

CHICAGO CHAPTER AMERICAN INSTITUTE OF ARCHITECTS DECEMBER | 1987

CCAI A FOCUS



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December Chapter Program ▶

Cover Photo: Elegant lobby of 190 S. LaSalle St. Building will echo conversation and laughter of Chapter members attending December 3 Holiday Party. Photo: By Hedrich-Blessing; courtesy John Buck Company.

Extra Services

How many times have you found yourself agreeing to perform additional tasks or redesign at the client's request only to find that when the project is finished you have once again exceeded your budget, and your profits are dismal?

How many times have you volunteered to do a study or provide a model or special drawings for the client's use and never got paid for it?

How do you answer a client who says, "Other designers have never charged me for this!"?

The sensitive subject of "Extra Services" will be discussed at the next Office Practice Committee forum to be held December 9, from 5:30-7:30 p.m. in the CCAIA Board Room. The Committee welcomes all who wish to participate in this discussion of a topic that affects all of us.

Jerry Cibulka, AIA

Season Opener

The Chapter's December 3 holiday party in the lobby at 190 S. LaSalle will offer the first 125 persons to make a reservation the opportunity to view the law offices of Mayer Brown & Platt designed by Powell/Kleinschmidt. Also available: hors d'oeuvres, wine, and music - from 6 to 9 p.m. The cost for this holiday conviviality is \$18. Your check should come to the Chapter office.

McGraw-Hill Open House

Gary W. Chaffee, Regional Manufacturing Manager, and members of the McGraw-Hill staff, will host a tour of McGraw-Hill's Dodge and Sweets Divisions on Wednesday, December 9, at 5:45 p.m. (Meet on the 12th floor, 230 W. Monroe.)

Being there will give you a look at

McGraw-Hill Information Systems' vast array of resources, including Dodge estimating and bidding services and a look at the computerized, electronic Sweets.

There is no cost to attend, but refreshments will be served, so we ask that you call the Chapter office, 663-4111, to make reservations. This program is sponsored by the Young Architects Committee.

Steve Moylan

Pieces of the Past

The Historic Resources Committee will host a private tour of the Fragments Collection in the main stairhall of the Art Institute on Tuesday, December 8 at noon.

Pauline Saliga of the Art Institute and architect John Vinci will outline the history and significance of the individual artifacts and explain the design of the exhibit. The tour is free with admission to the Art Institute. As space is limited, call in your reservations today to the Chapter office.

Harry Hunderman, AIA



Study model for the head of a Sprite for Midway Gardens plaster. Alfonso Iannelli. Part of the Art Institute's "Fragments from Chicago's Past." Photo: courtesy of the Art Institute.

Wanted: Wise, Loyal Advisers*

To increase the interaction between practitioners and students and to improve the quality of non-classroom architectural education, the Student Affairs Committee is continuing with its Architect/Student Liaison Program. The practitioner participating in this program, which will commence early 1988, will provide a resource for answers to design practice questions and assist in career guidance and employment opportunities for students enrolled in architectural programs at the University of Illinois, Chicago, Illinois Institute of Technology, and the School of the Art Institute.

Your Role as the Professional

You will serve as a resource and as an informal adviser and contact on non-academic issues, supplementing each school's existing counseling program. It will be the architect's responsibility to initiate daily contact with the student(s). Wherever possible, we will match students and practitioners with similar areas of interest. Each volunteer architect will be matched with no more than three students. If you are willing to participate in this important aspect of the education of the future architect, please complete and return the following form to the CCAIA office by December 22.

Your Role as Student

You will take advantage of this unique opportunity to form a personal exchange with a local professional. You will receive exposure to the inner-workings of some of Chicago's finest architectural firms, to career guidance, and to the professional's insight into your academic pursuits. If you wish to participate in an important aspect of your professional education, please complete the following form and return to the CCAIA office by December 22.

Name _____

School _____

Home Address _____

Phone _____

My areas of special interest are: _____

Completed forms should be sent to Chicago Chapter, AIA, 53 W. Jackson Blvd., Suite 350, Chicago 60604. Direct questions to Beverly Meland, 663-4111.

