that includes $30,850 in educational scholarships and public awareness grants. This represents an increase of over $6,000 in WAF scholarships and grants.

In addition, thanks to a successful Stoner House Campaign coordinated by former WAF President Ronald G. Bowen, FAIA, the WAF Board of Directors was able to approve retiring the mortgage note on the historic WAF and AIA Wisconsin headquarters building in Madison. As a result, an additional $5,000 will be available annually for WAF scholarships and grant programs. A special "mortgage burning" reception is being planned for all the members and firms who contributed so generously over the past three years to the WAF Stoner House Campaign.

**Golden Award**
The Golden Award is the highest honor that AIA Wisconsin can bestow on a member architect. It is awarded by the Board of Directors in recognition of the architect's distinguished leadership and service to AIA Wisconsin and the profession of architecture over an extended period of time.

AIA Wisconsin presented its first Golden Award in 1986. Twelve architects have received the Golden Award. Nomination materials are available by contacting the AIA Wisconsin office. The deadline for nominations is November 15. The Golden Award will be presented at the 2000 AIA Wisconsin Convention on April 12 at Monona Terrace.

**Convention Keynoters**
Reserve April 12 & 13 for the 2000 AIA Wisconsin Convention & Building Products Expo at the Monona Terrace Community & Convention Center in Madison.

The Convention Committee has been hard at work designing an exceptional program of keynote speakers, professional development seminars and special events that will inspire you. For example, the 2000 AIA Wisconsin Convention will feature keynote addresses by award-winning architect Cesar Pelli, FAIA, and award-winning architecture critic Blair Kamin of the Chicago Tribune.
State Capitol Display
An exhibit of photographs of the Wisconsin State Capitol is available from the Wisconsin Architects Foundation. The display, created by James T. Potter, AIA, Madison, and funded by J.P. Cullen & Sons, Janesville, is a perfect way to showcase the outstanding architecture of Wisconsin's most recognized building.

Design-Build Task Force
The AIA Wisconsin Executive Committee has established a special Design-Build Task Force to help shape proposed design-build legislation for the benefit of member architects, public clients and local taxpayers. The Task Force includes members from each of the four local AIA Chapters as well as from small to larger firms.

The charge of the Task Force is to:

- Develop recommendations on proposed state legislation that would authorize municipalities, counties, libraries and sewage districts to use the design-build project delivery process;
- Work cooperatively with consulting engineer, general contractor and other allied organizations to develop an overall design and construction industry position on proposed design-build legislation;
- Help develop materials to educate legislators, local government officials and architects about the use of design-build for public projects; and
- Monitor the legislative process and provide recommendations to the Board of Directors and appropriate AIA Wisconsin committees regarding proposed design-build legislation.

Members of the Design-Build Task Force include: Mark Herr, AIA, Waukesha; Mark Kruser, AIA, Middleton; Brian Larson, AIA, Eau Claire; David Lawson, FAIA, Middleton; Daniel Roarty, AIA, Green Bay; and Tim Wiberg, AIA, Wauwatosa.

The Task Force has met with representatives of the Wisconsin Association of Consulting Engineers, AGC Wisconsin and AGC Greater Milwaukee to review and discuss proposed design-build provisions contained in the 1999-01 state budget bill as well as in separate legislation introduced in the Wisconsin Senate, 1999 Senate Bill 198. Senate Bill 198 would allow local governments to use the "design-build construction process" for projects in excess of $1 million and establish a two-phase selection process. Sponsors of SB 198 include
State Senators George (D-Milwaukee), Huelsman (R-Waukesha), Roessler (R-Oshkosh), Farrow (R-Pewaukee) and Rude (R-Coon Valley) and State Representatives Riley (D-Milwaukee), Musser (R-Black River Falls), Colon (D-Milwaukee), Carpenter (D-Milwaukee) and Gronemus (D-Whitehall).

AIA Wisconsin members with questions, comments and/or suggestions about proposed design-build legislation are encouraged to contact members of the Design-Build Task Force or AIA Wisconsin Executive Director Bill Babcock.

Livable Communities

State and local government officials across the country increasingly point to 'livability' issues such as education, suburban sprawl and traffic congestion as the most important political issues they face, according to a new study released by The American Institute of Architects.

The study, which surveyed executives from state legislatures, county and municipal governments, and other executive agencies and departments, identified the most serious issues currently facing our communities. Among those issues rated the most serious were:

- Traffic congestion
- Urban 'sprawl'
- Quality of educational facilities
- Housing development

The results of this survey clearly indicate that officials and citizens are seeking to re-establish livable communities that are truly foundations for social stability and quality of life, according to the AIA. The challenge for architects, urban planners, elected officials and community-based organizations is how to transform those aspirations into actual places. The AIA recommends that public officials engage their local citizens in a collaborative process.

Through the AIA’s Center for Livable Communities, architects contribute to making safe, attractive, economically viable and environmentally sustainable communities that offer choices in housing and recreation, transportation alternatives, open spaces and a shared identity and sense of pride in our communities. Information on resources and materials can be obtained by contacting the AIA’s Center for Livable Communities at (202) 626-7405.

