

AIA Chicago

FOCUS

April
1996

Energy-Efficient Housing



A Chapter of the
American Institute
of Architects

FOCUS

Read All About It

EDITOR
Susan Nelson

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CALENDAR

All eligible AIA Chicago programs are assigned learning units for continuing education credit.



= 1 learning unit

Cover Photo:

Homan Square, Phase I. Photo courtesy of Shaw Homes, Inc. Phase I of the Homan Square development was built to market level energy standards, and Phase II meets more stringent state recommendations. Phase III is being designed to the highest, voluntary level of energy-efficiency. See page 9 for story.

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FOCUS ON PROGRAMS

Sign Me Up 

The Critic's Role

Mon., April 1, 6:00 p.m.; AIA Chicago
Sponsor: Young Architects Committee



Chicago Tribune architecture critic Blair Kamin will discuss the role of the critic in the public and professional realm and the current state of architecture in Chicago.

IDP Update

Tues., April 9, 6:00 p.m.; AIA Chicago
Sponsor: Young Architects Committee

This seminar will focus on the Intern Development Program that must be completed by intern architects in order to become eligible to take the A.R.E. An IDP information packet will be distributed. Advance registration is required.

Presentation: Rush-Copley Medical Center

Wed., April 10, 5:30 p.m.; AIA Chicago
Sponsor: Architecture for Health Committee



Project architects from OWP&P will discuss the design of the new Rush-Copley Medical Center in preparation for an April 13 facility tour.

High-Speed Rail Stations

Thurs., April 11, 5:30 p.m.; AIA Chicago
Sponsor: Historic Resources and Planning and Urban Affairs committees



Fritz Plous of the Midwest High-Speed Rail Association will present an innovative approach to bringing high speed intermodal transportation to the Midwest through an adaptive re-use of Chicago's soon-to-be-vacated main post office. For more information, call Edward Torrez at 312/243-3288.

Tour: Rush-Copley Medical Center

Sat., April 13, 9:30 to 11:00 a.m.; Aurora
Sponsor: Architecture for Health Committee



Architects from OWP&P will lead a tour this recently opened, state-of-the-art medical facility.

Energy-Efficient Housing Rehab

Tues., April 16, 5:30 p.m.; AIA Chicago
Sponsor: Committee on the Environment



Paul Knight of Domus PLUS will discuss techniques and resource-efficient building products utilized in a rehabilitation of a two-unit townhouse in Chicago. For information, call Carol McLaughlin Schlensker, AIA at 312/408-1661.

Has Chicago Lost Its Nerve?

Wed., April 17, 5:30 p.m.; Chicago Cultural Center, 78 E. Washington (second floor theater)
Sponsor: AIA Chicago

Is it the clients or the architects? Carol Ross Barney, FAIA, Howard Decker, AIA and Blair Kamin of the *Chicago Tribune* discuss the timidity of some of the city's new architecture.

New Members' Breakfast

Thurs., April 18, 7:45 a.m.; AIA Chicago
Sponsor: AIA Chicago

A breakfast hosted by the board of directors to introduce new members to the benefits and opportunities available to them through their membership. This event will showcase highly active Chapter committees and inform new members how they may become involved. RSVP by April 15 using form at right.



Tour: O'Hare International Terminal

Sat., April 20, 9:30 a.m.; meet at information booth in upper level ticketing area
Sponsor: Corporate Architects Committee



A complete tour of Terminal 5, including a behind-the-scenes look at the baggage system and federal inspection areas and a guided walk by the terminal's considerable artwork collection.

Program listings continue on next page.

- 4/1 The Critic's Role
- 4/9 IDP Update
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- 4/23 Strategic Partnering
- 4/24 Financing Concepts

- 5/4 Environmental Field Trip
- 5/7 Furniture Design Competition Review
- 5/7 An Evening By Design
- 5/22 Government Incentive Programs

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Green Products Night

Tues., April 23, 4:00 p.m.; Merchandise Mart Conference Center (second floor, bridge above Orleans Street)

AIA Chicago Sponsors: Committee on the Environment and Historic Resources

An exhibition of environmentally responsible construction materials organized by the Chicago chapter of the Construction Specifications Institute. Stanley P. Rhodes, president of Scientific Certifications Systems will speak at 6:15 p.m. Admission is \$5; call 312/641-5986.

Strategic Partnering

Tues., April 23, 5:30 p.m.; AIA Chicago Sponsor: Office Practice Committee



Learn about the benefits of partnering, joint ventures and consultant/associate agreements between firms. Topics will include MBE/WBE partnerships; design and technical collaboration; de-jobbing and contract employees.

Developer Olympics: Financing Concepts

Wed., April 24, 5:30 p.m.; AIA Chicago Sponsor: Real Estate Committee



Kristen Faust, senior vice president of community development at LaSalle National Bank, will explain finance concepts and trends for development projects in Chicago.

Environmental Field Trip

Sat., May 4, 10:30 a.m.; Riverside Plaza (Archer and Ashland avenues, meet behind the Blockbuster Video)

Sponsor: Committee on the Environment



Guided by a Friends of the Chicago River docent, this tour includes the history of the river, its importance in the development of Chicago, and the Deep Tunnel project. RSVP by April 25.

An Evening by Design

Tues., May 7, 6:00 p.m.; Papagus Taverna, 620 N. State St.

Sponsor: Design Committee

An evening of discussion and debate over dinner at Papagus Taverna. Attendees are responsible for the cost of their drinks and/or dinner. Information: Constantine Vasilios, AIA at 312/431-0331.

Furniture Design Competition Review

Tues., May 7, 6:00 p.m.; Perkins & Will, 330 N. Wabash Ave., #3600

Sponsor: Young Architects Committee

An update and strategy session to ensure the successful implementation of the Young Architects Committee's national furniture design competition.



Chair Design: Richard Gorman

The New Urbanism[s]

Wed., May 15, 5:30 p.m.; Chicago Cultural Center, 78 E. Washington (second floor theater) Sponsor: AIA Chicago

Roberta Feldman, M.Arch. Ph.D., of the University of Illinois at Chicago discusses contemporary theories in urban development and renewal.

Developer Olympics: Government Incentive Programs

Wed., May 22, 5:30 p.m.; AIA Chicago Sponsor: Real Estate Committee



Steve Friedman, AICP, CRE, president of S.B. Friedman & Co., will introduce local, state and federal government incentives programs for community development. He will also review the application of these programs to typical project pro forma.