**mentor: 1. a wise, loyal adviser 2. a teacher or coach. Webster's New World Dictionary*

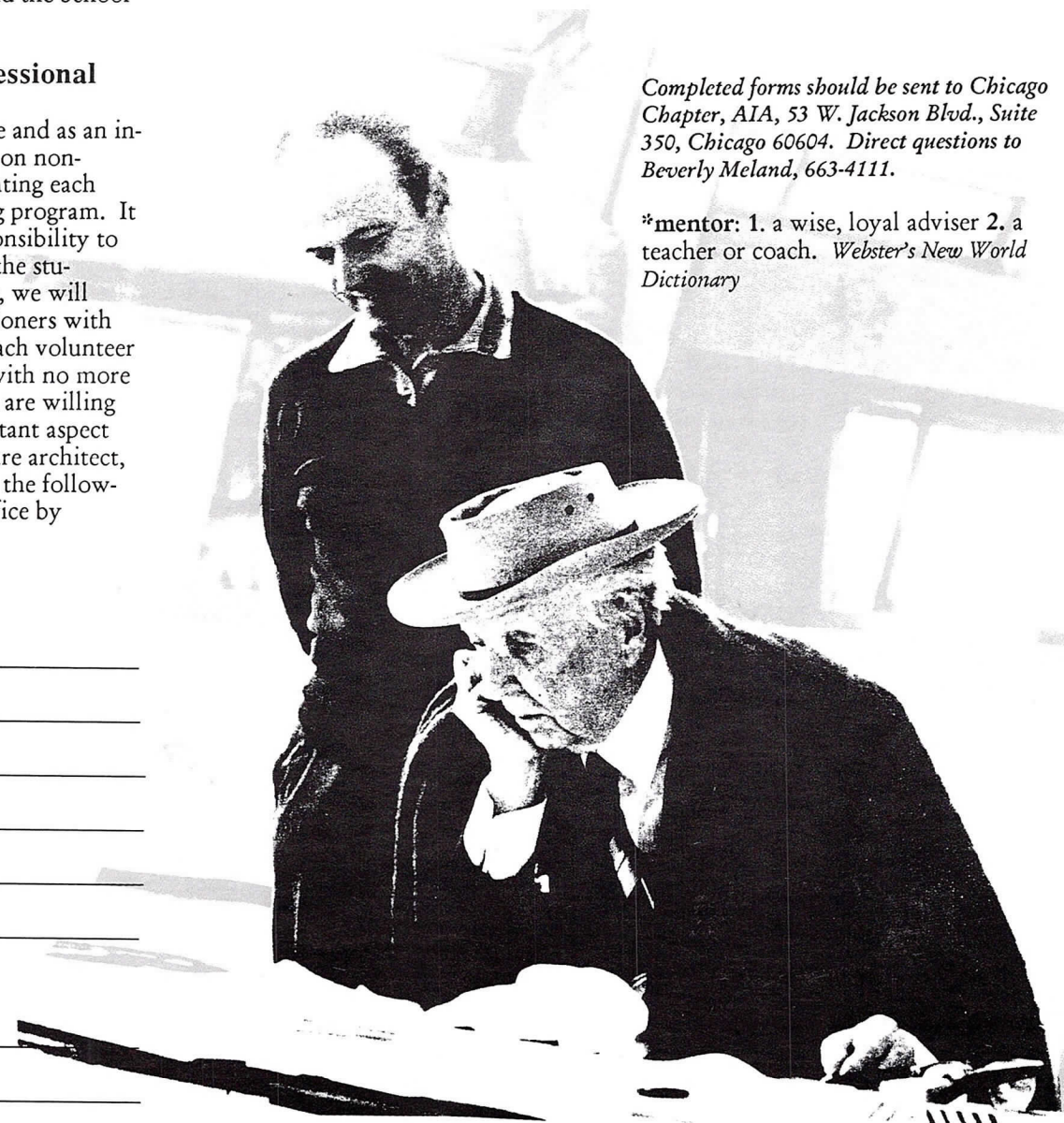
Name _____

Firm _____

Address _____

Phone _____

My areas of interest are: _____



Seeing Yourself Through Your Clients' Eyes

The Image Study: A Winning Marketing Tool

By Judith R. Litt

Knowing your firm's strengths and weaknesses is invaluable. Learning about these strengths and weaknesses from a client's perspective is a powerful tool for assessing your firm's well being and developing a winning marketing strategy.

A Client Perspective Image Study develops a profile of how a firm's clients perceive it based on their responses to a series of carefully designed questions. A simple yet sophisticated procedure, the study helps a firm understand how such components as project management and its technical services, as well as qualities such as integrity, responsiveness, resourcefulness, and over-all character are seen.

Not only does it provide information that can be used to assess marketing strategy and direction, it also serves as a troubleshooting device, a resource for presentational purposes, and is a professional method to re-open doors to past and present clients.

The results of the study provide the most useful information when all clients within a particular category have been included. This means that questionnaires are answered by clients whose range of feelings varies. It is the patterns of, rather than the individual responses that emerge that give a valid perspective. Although it is not always possible to get full cooperation, it is important to strive for one hundred percent participation within the targeted group or groups.

The number and type of clients to include will vary according to the firm. A young firm might want to interview all of its clients, while an established firm might want to target one or more of its market segments or choose a time parameter. For example, clients may be chosen from categories such as those that were public projects, corporate facilities, and/or residential development. Or all clients for a defined num-

ber of years may be included within the parameters of the study.

Gaining access to the chosen clients is facilitated by an introductory letter. This letter explains the purposes of the study, how it will be conducted, and asks for cooperation. It states that the in-person survey poses questions regarding the firm and the services it provides. It should be made clear that confidentiality will be maintained: the value of the interview is in the actual responses, not in knowing who made them.

Essential to obtaining useful information is the person chosen to interview clients and evaluate the responses. An impartial interviewer can instill a feeling of confidentiality and trust, which is crucial for honest and open responses. But most important, the interviewer must be a person of integrity with good communication and interviewing skills.

The interview is generally best conducted with the person who retained the firm. By stating the exact amount of time required, better cooperation can be expected. Fifteen minutes is recommended as a reasonable time frame. More time may be given to the interview but only if the respondent wishes to further expand on comments to the questions.

The type of questions asked and the manner in which the interview takes place are important. A comprehensive series of questions produces the best results. There should be no leading questions. Subjects that might bring on uncomfortable feelings are addressed toward the end of the interview so that other answers are not affected.

Suggested questions might move from the general to the specific and might include:

- ▶ Where and how did you find out about the firm?
- ▶ Are you familiar with the firms' other clients?
- ▶ What are your reasons for choosing the firm?

As stated previously, ask respondents to rate and comment on the firm's qualities and specific areas of competence such as:

- ▶ technical expertise
- ▶ adherence to budget and schedule
- ▶ quality of communication
- ▶ assessment of staff
- ▶ evaluation of firm's outside resources such as engineers and other consultants

It is valuable to have the respondent indicate what other architectural firms have been used and to rate them.

See Clients' Eyes page 11

Changes in the AIA Documents

Owner's Right to Partial Occupancy

By Werner Sabo, AIA

The General Conditions of the Contract for Construction, AIA Document A201, has been substantially revised and, in this writer's opinion, improved. Among the total new items included in the 1987 version of A201 is the ability of the owner to occupy a part of the project. While this has been a practice in the industry for some time, it has been on an informal basis, with little agreement as to allocation of risks among the owner and contractor. Further, unless the parties had specific written agreements related to such partial occupancy, the contractor was frequently in a good position to argue that the owner had accepted the entire project by this partial occupancy. The ability to enforce the Contract Documents was thus compromised.