NCARB Certification

If you were an architect prior to July 1, 1984, you may qualify for NCARB Certification without an NAAB-accredited degree; but you need to apply before July 1, 2000! Beginning on that date, architects will be required to hold a professional degree from a program accredited by the National Architectural Accrediting Board (NAAB) or the Canadian Architectural Certification Board (CACB), or have a CACB-certified professional degree from a Canadian university in order to meet NCARB’s education requirement for Certification.

If you do not have a recognized professional degree from an NAAB-accredited school, NCARB currently accepts one of four alternatives:

1. A high school diploma and the subsequent accumulation of five education credits before July 1, 1984. You may earn these credits with 10 years full-time or 20 years part-time experience in architecture, verified by an architect, or with a combination of such experience and post-secondary education.

2. A high school diploma, registration by an NCARB member board before July 1, 1984, and accumulation of five education credits before or after that date.

3. An EESA-NCARB (Educational Evaluation Services for Architects) evaluation report from Educational Credential Evaluators (ECE) stating that you have met the NCARB Education Requirements with post-secondary education completed partially or entirely outside of the U.S. If you do not meet any of the above alternatives, this clause may apply if you have a pre-professional degree, e.g. Bachelor of Arts or Science in Architecture, plus other acceptable course work; however, such individuals are encouraged to earn the professional degree previously described.

4. Satisfaction of the Broadly Experienced Architect (BEA) evaluation process if you do not meet any of the alternatives outlined above. To qualify for consideration, you must have at least 10 years of substantial and verified post-registration experience in responsible charge of an architectural practice.

After June 30, 2000, the first two alternatives to the professional degree requirement will expire. While the Broadly Experienced Architect alternative will continue to be available, it is a far more complicated and expensive route to certification; and NCARB highly recommends that you apply for certification using alternatives 1 or 2 above before July 1, 2000. Council record applications that are already in process on July 1, 2000, and that meet all certification requirements in effect prior to that date will be approved for the Council Certificate.

For further information about education requirements for architects registered in the U.S., request a copy of the NCARB Education Standard or direct specific questions to the Council’s Operations and Services Department at 202/879-0528. Learn about the benefits of certification at www.ncarb.org/certification.

Old and New Documents

Dale Ellickson, FAIA, counsel for the AIA Contract Documents Department, was recently asked about the possibility of mixing the 1987 and 1997 versions of the AIA documents. Here is his response:

Regarding your question about the transition from the 1987 edition to the 1997 edition of AIA document A201, the answer for an architect who has already executed a B141-1987 depends upon if the B141 was effective before or after 4:30 p.m. Eastern time on October 17, 1997. That date is the official publication date of today’s “current” edition of A201, which is the 1997 edition.

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Remember that the “effective date” of an AIA document is the date inserted on the cover of the document. It is not the date the agreement was signed by the parties, or the date the document was published by the AIA.

If the B141 was made effective BEFORE October 17, 1997 at 4:30 p.m., the Agreement automatically adopted the 1987 edition of A201 as the basis for the architect’s responsibilities related to administration of the construction contract between the owner and contractor. To bring such an agreement up to date, a written modification should be made to modify Subparagraph 2.6.2 of B141-1987 to indicate that the “Architect shall provide administration of the Contract for Construction as set forth below and in the 1997 edition of AIA document A201.”

If the B141 was made effective AFTER that date, the Agreement needs no modification since it would have automatically adopted the 1997 edition of A201 because that was the document currently in effect at that time. Thus, no modification is generally needed.

I recognize that this advice runs contrary to the adage that old and new editions of documents should not be mixed. (You will notice that I did not say, “should never be mixed.”) However, most of the revisions made to A201-1997 that have any significance were additive instead of deductive changes or substitutions. As such, the 1987 edition of B141 is easily married to the 1997 edition of A201.

AIA/AGC Liaison Committee
The AIA/AGC Liaison Committee in Wisconsin provides a forum for architects and contractors to discuss and search for common ground on issues of mutual interest and concern.

For the past year and half, discussion at AIA/AGC Liaison Committee meetings has focused on the following issues: quality of construction documents, sales tax on construction materials for public projects, change orders and project delivery methods. Possible agenda items for upcoming meetings include project closeout, submittals, bidding, electronic protocol and other issues related to the design and construction process.

While there is not always unanimity of opinion, Liaison Committee dialogue has resulted in several positive developments. For example, the 1998 AIA Wisconsin Fall Workshop addressed how to improve the quality of construction documents. In addition, AIA and AGC agreed to support state legislation that would exempt construction materials used in projects for public owners and other tax-exempt entities from the state sales tax, which would help simplify the lives of everyone involved in such building projects. The discussion on the causes of change orders also was revealing for all parties.