Staying Up-to-Date: The New Building Code Book

Thursday, May 23, 8:00 a.m.; City Hall Council Chambers, 121 N. LaSalle St., second floor Cost: \$5, includes breakfast

This seminar will cover the following topics: revisions and enhancements, periodic supplements, how to amend the Code, and keeping up with technological changes. Registration required. For more information, call Harold Olin, FAIA 312/744-0229.

LECTURE SERIES Building a City Rebuilding a City

To commemorate the 125th anniversary of the Great Chicago Fire, the Chapter is sponsoring "Building the City—Rebuilding the City," a series of public seminars at the Chicago Cultural Center. The lectures are free and begin at 5:30 p.m. in the second floor theater at 78 E. Washington.

Wednesday, April 17

Has Chicago Lost Its Nerve?

Carol Ross Barney, FAIA, Ross Barney + Jankowski, Inc. Howard Decker, AIA, DLK Architecture Blair Kamin, *Chicago Tribune*

Wednesday, May 15

The New Urbanism[s]:

A Moral Imperative Quagmire

Roberta Feldman, M.Arch., Ph.D., University of Illinois at Chicago

Wednesday, June 19

The Zeitgeist and Me

John Hartray, FAIA, Nagle Hartray Danker Kagan McKay Architects

Wednesday, July 17

Clients: Do They Get the Buildings They Deserve?

Joseph Valerio, FAIA, Valerio Dewalt Train Associates A representative from U.S. Robotics

Wednesday, August 21

Urbs in Horto: The Cultural Creation of the Natural World

Kevin Harrington, Ph.D., Illinois Institute of Technology Geri Weinstein, Geographies, Ltd.

Wednesday, October 16

Bronzeville: Rethinking a Neighborhood

Dirk Denison, AIA, Dirk Denison Architect

Wednesday, November 20

Chicago 2020

How can we describe the foundations for a new Burnham Plan and address the question, will the center hold? A presentation on a process for imagining the future.

Mission (Statement) Impossible

As the Committee on the Environment (COTE) moves through its sixth year in existence, it occurs to me that we have yet to write a mission statement. It's not that we haven't tried. In fact, every year—for a furious hour or two—our collective minds fill pages upon pages with thoughts and ideas. But when all is said and done, our mission statement remains unwritten, and the committee eventually immerses itself in more attainable endeavors.

I believe the reason a mission statement has eluded us so far is due to the very nature of environmental sustainability. The more one understands sustainability, the more one realizes it is a concept that is difficult, if not impossible, to capture with mere words. Any attempt to do so renders an injustice to its meaning. Sustainability has no boundaries or scale. It cannot be parceled up into professions and disciplines, nor made into a checklist. This is because sustainability is essentially a belief system, a philosophy of life, an ethic.

As architects, sustainability requires us to re-examine not only the design process but the profession itself and, inevitably, ourselves. Oliver Wendell Holmes once said, "A mind that is stretched by a new experience can never go back to its old dimension." And so it is with sustainability.

Which brings us back to COTE and our mission statement. Perhaps our mission is a question, not a statement. It starts with the re-examination of our present paradigms and value systems and continues with the belief that there is a more appropriate way to build. COTE members acknowledge that we do not have the answers but are instead committed to exploring solutions. We understand this effort requires a holistic approach and nothing can be gained or accomplished by COTE or the architectural profession alone. As such, COTE

invites all other committees and members of varied expertise and interests to join in dialogue and accompany us on this journey.

Michael Roy Iversen

Michael Roy Iversen, AIA
Chair, Committee on the Environment

The 15 active committees of AIA Chicago in many ways are the engine of our chapter, providing opportunities for members to continuing education and advocacy programs and through fellowship with other members with similar interests.

FOCUS this month features the work of the Committee on the Environment,

a group that deserves our attention and support not only because of their exemplary level of energy, but also because of the complexity and growing urgency of the concerns they address. As chair, Michael Iversen, AIA notes above, "sustainability has no boundaries, nor scale."

Thus, while the mission is difficult to define, I would measure the success of the Committee on the Environment on the Richter Scale.

John M. Syvertsen

John Syvertsen, AIA
President, AIA Chicago

COTE meets every third Tuesday of the month. Contact Michael Iversen, AIA at 847/564-0370, for additional information.

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AIA College of Fellows Inducts Chapter Members

Again this year AIA Chicago has had an impressive number of its members selected as Fellows of the AIA.

The Chapter wishes to congratulate the following members: Robert Clough of Loebl, Schlossman & Hackl/Hague Richards; Thomas Fridstein of Skidmore, Owings & Merrill; Richard Solomon, executive director of the Graham Foundation for Advanced Studies in the Fine Arts; Martin Wolf of Murphy/Jahn; Susan Greenwald of ArchiText; Harry Hunderman of Wiss Janney Elstner Associates; Harold Olin, director of plan review for the Chicago Department of Buildings; Leonard Peterson of O'Donnell, Wicklund, Pigozzi and Peterson Architects; and Frederick Phillips of Frederick Phillips & Associates. Bernard Jones, former president of AIA Illinois and a partner of a Carbondale firm, was also selected as a fellow.

AIA Chicago to Conduct Membership Survey

Are you getting the most from your membership? Continuing education, insurance programs, public outreach, up-to-date information—is AIA Chicago giving you what you need today? We want to hear from you on these issues and others of importance to you. The more we know about you, your needs, and your expectations, the stronger we can make the profession.

In late spring, the entire AIA Chicago membership will be receiving a survey. Please take a few minutes to complete and return it so that we may better serve you. We are interested in receiving your feedback on which services the Chapter should improve, change, add, or drop altogether and what your needs are now. We plan on using the results to help you get the most from your membership.

Questions concerning this effort should be directed to Mark Crossley in membership services at 312/670-7770.

Continuing Education Convention Centerpiece

The AIA annual convention in Minneapolis offers a comprehensive package of



continuing education courses and collateral opportunities. More than 90 seminars, nine pre-convention workshops, and 21 small-group consultations offer members the opportunity to fulfill their annual requirement of 36 learning units in just one long weekend.

The convention host, AIA Minnesota, has arranged an impressive series of tours of the best of Minnesota architecture, including work by Pei, Pelli, Gehry, Pedersen, Johnson, Jahn and Barnes. More than 350 leading companies will exhibit new products and services. Registration is as low as \$195; the deadline for advanced registration is April 19. For more information, call the convention hotline at 202/626-7395.