The new A201 recognizes this issue and attempts to set forth procedures by which the owner can occupy portions of the project and still receive the full protection of the Contract Documents. Section 9.9 of A201 addresses the issue. Among the important points to note are the following:

- ▶ Permission must be obtained by appropriate governmental agencies and by the insurer.
- ▶ Immediately prior to the partial occupancy, the owner, contractor and architect must jointly inspect the area to be occupied. The condition of the area must be carefully documented, so that the contractor's obligation to complete the area is clear as to each item. Note that the area to be occupied need not be substantially complete. This "inspection" is more thorough than the "observations" that the architect is required to make periodically as the project progresses. A201 requires only two other inspections: one at substantial completion and the second at final completion. If the owner decides to partially occupy one or more areas of the project, the ar-

See Documents page 11

An Architect on Your Christmas List?

Tis the season of anxiety: an infinite number of holiday gifts to buy dancing in your head and 36 hours or less left until the moment of presentation. Compounding the frenzy, you have a fussy designer on your list. The task should be getting easier, for many a retailer's shelf proudly presents objects that imitate or are inspired by the world of architecture. The mystique has entered the mainstream.

Along with the architect-designed china plates and silver teapots that made their debut a couple years ago, costume jewelry is taking its shape from postmodern buildings, and birdhouses in a variety of period styles offer the more sophisticated two-legged, feathered vertebrates luxurious facades for simple day-to-day living.

Then there is this new fragrance for men called Metropolis. The bottle that houses it emulates a sleek skyscraper, and the ad selling us the urban aromatics contained therein has the bottle poised dramatically as the pinnacle of a gleaming structure in an '80s skyline.

But will architects include these architecturally-inspired objects on their Christmas wish list, or will they be content to merely provoke these manufacturers while insisting on a few of their favorite things?

CCAIA President Cynthia Weese rarely deviates from her desire to acquire more books, and she and husband Ben make an exchange of books each Christmas. More than likely each is apt to give to the other the book that he or she really wanted, but in all the years of exchange they have managed to avoid presenting the same book. It's old books centered around the arts and crafts movement that they love.

Ben Weese substantiates the above information.

Anders Nereim, CCAIA Board Member and 1987 Young Architect Award recipient gets exactly what he wants for Christmas by, he says, "being specific" about his requests. This year it is a book by Mario Praz, the exact title of which he has forgotten.

Linda Searl has always wanted a designer briefcase. A Porsche would be

nice. Have we upgraded to a car or has the automobile manufacturer branched into incidentals to match its interiors.

CCAIA First Vice President Frank Heitzman wants books on architectural theory or recordings of operas.

Sherwin Braun, CCAIA Treasurer, is content with the possibility that his firm's residential high-rise going up on the Chicago River will present the city with a "special piece of architecture" while bringing a little immortality to the firm.

Stanley Tigerman wants "a new commissioner of city planning for Chicago."

"What do I want for Christmas?" John Nelson repeats the editor's query. "My mother asks me the same question every year and she hasn't gotten an answer yet."

John Syvertsen wishes to maintain his image of throw-away sartorial preferences by placing at the top of his list a pair of designer jeans - baggy, and by Mont Blanc.

For Neil Frankel, you should locate a calendar that has 42 days - well-designed of course!

Ye old philosopher AIA President Don Hackl has considered the positive outlook of the glass that is always half full. If indeed his glass is half full, it should be half the size so that it will always runneth over.

Anonymous: A Client who pays invoices within ten days of receipt.

A Way of Living

Harry Weese Houses

By Ben Weese, FAIA

What may contrast the book *Harry Weese Houses* with a Rizzoli coffee table book on any current architect's work is an emphatic passion in its presentation: edited and designed by a collaboration of Harry's wife, Kitty, and his daughter Kate Rogers; sprinkled with Harry's gnomic sketches.

Stretching over a fifty-year span, the early houses have not been seen since modest publication in such places as *Arts and Architecture*. Having grown up in and around several of the early ones, I can vouch for their honesty, almost spartan space use, and the desire to invent new solutions and explore every aspect of domesticity.

As a ten-year-old, I can remember once having to travel hundreds of miles with Harry and Ralph Rapson to visit another just-built modern house - that indicates how rare these were in their time. The book lets you see all of this for yourself and perhaps put your glasses on the other way around to view back through this work as

one stream of architectural development.

Harry's 1937 European grand tour established for him a connection to Scandinavia, and if any one group would be especially appreciative of this book devoted to his house design, I believe it would be the architects practicing today in Denmark, Sweden, and Finland.

From the first log cabin summerhouse of 1936 to the River Cottages now under construction, there is the urge for Harry to produce a very special, more personal setting for living.

HARRY WEESE HOUSES



by Kitty Baldwin Weese

From the many titles at the ArchiCenter, you might choose for the designer on your list *The Harry Weese Houses*.

A Better Way?

Chicago & San Francisco Compare Notes on Planning

By Cynthia Weese, AIA

Recently the Chicago Architecture Club presented a program that compared the city of San Francisco's planning and building process with that of Chicago. Dean Macris, head of San Francisco's Planning Commission, and Chicago's Commissioner of Planning, Elizabeth Hollander, presented an overview of their respective city, its constituents, problems, and approach to solutions.

San Francisco has a strong vocal constituency that mandates planning and preservation of the city fabric, and the Planning Commission has extraordinary authority; any project built must be approved by the Commission.