The co-chairs of the AIA/AGC Liaison Committee are Jerry Schwoch, AIA, Middleton, and Dan Market, Eau Claire. The committee includes representatives of AIA Wisconsin, AGC of Wisconsin and AGC of Greater Milwaukee. AIA Wisconsin members include: Kent Calloway, AIA, Middleton; Gerard Capell, AIA, Milwaukee; Colin Klos, AIA, La Crosse; James Otto, AIA, Hubertus; John Peine, AIA, Wauwatosa; and Dan Roarty, AIA, Green Bay.

If you have issues that you believe should be addressed by the AIA/AGC Liaison Committee, please contact Jerry Schwoch at (608) 276-9200 or another Liaison Committee member from your area of the state.

Sales Tax I
In July, AIA Wisconsin attended a public hearing at the State Capitol on 1999 Assembly Bill 390. This legislation would clarify current law by specifying that tangible personal property, which is subject to the state sales tax and use tax, includes books, compact disks, photocopies, artwork and “data, information or intellectual property transferred in tangible forms.”

Concerned that the proposed legislation could be interpreted to mean that the transfer of architectural plans would be subject to the state sales tax, AIA Wisconsin requested a letter from the Wisconsin Department of Revenue to confirm that such an outcome would not occur.

In a July 7, 1999, letter to AIA Wisconsin, Vicki Gibbons of the Department of Revenue wrote:

“The current sales and use tax treatment of architectural blueprints and plans will not change if AB 390 is enacted . . .

“In summary, both before and after enactment of AB 390, blueprints transferred with architectural services are tangible personal property and are considered transferred incidentally with the nontaxable architectural services. If no architectural services are provided with the transfer of the blueprints (i.e. the architect transfers blueprints made from existing drawings where no design services are provided to the customer), the sale of the blueprints is taxable because they are not transferred incidentally with nontaxable services.”

Sales Tax II
AIA Wisconsin has been advised that the Wisconsin Department of Revenue has changed its position regarding the sales tax treatment of construction materials used in projects for tax-exempt entities, including public owners.

Reversing a position outlined in a 1991 tax release, the Department of Revenue’s new position is that an exempt entity’s transfer to its construction contractor of materials that the exempt entity purchased directly from suppliers is no longer considered a taxable transaction, regardless of whether:

- The contract specifies that the contractor is to provide all materials and the exempt entity subsequently obtains a reduction in the contract price for the direct purchased materials (e.g. change order), or
• The contract excludes those materials the exempt entity will purchase directly from suppliers, resulting in no need for a reduction in the contract price (e.g. change order).

For a copy of the new 1999 tax release from the Department of Revenue, contact the AIA Wisconsin office or Vicki Gibbons with DOR at (608) 266-3873 or vgibbons@dor.state.wi.us.

People & Places
Wayne E. Spangler, FAIA, Rice Lake, and Anthony F. Balestrieri, AIA, Elkhorn, have been approved for Emeritus membership in The American Institute of Architects. Congratulations!

Paul W. Wagner, AIA, Madison, has been appointed by Mayor Susan J.M. Bauman to the City of Madison’s Urban Design Commission. He was recommended for this appointment by AIA Southwest Wisconsin.

Potter Lawson, Inc. announced the addition of Mark M. Smith, Assoc. AIA, Oregon, and Daniel A. Gobel, Assoc. AIA, Madison. Timothy M. Usher, AIA, New Glarus, is now director of operations with the firm.

The Law School addition and renovation on the University of Wisconsin-Madison campus, designed by Bowen Williamson Zimmermann Inc., Madison, and Holabird & Root LLP, Chicago, has been awarded a Citation of Merit as part of this year’s Distinguished Building Awards program sponsored by AIA Chicago. The project previously received an Honor Award from AIA Wisconsin. Congratulations BWZ!

Calendar on the Web
AIA Wisconsin has added a calendar of events to its Web page at www.aiaw.org. Click to find programs in your area as well as browse the pages containing Convention & Expo information and Wisconsin Architect advertising opportunities! Don’t forget to email us your comments (aiaw@aiaw.org) on this fairly new site designed by the AIA Wisconsin Electronic Media & Technology Committee.

Membership Action
Please welcome the following members to AIA Wisconsin:

AIA
Vincent D Milewski, AIA, Southeast
Colleen L O’Meara, AIA, Southeast
Brian K. Schermer, AIA, Southeast
Megan Scott, AIA, Southeast

Associate
Daniel A. Gobel, Southwest
Nancy J. Hubbard, Southeast
Tina Larson, Southwest
Kurt E. Roessler, Southwest
Maura Rogers, Southwest
Mark M. Smith, Southwest
Virge J. Temme, Northeast

Professional Affiliate
Douglas P. Boerner, Southeast

Project: Market Square of Northbrook
Northbrook, IL
Owner: Orix Real Estate & Equities
Architect: John T. Staub & Associates
Roofing Contractor: Dessent Roofing
Color: Forest Green
Profile: High Snap-on Standing Seam

•Full Kynar 500®
•24 ga. steel
•.032 through .080 aluminum
•30 standard colors
•20 year non-prorated warranty
•Metal roofing, gravel stops and copings
•UL 90 rated panels
•New PAC-CLAD metallic finishes

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