School of Architecture Nears End of Search for New Director

The University of Illinois at Chicago's School of Architecture, has announced the finalists for the position of director. The four candidates are Robert Benson of Miami University; Marcia Codinachs of Universidad Politecnica de Catalunya, Barcelona; Jose Oubriere of Ohio State; and Katerina Ruedi of Kingston University, London. The candidates lectured at the school during the spring; a decision will be announced later this year.

City Issues Tamper-Proof Building Permits

The Chicago Department of Buildings has begun issuing building permits that are watermarked for security purposes, eliminating the possibility of unauthorized work being done under a copied permit. This is the first design revision for building permits in more than 15 years.

The new permits are color coded by year and are imbedded with watermarks for additional security, reading "void" if copied. In addition, all building permits are perforated now to allow an architect and contractor to tear away and keep their corresponding piece of the permit.

Amendments Allow Recovery of Legal Fees

The state Legislature recently added a provision to the Illinois Mechanics' Lien Statute that allows for the recovery of attorney's fees. According to attorneys at Schiff Hardin & Waite, this change provides architects with a powerful new tool to help in collection activities. The amendment applies to all claims filed after August 8, 1995.

The amendment attempts to correct certain inequities in the law. In the past, when an owner was slow or failed to pay for professional services rendered in connection with real property, the professional had the option to file a mechanics' lien claim against the property. While the mechanics' lien statute provided the professional with the surest method to collect past due fees, the costs and attorney's fees associated with the filing of the lien claim and foreclosure action were not recoverable from the owner. Thus, in cases where the amount due was small, professionals could not cost effectively pursue their legal options and simply wrote off their claim. One of the amendment's main objectives is to shift the cost of collection to the responsible party.

The amendment provides that if a court finds the owner failed to pay a lien claimant the full contract price, including extras, "without just cause or right," the court may assess against the owner the lien claimant's reasonable attorneys' fees. The amendment is a two-way street, however. In addition to providing attorney's fees to the lien claimant, the amendment also provides that the owner can be awarded attorney's fees if the lien claim is filed in bad faith.

Firms should contact their legal counsel regarding the benefits and pitfalls of the Mechanics' Lien Act.

This report was provide by the law firm of Schiff Hardin & Waite.

Children of Architects Invited to Morocco

The Royaume Du Maroc, Council Regional de l'Ordre des Architectes a'Casablanca and the American Institute of Architects Chicago, together with assistance from Chicago Sister Cities International, are sponsoring a summer exchange program for high school age children of architects. The Casablanca-Chicago Architect's Student Exchange Program will pair students from Morocco and the United States for five weeks of travel, exploration, cultural exchange, and exposure to architectural practice and history in both countries.

The students' families will serve as hosts in their respective cities, providing housing, meals, local transportation, and event expenses. Each family will cover their own child's airline ticket cost and spending money. Participants must be the children of registered architects in either



The city hall in Casablanca. Photo courtesy of Paul Shaver, AIA.

Morocco or Illinois and have a basic introduction to English and French.

Deadline for applying is May 15. The program is planned for early July to mid August and participation is limited.

For more information, including an application, contact Paul Shaver, AIA at 312/346-1632 or Mr. Benabdellah Ouadia, architecte; Casablanca at 011 212 2223570.

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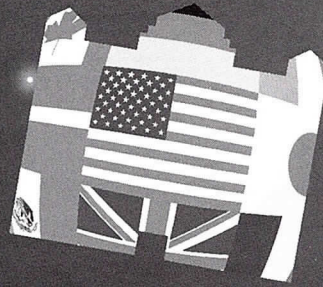
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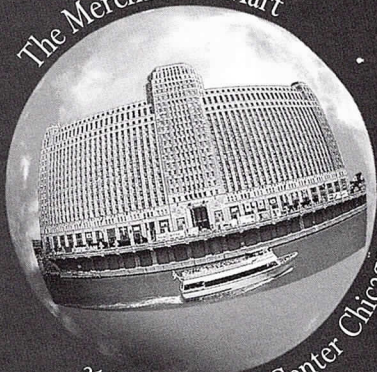
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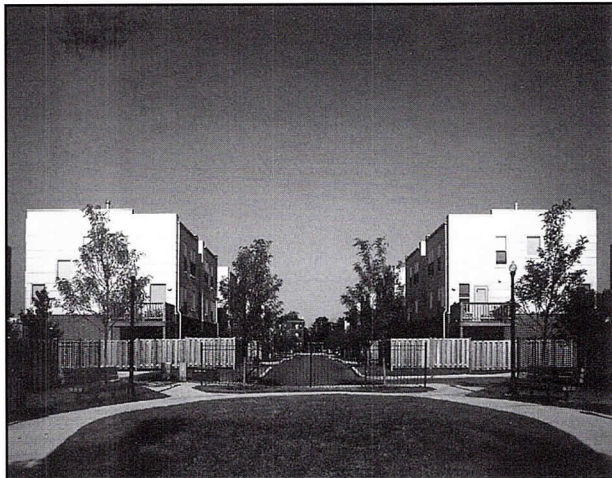
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Energy-Efficient Housing



Shaw Homes, Inc.

Phase I of Shaw Homes' Homan Square Project.

The following articles report on two sustainable housing initiatives of AIA Chicago's Committee on the Environment. Cooperative efforts, they illustrate the energy and verve with which architects define and recreate the built and natural environment.

Ecoefficient Housing for Chicago

by Harold Olin, FAIA

During the Middle East energy embargo I wrote, "I am 44 years old. Since I was born, the United States has used more coal than in its entire previous history. I have three children. Within the lifetime of my 18 year old daughter, Americans have consumed more oil than in the previous 100 plus years of oil production. Since the birth of my son 15 years ago, we have used more natural gas than in the previous three quarters of a century. And, during the brief lifetime of my nine-year-old daughter, you and I have squandered more electricity than all of our ancestors put together."

The nation all too briefly heeded the wake-up call from the Middle East. Now, two decades later, we are in danger of falling back on our wasteful practices. We must recognize that even with ardent energy and resource conservation practices, the quest for a higher living standard for an ever-increasing population will continue the

exponential yearly demand for energy. Curbing this demand and conserving other limited natural resources has long been a concern of AIA Chicago.