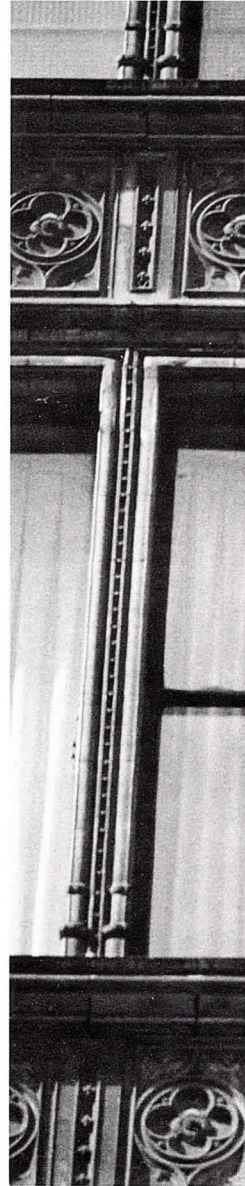
Two years ago the city enacted a new zoning law unlike any other in the country. A number of stringent rules were incorporated in order to satisfy the citizen's slogan, "Don't Manhattanize San Francisco."

The potential for development in the mile-square central area of the city was cut in half; FAR went from 14:1 to 9:1. Two hundred fifty historic structures in that area were ruled "untouchable," guaranteeing that the entire structure will be preserved. An additional two hundred fifty buildings were protected by placing limits on what parts of a building could be removed.

A height limit of 80 ft. was imposed on the Union Square area. The "benching" effect of modernist buildings on the city skyline was ruled out; the tops of new, highrise buildings must taper. Open space must be provided by all new office buildings at a ratio of 1 sq. ft. open space:/50 sq. ft. office space.

Requirements for sunlight and wind speed at ground level are stringent: wind tunnel tests must show that a new building will not produce wind

Could the Reliance Bldg. be subjected to fate of McCarthy? Through a lawsuit that has been filed by the LPCI, the National Trust, & the CCAIA, perhaps the city's improvisational de-designation style can be kept at bay. *Photo of Reliance Bldg. windows courtesy of LPCI.*



speed of more than 11 m.p.h. - the maximum considered comfortable to pedestrians.

According to Macris, "Our role is to form an alliance with the architect to make sure that the developer profit motive doesn't take over." He added, "My role is not to see that the developer makes money."

In 1982, the city enacted strict levies on new buildings larger than

The CCAIA keeps watch over Chicago's architectural heritage & integrity through its policy statement on the new library, joining in legal action on behalf of McCarthy Bldg., and establishing task force for dialogue with Dept. of Public Works.

Keeping Watch



25,000 sq. ft.: \$5/sq. ft. for housing; \$5/sq. ft. for transit; \$3/sq. ft. for parks; and \$1/sq. ft. in funds for day care centers. To date they have collected \$30 million for housing and subsidized construction or remodeling of 3,000 units; \$40 million has been collected for public transit. To Macris' knowledge, no developer has made a decision to go elsewhere as a result. These fees have been absorbed in the cost of the land,

not in the building.

The provision of the new zoning ordinance that is most surprising and most well known outside the city limits the square footage of new office space in the downtown area. Originally the Planning Commission recommended no limits; however, the Board of Supervisors directed them to set a limit. Based on real estate analyses of a realistic absorption rate, the maximum was

set at 950,000/sq. ft./year - this because of the new ordinance in 1985.

Last year, however, a referendum ballot reduced this number to 475,000 sq. ft./year. This indicates the truth in Macris' statement, "High rise in San Francisco is not a building form; it is a political statement." The city has created incentives to build in the area south of the downtown core; development rights can be shifted to that area.

Meanwhile, in Chicago...

Commissioner Hollander began her discussion of planning in Chicago with the statement that our notion of ourselves is extremely different from San Francisco's - in every way!

She noted that Chicago lacks topography: "Our architecture is our topography." Chicago is not landlocked; we have a great deal of space for development.

As the city shifted to a service economy she saw the opportunity to expand the downtown without detriment. "Growth in the Loop is not opposed by the public."

There is a tradition in Chicago of public/private partnership in planning. The Central Area Plan was done in the private sector (a tradition that comes from the Burnham Plan prepared for the City Club of Chicago). In the past four years, Hollander has taken the framework of this plan and done a series of detailed plans of smaller areas.

The first of these was on the near south side, done in anticipation of a 1992 World's Fair. The second was the Chicago Dock & Canal Plan. Here Hollander felt great strides were made in incorporating the development into the existing street pattern, in providing meaningful open spaces, and in recognizing and developing the riverfront.

Most recently released is the River North Urban Design Plan, which regulates a great deal of detail in the streetscape - and has widespread community support. The next areas to be examined by the Planning Department are the West Loop and a Downtown Transit Study. Hollander then plans to re-examine the zoning ordinance.

The city currently gives generous bonuses, which can push the FAR up to 29-32. Very little is received in return. Because these bonuses exist, the selling of development rights over landmark buildings has little meaning. The city that invented the mechanism doesn't use it.

Hollander expressed a strong propensity not to regulate design. She

told assembled architects, "That's your business!" By contrast, Macris reviews and critiques new buildings, including proposed materials.

Discussion between the two planners focused on the difference between the constituencies of the two commissioners. It was noted that developments similar to those in San Francisco are occurring across the country: voters in Los Angeles cut their FAR by 50% in order to prevent congestion in the downtown area. According to Macris, "The public is increasingly aware that zoning affects their lives."

Commissioner Hollander has been invited to the November CCAIA board meeting to discuss some of the issues above, and to explore ways that an interface with the Chapter could be established.

The selling of development rights over landmark buildings has little meaning. The city that invented the mechanism doesn't use it.

Chicago-She Just Changes Her Mind

CCAIA Joins in McCarthy Bldg. Legal Action

By Harry Hunderman, AIA

In the November *Focus* a timetable of events leading to approval by Chicago's City Council for the demolition of the McCarthy Building was presented. On October 22, while that issue of *Focus* was still on the press, a lawsuit was filed against the city of Chicago by the Landmarks Preservation Council of Illinois, the National Trust for Historic Preservation, and the Chicago Chapter, AIA.

The suit was filed in response to the City Council's action that amended the North Loop Guidelines, repealed the Landmark status for the 1872 McCarthy Building, and paved the way for its demolition.

You will remember that several civic groups, including the Chicago AIA, have, for many years, been actively involved in helping to establish guidelines for the redevelopment of the North Loop. When FJV Ventures' redevelopment proposal was accepted in 1983, it was applauded for incorporating the preservation of the McCarthy in its scheme.

Since that time, attempts have been made by the developer to amend the North Loop Guidelines to permit the moving or demolition of the McCarthy Building. The CCAIA and other civic groups have consistently opposed these amendments. Finally, in September, the City of Chicago Department of Planning successfully engineered the revision of the North Loop Guidelines and the repeal of the McCarthy Building's Landmark status. What had been forged through an orderly process over many years was reversed in less than a month.

The city of Chicago has set a dangerous precedent in violating its own landmark ordinance. Perhaps the



city intends to respect this ordinance only when convenient. It is hoped that the filing of a lawsuit by the LPCI, the National Trust, and the CCAIA will force the city to respect its own ordinances and procedures, and allow opportunity for public comment on the designation of the McCarthy Building.

Excuse me, but you're in our way. Will McCarthy Building's architectural elements soon be available at Salvage One? Photo: Courtesy LPCI.

...and the New Library

"Soul" of City Deserves Best

Current Library Plans Remain Object of Concern

The Chapter has issued a policy statement on the current plans for the design and construction of the new Chicago Public Library. The Statement reiterates the concerns expressed in the statement published in the November Focus and mailed to the membership. Copies of the Statement have been distributed to the press and city officials, and the following information is extracted from it.

The Chicago Public Library will be the most important civic building to be built for the next 50 years, and an extremely complex set of functional and electronic user requirements will be incorporated into the design. While few buildings built today have as complicated and intricate a program, the method chosen by the city to design and construct this building is a process whereby the architect is employed by the contractor.

The Design/Build process is inappropriate where:

1. The design quality is critical,
2. There are specialized design requirements, and
3. The building has great technical complexity.

These three criteria are all important aspects of the new Chicago Public Library.

This is the first time this method has been tried on a building of this size and complexity.

A key issue here is the fact that the city is abdicating its role as client in the construction of this building. The five architect/contractor teams who qualify as finalists will be given a 1000-page book on what goes into the library. A jury will choose the team to build the building, and there will be no direct communication between them and the client until the final scheme is chosen. A complete program is very important

Dept. of Public Works

to a good building - but a good client who is involved in the process from beginning to end is even more important. The client plays a key role in the success of the building - aesthetically, programmatically, and economically. The city must take its responsibility as a client seriously.

We will end up with a private firm making key decisions on a public building. The building should be a direct reflection of the hopes and aspirations of the people of Chicago, not of a private developer or contractor.

Another major issue is the lack of the standard check and balance system, which promotes high quality. Many surprises in the finished product can surface when the traditional building process of the architect being employed by the owner and acting as the owners' representative during construction [is not utilized.]

Chicago has the strongest architectural heritage in the country. We also have the most vigorous architectural community in the world. The new Chicago Public Library must reflect the strength of our past and the dynamism of the present. The city deserves a building that will take its place with its finest landmarks.

Latest update: The city has increased the honorarium from \$50,000 to \$100,000, conceding on the least important issue.

Understand You, Understand Me

CCAIA Task Force Huddles with BOA

By Margaret McCurry, AIA

Prior to his recent resignation as Commissioner of the Department of Public Works of the City of Chicago, Paul Karas attended the September CCAIA Board Meeting.

As an outgrowth of open discussion with him concerning issues that affect the relationship between the architectural community and the Bureau of Architecture (BOA), a task force comprised of CCAIA board members was formed to focus on establishing a dialogue with the BOA. Members of the task force include First Vice President Frank Heitzman, chairman; Treasurer Sherwin Braun; Vice President Margaret McCurry; Past President Ed Uhlir; Brian Robertson; Werner Sabo; and Jim Stefanski.

On October 16 the group met with representatives from the Bureau of Architecture, including, among others, Daniel Majewski, city architect, and Kendall Fleming, assistant city architect. During this candid session, the BOA aired concerns of the Department with respect to the excessive cost overruns on consultant projects.

In spite of budget reviews at 30%, 60%, and 95% of completions of contract documents, bid overages are running from 40% to 80% of the original budgeted amounts, which are established by historical building cost data. The task force and the BOA agreed to jointly review certain representative projects in an effort to determine the factors responsible for such overruns.

At our request, the BOA outlined the process by which projects are developed by the city and consultant architects selected. Advertisements for RFQs and submittal dates appear in the Chicago Tribune, the Chicago Daily

Defender, and El Manana on Fridays. To qualify, interested firms must meet MBEW guidelines. The resultant RFQs are reviewed and graded by the BOA, as well as the Purchasing and Legal Departments. If the grading is close for several firms, they are invited to make a personal presentation to the BOA.

Once an architectural firm is selected, a contract is negotiated and a fee established. The Capital Development Board guidelines are often used as a basis for fee determination. Time frames for the development of the project are then established, which include reviews by city departments. This review process generally consumes four to six weeks. The resultant delay of the project often poses difficulties in scheduling for the architectural firm.

The task force and the BOA representatives agreed to study the entire process of project production in greater depth to determine if there were areas in which communication and cost estimation could be improved. The BOA is interested in expanding the base of qualified architectural consultants and contractors. Both groups agreed that a seminar should be arranged for interested AIA members to apprise them of the procedures and qualifications necessary for undertaking work with the city.

The task force and the BOA met again in early November. We are optimistic that a continuing dialogue will produce significant results.

Clients' Eyes

Continued from page 4

This allows for interesting insights regarding the competition. Don't forget to ask directly, "Would you use our firm again?"

This process is time consuming because proper preparation and client cooperation are a must. Arranging appointments takes the greatest amount of time. Gentle persistence seems to work best in eliciting client cooperation.