Building Commissioner Supports Energy Standards

For over 20 years, I have been promoting energy efficiency to those "gatekeepers" who influence home builders and buyers: lenders, government agencies, builders and architects. With the support of Cherryl Thomas, Chicago's current building commissioner who recognizes that energy-efficient homes, with their potential for reducing operating costs, would be especially welcome in affordable housing projects, an AIA Chicago-sponsored meeting was held on May 16, 1995 to discuss a potential collaboration between the aforementioned gatekeepers.

It became apparent in this meeting that even minimal mandatory requirements were more than the private sector was willing to endorse, because of insufficient evidence that the buying public would support a higher level of energy efficiency. I then suggested a demonstration project to develop the evidence that would document that energy-efficient housing does indeed pay for itself. I imagined a public/private coalition in which each of the gatekeeper groups would come up with cutting-edge ideas, try to implement them, and to educate their members and customers as to the benefits of energy efficiency.

A Joint Venture for Ecoefficient Housing in the Inner City

Frank Martin of Shaw Homes rose to the challenge and offered to use Phase III of the Homan Square development as the pilot site for "ecoefficient" (energy- and resource-efficient) affordable housing. The Homan Square site, the former 55-acre world headquarters of Sears Roebuck and Company, is located

The nation all too briefly heeded the wake-up call from the Middle East. Now, two decades later, we are in danger of falling back on our wasteful practices. We must recognize... the quest for a higher living standard for an ever-increasing population will continue the exponential yearly demand for energy.

in the heart of the Lawndale neighborhood. Martin conditioned his offer on the joint venture partners participating in the education program and funding the extra cost of retaining environmental specialists. Through a series of meetings to refine the mission of the joint venture, the group came up with a final resolution and sufficient funds were contributed to get the project going. By December 1995, all of the major participants had signed a resolution.

The Shaw Company is especially well positioned to conduct this demonstration project. The company has, over the past decade, developed several inner-city projects. In addition to Homan Square, the company also launched in 1994 a resource-efficient residential development in the Grayslake area northwest of Chicago. That 667-acre, low-density subdivision of over 300 homes received a great deal of attention in both the professional and general press for its pioneering land planning concepts and its goal of cutting energy use in half. Phase III of the Homan Square development will benefit from both the urban and suburban development experience of the company.

If one of the major goals of the demonstration project is to develop a database to substantiate the cost-effectiveness of energy efficiency, the time could not have been better. Phase II benefited from a state subsidy that established insulation and other requirements which equal the 1992 CABO MEC standards. The target of Phase III will be to further increase efficiency while keeping costs within a marketable range. Significantly, the added cost of energy efficiency and the actual utility bills of occupants of the first two phases are being monitored, as will similar costs for Phase III.

Just which measures will be incorporated in the Phase III design is currently under review by the Shaw Company staff and their consultants. The AIA Chicago Committee on the Environment, under former co-chair Helen Kessler, AIA, last fall organized a design

charrette to assist the Shaw Company with those all important choices. The charrette participants' recommendations and the company's final decisions will be the subject of another FOCUS article.

Education Plays Important Role in Demonstration Project

No matter how carefully or creatively a project is designed, it can be a complete failure if certain players don't perform as assumed. Here is where education or training is essential. If the building trades are not familiar with or ignore energy-efficient building practices, the energy savings can be half of those predicted. Likewise, a thoughtless owner, one who leaves open the door for the dog or children to wander through at will, may be heating the outdoors in winter and cooling it in summer—realities the designer did not (and could not) anticipate.

Such unpredictable behavior can skew the results but can be avoided with proper education and training. Assuming the first two players are doing their jobs as hoped, appraisers and loan underwriters need to be informed of the cost-savings benefits realized by occupants of efficient units and taught to apply the available energy-conscious incentives discussed above. The joint venture partners can each take part in this vast educational effort that will advance the interests of their members, stockholders, and the public at large.

Energy and resource consumption has been growing at an accelerating rate in the last hundred years. With intelligence and dedication, this joint venture can show the way to slow this process and perhaps eventually reverse it. As some astute politician once said, "History is not destiny, we can make a difference."

Harold Olin, FAIA is director of plan review for the Chicago Department of Buildings. He is a director-at-large on the Chapter's board of directors and was recently named to the AIA's College of

Fellows. Olin was instrumental in bringing together the following groups for this joint venture in energy-efficiency—AIA Chicago, City of Chicago, ComEd, Home Builders Association of Greater Chicago, Norwest Mortgage, Inc., Peoples Gas, The Shaw Company/Shaw Homes Inc., State of Illinois Department of Commerce and Community Affairs and TCF Bank.

The Innovative Edge Housing Performance

by Helen Kessler, AIA and
Michael Iversen, AIA

Celebrating its 10th anniversary, the Affordable Comfort Conference made its debut in Chicago last month. The conference, a series of workshops, tours and lectures that present building strategies for high-performance, resource-efficient homes, is one of the largest in the nation.

As a conference partner, AIA Chicago's Committee on the Environment played a major role in organizing the conference. Committee chair Michael Iversen, AIA of Prisco Serena Sturm Architects, was on the Affordable Comfort planning committee, and Helen Kessler, AIA of Sieben Energy Associates was a track leader, developing a new series of sustainable design sessions including "Building the Green Design Team," which she led. In addition, the Chapter was well represented on the conference program. Iversen moderated an architects' forum that included panelists Bill Sturm, AIA of Prisco Serena Sturm; Doug Farr, AIA of Farr Associates; Harold Olin, FAIA of Chicago's Department of Buildings; Mike Meyers of the U.S. Department of Energy; and Tom Forman of Architects, Designers and Planners for Social Responsibility.

Although many Chapter members attended Affordable Comfort '96, many were unable to do so. As a service to fellow members, we summarize below three issues that speak to sustainable design in Chicago.

The Whole Systems Approach

If there was one message the conference provided to architects it was: Design with a whole systems integrated approach. Workshops, tours and short courses emphasized that no one part of a home should be designed in isolation. Putting in the most efficient air conditioning system will not make a home energy efficient unless the orientation, windows, insulation, duct systems, and other parts of the building are considered as part of a whole system.

The most extreme example presented at the conference—the Sacramento-area ACT2 house funded by Pacific Gas & Electric—has no air conditioner, yet provides year-round comfort. Costs for this home, based on projected mature market cost as the technologies are developed, are projected to be no higher than a standard merchant-built home.

Not only does a whole systems approach lead to more resource-efficient building, it allows for smaller mechanical systems, and can validate a firm's environmental design knowledge.