In conclusion, the results of a Client Perspective Image Study offer eye-opening information and form one of the bases on which a firm can make informed marketing decisions.

Judith Litt is a marketing and sales consultant whose firm Judith R. Litt, Ltd. has developed an image study especially for the design professions. The firm serves architects, interior designers, graphic designers, and others in the creative professions by providing a public relations service, a business development system, an in-house marketing workshop, human resources assistance, and the image study, which helps firms assess their marketing strategies.

Documents

Continued from page 4

chitect will then be required to conduct more than these two inspections. This additional cost to the architect is not covered under either contingent or optional additional services. The architect should consider adding this to the list of additional services for which he will be paid in addition to the basic services.

► The owner and contractor must agree, in writing, to their relative responsibilities as to security, maintenance, heat, utilities, damage to the work, and insurance. In most cases, the owner would start to assume these responsibilities as to those portions of the project when he starts the partial occupancy. However, the parties could agree that the contractor continues to provide insurance and other items until substantial completion.

► The owner and contractor must also agree as to payments, including retainage. The contractor will usually request release of the retainage and will want to be substantially paid at this stage.

► Agreement must be reached relative to the correction period (the contractor is responsible, within one year after substantial completion, to correct work that does not conform to the Contract Documents) and to any warranties required by the Contract Documents. The owner may want the correction period to commence upon substantial completion of the entire project, while the contractor will want it to start at the time of the partial occupancy. The specifications may have specific guarantee periods for particular items, such as elevators. Again, the contractor will want these periods to start immediately upon partial occupancy.

A201 requires written agreement between the owner and contractor concerning these items. If they cannot agree, presumably the owner cannot start the partial occupancy. However, if the contractor is unreasonable, the owner may seek arbitration or litigation. If such partial occupancy is anticipated, the Supplementary Conditions can address these items more fully.

Finally, it should be noted that A201 specifically states that such partial occupancy does not mean that work that does not conform to the Contract Documents has been accepted. The inspection that is conducted prior to the occupancy should specify all work that does not conform. Nonconforming work discovered later must either be corrected by the contractor or the owner can obtain damages.

This provision, and others contained in the new AIA documents, places additional responsibilities on the architect. The architect must be aware of these responsibilities in order to properly perform his job, as well as obtain adequate compensation.

New Members

AIA

Charles A. Basset, Bauhs and Dring; **Thomas Behles**, Legat Architects P.C.; **Jack Donohue**, Restrepo Group, Inc.; **Ronald Durak**, Interface Planning; **Casimir J. Frankiewicz**, Legat Architects P.C.; **Geoffrey Hamburg**, Lohan Associates; **Theodore Haug**, Legat Architects P.C.; **Daniela S. A. Fitzgerald**, Loeb Schlossman & Hackl; **Pamela J. Hill**, Consulting Architect; **David J. Johnson**, Kent Associates Architects; **Michele M. Keller**, Skidmore, Owings & Merrill; **Jack Kelley**, McBride & Kelley Architects, Ltd.; **Ken Majetich**, Mercy Hospital; **Wayne Marth**, Arcline Associates, Ltd.; **Robert Mifflin**, R. A. Mifflin & Associates; **Thomas O'Connell**, Legat Architects P.C.; **Terrence Owens**, Perkins & Will; **Reinhard Schneider**, American Medical Association; **Damian Warshall**, American Medical Association; **James R. Williams**, Groggs & Associates; **David Woodhouse**, Langdon & Woodhouse; **James R. Zook**, IBM Corp.

Associates

Gregory Destefano, GX Productions, Inc.; **Elizabeth Gould**, Skidmore, Owings & Merrill; **Christopher Sass**, Wiss Janney Elstner; **Harry Thornton**, Groggs & Associates; **Valentina A. Vavasis**, Skidmore, Owings & Merrill; **Christopher Williams**, Gerald Master & Associates.

Reinstates

Peter J. Hammond, AIA, Arcadia Products; **Michael A. Shymanski**, AIA.

Transfers

From Austin, Texas, **Robert E. Bell**, AIA; from Indianapolis, **Alexander Severion**, Associate.

CALENDAR



December

1 ▼ CCAIA Executive Committee Meeting

8 a.m. CCAIA Board Room. (This is not the regular meeting day.)

2 ▼ ArchiCenter Lecture

"The Gap Plan: New Promise for an Historic Neighborhood." Speaker: Maria Choca, Director of Neighborhood Planning Services Div., Dept. of Planning, City of Chicago. 12:15 p.m.

Graham Foundation Exhibition Opening/Lecture

"Transformed Houses." Camilo Vergara. 8 p.m. 4 W. Burton. Exhibition continues through Jan. 7, 1988.

3 ▼ Focus Deadline

5 ▼ Building Blocks for Future Architects

CAF program for young people 10-12 years of age with local artist/teacher Nancy Beman Baker. 1-4 p.m. ArchiCenter. \$2 per child for members, \$4 non-members. Children must be accompanied by an adult. Call 326-1393 for reservations.

▼ Historic Resources Committee Tour

"Pieces of the Past." Private tour of Fragments Collection at Art Institute.

Noon. With Pauline Saliga and John Vinci. Contact CCAIA office for reservations.

9 ▼ CSI/AIA Breakfast Seminar

"Owner/Architect Agreements." Speaker: Werner Sabo, AIA, Attorney at Law. 8 a.m., continental breakfast; 8:30-9:30 a.m., program. Chicago Bar Assn., 29 S. LaSalle, 11th fl. Advance sign-up for series or \$7 for this session. Send check to CCAIA office.

ArchiCenter Lecture

"Quaker Tower." Speaker: Thomas E. Mole, Manager Real Property, Quaker Oaks Co. 12:15 p.m. Free

Office Practice Committee Forum

"Extra Services." 5:30-7:30 p.m. CCAIA Board Room.