Appropriate Product Selection

According to Ed Lowans of Lowans and Stephens, a design firm based in Ontario Canada, product specification should go hand in hand with other considerations of resource efficiency. Lowans suggests that all building materials and products be reviewed to determine if environmentally preferred alternatives are available. This can be accomplished by existing staff or consultants or by adding environmental criteria to bidding, contract and procurement documents. A fully integrated material and product selection process can greatly reduce environmental impacts and increase the value of the project as a whole.

When selecting materials and products, one should base an evaluation on whether they contain recycled content, are recyclable, volunteer the least amount of particulates and fibrils, minimize toxicity and emit low or zero volatile organic compounds (VOCs), and do not contrib-

... the most efficient air conditioning system will not make a home energy efficient unless the orientation, windows, insulation, duct systems, and other parts of the building are considered as part of a whole system.



3300 W. LeMoyné St. before rehabilitation began. The project will be completed this spring.

Domus PLUS

The LeMoyné Street project demonstrates that by including energy-efficient building practices and materials in affordable housing, architects maximize a healthy indoor environment, while minimizing the occupants' energy burden.

ute to global warming or ozone depletion. The life cycle cost of materials and products—including evaluation of their embodied energy, embodied carbon, resource depletion, and social impacts—may be more difficult to determine. Fibrous, offgassing and granular materials should not be specified unless the fibers, gasses, and granules are sealed in place and cannot be released or contaminated by moisture and dirt. Porous materials (such as carpet), that can absorb and desorb contaminants and thus act as biological amplifiers, should be considered with appropriate caution.

Regulations in general are so far behind what is needed to achieve environmentally and socially appropriate results that most materials or products demonstrating standards beyond compliance should be considered for preferred status. Environmental performance certification systems, such as ISO 9000 and ISO 14000, provide some guidance as well as high-quality, third party certification systems such as Scientific Certification Systems.

The benefits of appropriate product selection to a client are significant. In addition to the aforementioned product-related benefits, a building's indoor air quality may improve as well. The

resulting improvement to employees' productivity and health is likely to be so dramatic that their investment payback period is measured in months, not years.

Energy-Efficient Rehab

The Illinois Department of Commerce and Community Affairs (DCCA) has recently sponsored a unique project that combines energy- and resource-efficiency in the rehabilitation of a two-unit residential building. The goal of this project was to demonstrate energy-efficient building techniques using environmentally friendly building materials in the rehabilitation of low-income housing.

The building located at 3300 W. LeMoyné St. in Chicago was a two-story, four-unit masonry building that had been abandoned for a number of years. Under this program, the building is being rehabbed into two units with the bottom and top floor units combined into a single unit. Each unit is 1,386 sq. ft. Rehabilitation required the complete gutting of all interior partitions and systems to the building's masonry shell.

Energy-efficient building practices that were used at this building, collectively referred to as "Super Insulation," included the following:

- high insulation levels
- increased indoor air sealing
- high-efficiency heating systems

Energy-efficient products used for this project included wet-spray cellulose insulation, cotton batt insulation, combination heating system, and double-glazed, low-E, argon gas-filled, double-hung windows. The air-sealing goal of the project is to tighten the units to 0.50 air changes per hour. Annual space heating consumption is projected to be 4.9 BTUs per square foot. This amounts to an annual fuel bill of \$210 per unit. In comparison, energy consumption in comparatively sized units that undergo a conventional

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gut rehab, have normalized consumption in the ranges of 15.9 to 36.7 BTUs per square foot, or an annual space heating bill of \$482 to \$1100.

Other materials used in this project include sub-floors made from recycled newsprint, finger-joined wood studs, drywall made from recycled newsprint and gypsum, ceramic tile containing 70 percent recycled glass, carpeting from recycled PET plastic, and paint containing no organic solvents or VOCs.

The west LeMoyné Street project demonstrates that by including energy-efficient building practices and materials in affordable housing, architects maximize a healthy indoor environment, while minimizing the occupants' energy burden.

Michael Iversen, AIA is chair of the Chapter's Committee on the Environment and an architect at Serena Sturm Architects. Helen Kessler, AIA spearheaded AIA Chicago's involvement in Affordable Comfort '96. She is an architect with Sieben Energy Associates.

Specifying Resource-Efficient Products

The logical extension of an energy-efficient building is the selection and use of resource-efficient building products. Resource-efficient products are those that:

use primary resources in an efficient manner

use recycled and secondary resources

contribute to a healthy indoor environment

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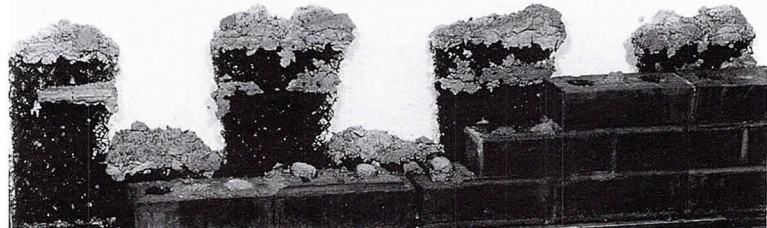
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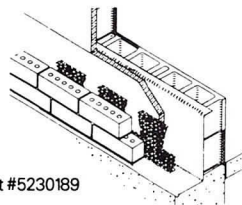
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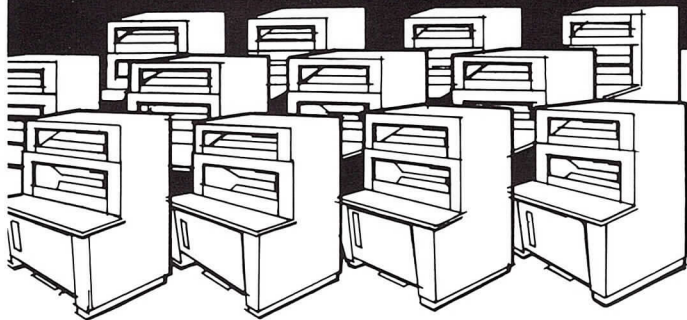
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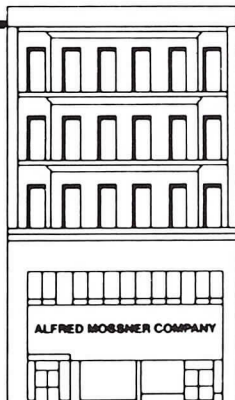
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Finding Alternatives to Tropical Hardwoods

by Michelle Halle Stern, Assoc. AIA

When I walk into a conference room or a neighborhood bar, wood is the first thing that catches my eye. Wood's rich texture can add warmth and beauty to a space more than any other material. Unfortunately the price of wood can be high in terms of environmental degradation and the destruction of indigenous communities.

Here are some interesting facts from the Rainforest Action Network (RAN):

Africa was once the world's primary supplier of hardwoods. Due to over exploitation, Nigeria is today a net importer of hardwoods, and both Ghana and the Ivory Coast have banned exports of their primary tropical hardwood species.

Southeast Asia is the primary source of US imports. On Peninsular Malaysia, 30 percent of the natural forest was depleted between 1910 and 1980. Since 1940 the Philippines has lost most of its 37.5 million acres of tropical forest and only 3 million acres remained in 1989.

Almost all South American rainforests are located in Brazil. Brazil is one of the worst rainforests destroyers at 2.7 million acres per year. Large scale cattle ranchers and speculators are responsible for most of the destruction, much of it under government sponsorship. In Brazil settlers must "improve" the land to occupy it.

From an environmental standpoint, deforestation has far-reaching repercussions. A study by Wadebridge Ecological Center in Great Britain showed that erosion can be as low as .03 tons per hectare per year before deforestation and 90 tons per hectare per year after deforestation. When forests are clear cut for grazing land, agriculture strips the nutrients from the soil within a few harvests.

Rainforests play an important role in

the hydrological cycle by evaporating large quantities of water vapor and producing gases and particles that form nuclei for cloud droplets. Evaporation absorbs heat, and clouds reflect sunlight to keep the local climate moist and cool. Geophysicist James Lovelock estimates the equivalent air-conditioning and irrigation value of tropical rainforests at 450 trillion dollars per year. When only 20 to 30 percent of

Almost all South American rainforests are located in Brazil which is one of the worst rainforests destroyers at 2.7 million acres per year. ... In Brazil settlers must "improve" the land in order to occupy it.

the tropical forest ecosystem remains, the forest will lose its ability to self-regulate climate. The resulting harsher climate will lead to considerable suffering for the poor people of the Amazon, posing "a threat comparable in scale to a global nuclear war," according to Lovelock.

The US contributes to deforestation as the world's leading importer of plywood and veneers which are used for "doorskins," paneling, and furniture, according to RAN. Almost all hardwood plywood imports are tropical (mostly from Indonesia), but this accounts for only 3 percent of domestic plywood consumption. Forty percent of veneer imports are tropical, 15 percent of which come from Brazil.

Meanwhile, according to the Western Ancient Forest Campaign (WAFC), one of four logs cut in the Pacific northwest is shipped overseas without milling. The US exports wood to Taiwan and other countries where wood is milled

and made into furniture and then exported back to the States. If the US processed its own wood, tropical hardwood imports could be eliminated without affecting the market, not to mention the environmental savings of reduced transportation.

Important Ways Architects Can Make a Difference

Let furniture suppliers know you're concerned. Ask where products were manufactured and request documentation on forest locations, management techniques, processing and transportation. Wood products manufactured in foreign countries should be labeled as such.

Be conservative in your use of wood products and try to specify lesser known alternatives. It is better to specify US woods than tropical woods, although the US has its own problems with over exploitation.

Find good resources. Look into *Woods of the World* (\$20-\$40, Software by Tree Talk). A multi-media database of 900 species and 95 percent of wood in trade that offers alternative wood species based on properties desired.

As architect William McDonough has said, "architects cannot afford not to be in a position to really come to grips with where things come from, how they're put together and where they end up—in a seamless whole. Anything less at this point in time is either irresponsible, fatuous or irrelevant."

Michelle Halle Stern, Assoc. AIA, is studying toward an master's degree in environmental studies at the University of Illinois at Chicago. A graduate of the University of Illinois in architecture and structural engineering, Stern works for MFH Associates. She is a member of the Committee on the Environment.

NEW MEMBERS

AIA

Maura Feaheny, Urban Retail Properties, Inc.; Lance Fung, ASC Services Company, LLC; Trung Thanh Le, OWP & P; Martin Liebrock, Phillips Swager Associates; Steven Loken, Anthony Belluschi Architects; Jeffery Reinke, OWP & P; Steven Swanson, Legat Architects, Inc.; Jon Talty, Otis Associates, Inc.; Michael Vinci, OWP&P

Reinstating AIA

Thomas Burger, OWP & P; Robert Ganofsky, RBG & Associates, Inc.; John Jurewicz, Legat Architects, Inc.; Edmund Kulikowski, OWP & P

Transfers to AIA Chicago

Robert Brobson from AIA Columbus; Gary Cooper from the Boston Society of

Architects; George Douglas from AIA Iowa; Richard Fawell from the Boston Society of Architects

Associates

Deborah Sheehan, OWP & P

Interim Associates

Wendy Illian, J.W. Sih & Associates, Inc.; David Kafer, Larson Kramer & Kjelstrom; Ronald McGrath and Scott Rihel, Legat Architects, Inc.

Reinstating Associates

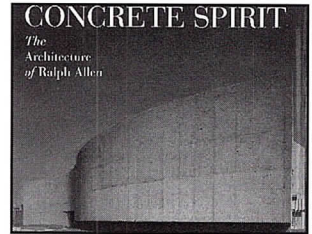
Kenneth Johnson; Howard Garrison; Jean Kaiser, KGP Inc.

Professional Affiliates

Kenneth Ayers, Business Office Systems, Inc.; Robert Grela, R.A. Grela & Associates, Inc.; Craig Zodikoff, Rook, Pitts & Proust

PEOPLE

A new monograph features the work of Ralph



Argus Visual /Communication, Boston.

Allen, FAIA, a Chapter member and president of the Allen Architectural Group. *Concrete Spirit* explores his use of concrete as the material of choice for buildings that are noted for their integration with their sites.

◆ Phillips Swager Associates have promoted Mark Balasi, AIA and Jim Cross, AIA to associate. Martin Liebrock, AIA has joined the firm as a project architect, and Heather Adams is now the business development coordinator.
◆

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AIA Chicago 401(k) and Profit Sharing Association Plan

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Kenneth Crocco, AIA has joined ArchiText as a senior specifier. He formerly worked as director of specifications (1990-1992) and director of architecture (since 1992) for Holabird & Root. Crocco is a Chicago delegate to the AIA Illinois board of directors.