Young Architects Committee Program

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13 ▼
Exhibition

Last day of "A Collection Rediscovered: European Paintings from the Tweed Museum of Art." Mary and Leigh Block Gallery, 1967 Sheridan Road, Northwestern University campus. 10:30 a.m.-5 p.m., Tu-Sat., noon -4 p.m. Sundays. More information: 491-4000.

14 ▼
AIA's Octagon Program

"Twelfth Night at Kedleston." Octagon Museum, Washington, D.C. Entertainment and refreshments typical of an early 19th century Christmas season at Kedleston Hall. Information: 202/638-3221.

15 ▼
CCAIA Board of Directors Meeting

Noon. CCAIA Board Room.

Exhibition

Last day of "A Tribute to Charles Eames" at Merchandise Mart Gallery of Design. Mon.-Fri., noon-4 p.m. Information: 822-0140.

16 ▼
First Day of Hanukkah

ArchiCenter Lecture

"Late 20th Century Furniture."
Speaker: Jon Cockrell. 12:15 p.m. Free.

23 ▼
ArchiCenter Lecture

Film (TBA). 12:15 p.m. Free.

24 ▼
Christmas Eve

(Chapter Office closed until Mon., Dec. 28.)

25 ▼
Christmas Day

30 ▼
ArchiCenter Lecture

Film (TBA). 12:15 p.m. Free

CCAIA Photography Exhibition

Last day to see signature collection of Hedrich-Blessing; Buckminster Fuller's Expo '67; Harry Weese's Crown Center; Kohn Pedersen Fox's 333 W. Wacker; Lohan & Associates' TRW Headquarters.

31 ▼
New Year's Eve

(Chapter Office closed until Mon., Jan. 4.)

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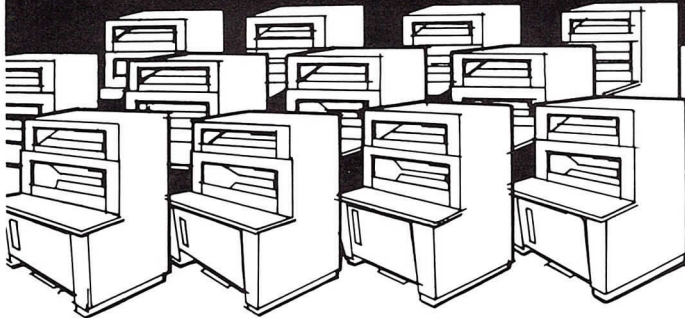
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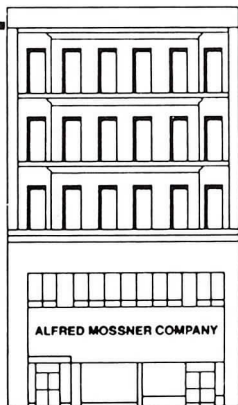
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▼
Wojciech Madeyski, AIA, formerly a senior vice president and design principal with the Chicago office of Perkins and Will, has announced formation of his own practice under the name Madeyski Architects. The firm, located at 5331 W. Ainslie St., Chicago 60630, specializes in commercial and residential design. Renovation and interior design services are also offered. Madeyski Architects' phone number is 777-7198.

▼
Hansen Lind Meyer Inc. has announced an internal restructuring of the ownership and management of the firm. John D. Benz, AIA, has been appointed the firm's president, and an Employee Stock Ownership Plan has been implemented. HLM has also elected a new Board of Directors and broadened the

stockholder base. Richard F. Hansen, AIA, and John H. Lind, AIA, co-founders and until Nov. 1 president and chairman of the firm, will concentrate their efforts on direct management of architectural and planning projects. They will remain directors of the firm. In addition to Benz, Hansen, and Lind, the Board of Directors will include **James Zajac, AIA; Chris Liakakos, AIA; and Viktor Lituczy, AIA**, in the Chicago office; four additional directors will come from the Iowa City office, and two from the Orlando, Florida office.

▼
 The designs of **Ralph Johnson, AIA**, senior vice president of Perkins & Will, were featured in an exhibit at the Fine Arts Center in Buenos Aires, Argentina, for that city's International Biennale, an annual festival and sym-

posium celebrating architecture. Johnson's designs for 123 N. Wacker Dr. and Metro Center, both for Rubloff Inc., and One Northwestern Center for Canal Randolph Corporation are featured in the exhibit, which highlighted 30 of Chicago's buildings in the new generation of signature skyscrapers. The exhibit was curated by Chicago's Christian K. Laine.

▼
Otis Associates, Northbrook, won nine awards at the Home Builders Association of Greater Chicago Awards Banquet held in October. The honors were presented for the design of single family detached units, custom homes, multi-family units, multi-family buildings and land planning at The Woodlands of Darien and The Highland Park Club, Highland Park.

▼
 As past chairman of the National AIA Committee on Architecture for Health, **Edward Matthei, FAIA**, was recognized for his outstanding leadership and commitment to health care design and to the profession of architecture. He was cited for his significant contributions to the advancement of the profession and his emphasis upon the essential needs of both patients and staff

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for environmental quality, dignity, safety, and comfort. Earlier this year, Matthei was awarded the American National Standards Institute's Meritorious Service Award for outstanding leadership in the national effort to create barrier free environments for the disabled. Matthei is a founding partner in the Chicago-based firm of Matthei & Colin Associates Architects-Engineers.

▼
Gregory C. Surufka, AIA, has joined O'Donnell Wicklund Pigozzi and Peterson Architects as Health Care Project Architect. With almost ten years experience in health care research and related projects, Surufka will be directly involved in the planning, programming, design, and construction of health care facilities, bringing experience from such projects as The John Hopkins University School of Medicine, Baltimore, Maryland; Edwards Hospital, Naperville, Illinois; and Methodist Family Health Center and Hospital, Gary, Indiana.

▼
O'Donnell Wicklund Pigozzi and Peterson Architects, Inc. has announced the appointment of Kathryn K. McDonnell as Director of Communications with responsibilities that include marketing, promotion, and public relations. McDonnell was a member of the Wilmette Plan Commission for five years and an instructor at Mallinckrodt College in Wilmette.

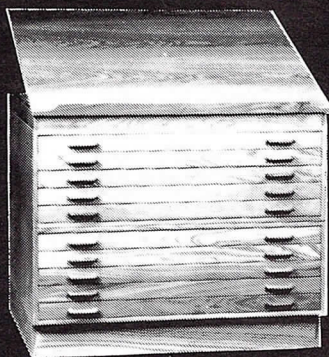
▼
Associate Member **Steve Moylan** has joined the Infrastructure Group at CRS Serrine, Inc., 8700 W. Bryn Mawr Ave., South Tower, Suite 400, Chicago 60631, 693-1030.



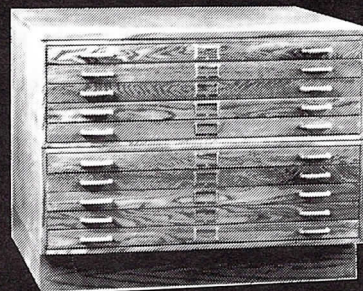
▼
At the Indiana Society of Architects' annual conference, which was held in Chicago in September, **Harry Weese, FAIA**, was presented with the Society's President's Award for his contributions to the profession. *Inland Architect* Editor, **Cynthia Davidson-Powers**, received the Society's Journalism Award.

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▼
William Keck's photograph of his dining room windows in the landmark apartment building at 5551 University, taken while studying photography under L. Moholy-Nagy at the New Bauhaus in Chicago in the late 1930s, is being presented in a 16"x20" format at the 50th Anniversary Exhibition of the "New Bauhaus; the Bauhaus Movement in Chicago" taking place in West Berlin through Jan. 10, 1988. The photo was used on the cover of the invitation to the exhibition opening, on posters for promotion, and on the cover of the exhibit catalog. An air brush rendering of a metal chair designed by George Fred Keck (who was head of the Dept. of Architecture of the New Bauhaus at that time here in Chicago) is included in the show.

▼
Kenneth E. Johnson, ASID, and **William Brubaker, FAIA,** were members of the Northeast Illinois Chapter 1987 Honor Awards program.

▼
The law firms of Lurie, Sklar & Simon, Ltd. and Neal, Gerber & Eisenberg have announced the combination of their practices under the name of Neal Gerber Eisenberg & Lurie. Firm offices are at 208 S. LaSalle St., Chicago 60604, and the phone number is 269-8000.

▼
T. Graham Bradley, AIA, Illinois Regional Director to the National AIA Board of Directors, 1985-1987, and a partner in the Decatur architectural firm of Bradley Likins Dillow Drayton, has been elected secretary of the Illinois Architect-Engineer Council, an association of all the major architectural and engineering societies in Illinois. The purpose of the Association is to create liaison between the member organizations on matters of common interest, disseminating information regarding Illinois architects and engineers.

▼
"Transformed Houses," by photographer Camilo Vergara, will open at the Graham Foundation, 4 W. Burton Pl., on Wed., Dec. 2. A lecture by Vergara will begin at 8 p.m. that evening. The exhibition, which continues through Jan. 7, 1988, was organized by the Smithsonian Institution Traveling Exhibition Service.

▼
"Townscapes of Europe," an exhibition of photographs and watercolor plans are on view at The American Institute of Architects Headquarters in Washington, D.C. through Dec. 30.

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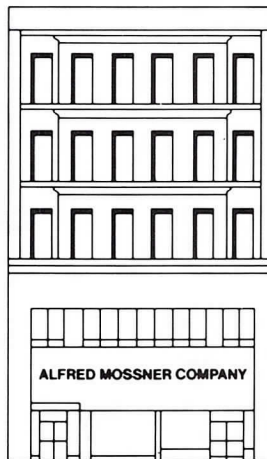
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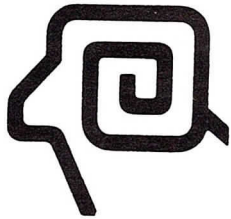
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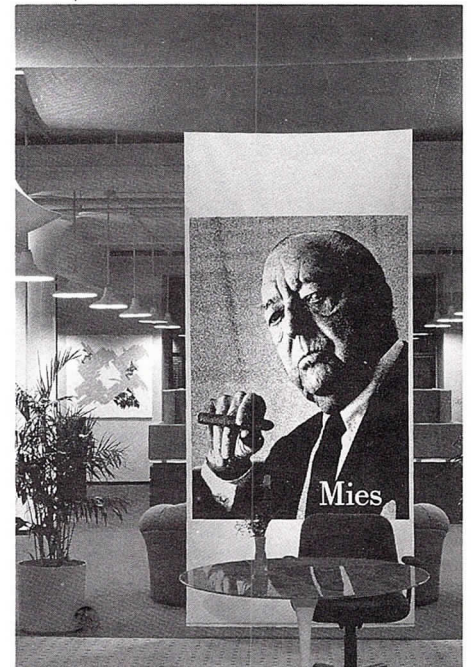


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The **UIC School of Architecture Alumni Association** is making tickets available for a hockey game between the UIC Flames and the Michigan Wolverines. The game will be played at the UIC Pavilion on Fri., Jan. 15, 1988 at 6:30 p.m., and all proceeds from tickets sold through the Dept. will go toward a scholarship fund for the School of Architecture. Call 996-8535. The Alumni Association's Annual Alumni Evening is set for Dec. 4, 6 p.m. The event will include cocktails and a light buffet at the Arts Club, 109 E. Ontario, 6 p.m. A lecture will follow at 8 p.m. Invitations to alumni are in the mail.

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