◆
A Lincoln Park home designed by **Richard Gibbons, AIA**, was featured in an Art Institute tour entitled "Process and Collaboration: A Dialogue with Architects and Designers."

◆
Jong Soung Kimm, AIA, received a Professional Achievement Award from the Illinois Institute of Technology Alumni Association. Kimm, a former draftsman in the offices of Ludwig Mies van der Rohe, returned to Korea in 1978 to establish SAC International.

Lohan Associates recently announced the following promotions. **Joe Dolinar, AIA** was named an associate principal. **David Fleener, AIA**; **Nevin Hedlund, AIA**; **Karen Lindblad, Assoc. AIA**; and **Basil Souder, AIA** were promoted to senior associates. **Randy Deutsch, AIA** and **Mike Patten, AIA** were named associates. In other staffing news: **Kevin Pierce, AIA**, formerly of Skidmore, Owings & Merrill, joined Lohan Associates as a senior planner.

◆
Beth Swenson Radovanovich, AIA, has joined Klaukens & Associates as director of architectural services.

◆
Yetta Starr, Assoc. AIA spoke recently at a meeting of the Chicago chapter of the Illumination Engineering Society where she presented her work for USG Interiors,

222 W. Hubbard St. The project recently won an International Illumination Design Award as well as an International Interior Design Award.

◆
AIA Chicago mourns the death of two prominent colleagues: **Maurice Thominet, FAIA** and **Scott LaFrance**. Thominet, 67, was the chief engineer for the Chicago Park District from 1982 to 1986 and was involved in the rehabilitation of Soldier Field and the construction of the Petrillo Music Shell. A native of Chicago, Thominet was named a fellow of the AIA in 1986. LaFrance was senior curator of the Charles F. Murphy Architectural Center at the Chicago Historical Society. In addition to creating numerous historical exhibits, including the acclaimed "Chicago Goes to War," he curated AIA Chicago's Design Excellence Awards

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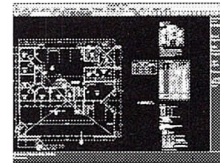
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Exhibit. LaFrance was 35. Donations may be made in his honor to the Day Without History Fund at the Chicago Historical Society, 1601 N. Clark St., 60614-6099.

◆
Scott Timcoe, AIA has been promoted to vice president of architecture at A. Epstein and Sons International, Inc.

◆
 Two AIA Chicago member firms were recognized with *Sun-Times* Commercial Real Estate Awards on February 29. **VOA Associates** won the 1995 special achievement award, and **The Environments Group** was honored as firm of the year.

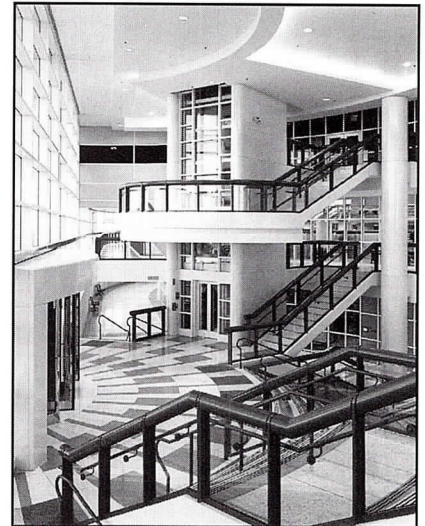
NEW PROJECTS

The New Glen Ellyn Public Library, designed by **Cordogan, Clark & Associates**, opened recently. The \$6 million,

50,000-sq.-ft. structure is a contemporary English Tudor, masonry building that respects its residential neighborhood. It houses over 175,000 volumes.

◆
 The College of DuPage in Glen Ellyn recently dedicated their new student resource center addition. The three-story, 160,000-sq.-ft. addition was designed by **LZT/Filliung Architects** and cost \$14 million. The exterior of the addition extends the geometric patterns of the original student building and a neighboring instructional center. The interior design responds directly to sightlines and pedestrian patterns already established on the campus.

◆
Matthei & Colin Associates is currently designing a \$14 million addition to the Holland Community Hospital in Michi-



Student center addition by LZT/Filliung Architects.

gan. The 55,300-sq.-ft. project includes new admitting, emergency, radiology and outpatient surgery facilities. The addition is designed so that it can be expanded vertically or horizontally, depending on future service needs.

George Lambros Photography

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PROFESSIONAL DEVELOPMENT

The ADA now has a home page on the internet: <http://www.aecnet.com/codes/ada/adahome.html>

◆ **Alpha Rho Chi**, the national professional fraternity for architecture and the allied arts, is updating its database. If you are a member and have not received correspondence in the last six months, please send your name and mailing address to: Ronald Grogan, WGAA, 7508 Richland Road, Richland Hills, TX 76118.

◆ The upcoming **BOCA Earthquake Design Requirements Seminar** for the State of Illinois will meet the seismic design knowledge requirements of the state of Illinois. The seminar is May 14 and 15. Call 708/799-2300, ext. 329.

◆ On April 17, the University of Wisconsin at Madison's **Center for Urban Land Economics Research** is sponsoring a professional education program that will provide business leaders with an objective and systematic approach to making corporate real estate decisions. For registration information, contact Leah Leighty at 608/265-2032.

◆ On January 10, the **Chicago City Council** amended the **Municipal Code of Chicago** to include provisions related to the maintenance of exterior walls and enclosures of buildings. New code provisions (13-196-031 through 13-196-037) include requirements for maintenance and reporting, critical examinations, ongoing inspection and repair programs. The ordinance covers all

buildings six stories (or 80 feet) or more. The Chicago Committee on High-Rise Buildings will hold a seminar addressing the recently passed ordinance from 2:00 to 5:00 p.m. on Thursday, May 9 at the Chicago Athletic Association, 12 S. Michigan Ave. Call Fujikawa Johnson Associates at 312/565-2727 to register.

◆ **Chicago Women in Architecture (CWA)** will hold its annual **Portfolio/Resume Review and Mock Interview Sessions** from 12:00 noon to 4:00 p.m. on Saturday, April 20 at the USG Solutions Center, 222 W. Hubbard St. This year, the interview portion of the event has been expanded to include potential employers. The half-day session is free and open to all design students and young professionals. For information, call Darci Oberly at 312/939-5590, during business hours.

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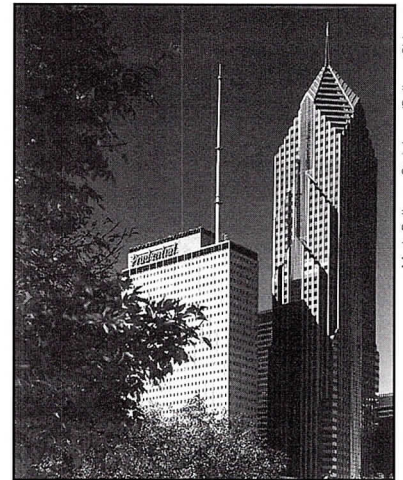
On Saturday, April 20 from 1:00 to 5:00 p.m., **Columbia College** will hold an open house to introduce its **master of fine arts programs in architectural studies** and interior design. The open house will be held at 623 S. Wabash Ave. Classes begin in the fall. For information, call 312/663-1600 ext. 5446.

◆
A few words about concrete: On April 23, **Tom Tietz, AIA** of the Concrete Reinforcing Steel Institute will discuss "Conceptual Selection Process: Selecting the Ideal Structural System" as part of the Merchandise Mart's Tuesday Design Forum series. For information, call 312/527-7098. For a free copy of **Concrete Solutions '96**, a resource on cement and concrete, contact the Portland Cement Association, Order Processing, 5420 Old Orchard Rd., Dept. C, Skokie, IL 60077.

The seventh annual course on **Practical Illinois Construction Law**, sponsored by Federal Publications, will be held on April 11 at the Drake Hotel in Chicago. More than 350 people have taken this accredited continuing education course taught by principals of Schiff Hardin & Waite's Construction Law Group. A book is included with the \$395 fee. For details, call Marjorie DuBroff at 312/258-4935.

◆
 The **Society of Design Administration's** 27th annual convention will be held May 8 to 12 in Minneapolis, MN. The national president, Terry Bolender, helped develop this year's theme, "Partners in a Vision." For information, call 206/622-5822.

◆
 The Illinois State Library, in conjunction with AIA Illinois and Rosary College, will conduct a one-day **Symposium on Public**



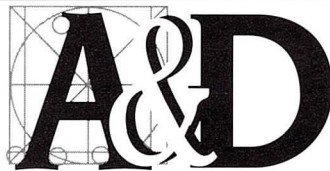
Mark Ballogg, Steinkamp/Ballogg Chicago

CBM Engineers, Inc. of Houston was honored in 1995 by SEAOL for Two Prudential Plaza.

Library Construction Tuesday, April 30 from 8:00 a.m. to 3:30 p.m. at Rosary College, 7900 W. Division St. in River Forest. The cost is \$20, including lunch.

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Pre-registration is required by April 22. Checks payable to Rosary College should be sent to Nancy Orteiger, Illinois State Library, 300 S. Second St., Springfield, IL 62701. AIA/CES credits will be announced at the program.

CALL FOR ENTRIES

The Illinois Indiana Masonry Council announces the **Excellence in Masonry Architectural Awards Program**. Deadline for intent to enter due is April 15. Submissions are due by June 15. For information, call 847/297-6704.

The Structural Engineers Association of Illinois is now accepting entries for its annual **Excellence in Structural Engineering** contest. Deadline for intent to enter is April 1. Call 312/372-4198.

VARIOUS MATTERS

The **Bright New City** announces their 30th anniversary spring lecture series, which features urban development experts from Washington, D.C., Berlin, New York, and Minneapolis/St. Paul. April 1: Creating a Tallgrass National Park in Joliet. April 8: Berlin's "Wrapped Reichstag." April 15: New York's 42nd Street and Chicago's State Street. April 22: Demographic Trends In Urban Development. April 29: Paul Goldberger of the *New York Times*. Call 312/362-5239.



The **Chicago Athenaeum**, 6 N. Michigan Ave., presents an exhibition on the current works of **Richard Meier, FAIA** beginning April 15. The architect will speak on April 16. For information, call 312/251-0175.

The Society of Architectural Historians once again will run its popular **Domestic Study Tour of Prairie School Architecture** in Minnesota and Iowa, June 12-16. For information, call 312/573-1365. To become a docent at the Society, call Sarah Quail at 312/573-1365.

FOCUS welcomes submissions to Notebook. Send information to Susan Nelson, Editor, AIA Chicago, Suite 1049, The Merchandise Mart, Chicago, IL 60654. Listing are accepted on an ongoing basis.

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A P R I L

- 1 Young Architects Committee. The Critic's Role. 6:00 p.m.; AIA Chicago.
- 2 Design Committee. Monthly Meeting. 5:30 p.m.; AIA Chicago.
- 8 Education Committee. Monthly Meeting. 5:30 p.m.; AIA Chicago.
- 9 Young Architects Committee. IDP Update. 6:00 p.m.; AIA Chicago.
- 10 Planning and Urban Affairs Committee. Monthly Meeting. 12:00 noon; AIA Chicago.
Architecture for Health Committee. Technical Presentation: Rush-Copley Medical Center. 5:30 p.m.; AIA Chicago. RSVP using form on page three.
- 11 Historic Resources and Planning and Urban Affairs Committees. Midwest High-Speed Rail Stations. 5:30 p.m.; AIA Chicago. RSVP using form on page three.
- 13 Architecture for Health Committee. Tour: Rush-Copley Medical Center. 9:30 to 11:00 a.m.
- 16 Committee on the Environment. Energy-Efficient Housing Rehab. 5:30 p.m.; AIA Chicago.
- 17 Construction Industry Affairs Committee. Monthly Meeting. 8:30 a.m.; AIA Chicago.
AIA Chicago. Public Lecture: Has Chicago Lost Its Nerve? 5:30 p.m.; Chicago Cultural Center, 78 E. Washington (second floor theater).
- 18 AIA Chicago. New Members' Breakfast. 7:45 a.m.; AIA Chicago. RSVP by April 15.
Government Affairs Committee. Monthly meeting. 5:30 p.m.; AIA Chicago.
- 20 Corporate Architects Committee. Tour: O'Hare International Terminal. 9:30 a.m.; meet at information booth in upper level ticketing area. RSVP using form on page three.
Chicago Women in Architecture. Portfolio/Resume/Interview Workshop. 12:00 noon; USG Solutions Center, 222 W. Hubbard St. Information: Darci Oberly, 312/939-5580.
- 23 Committee on the Environment and Historic Resources Committee. Green Products Night. 4:00 p.m.; Merchandise Mart Conference Center (second floor, bridge above Orleans Street). Admission: \$5. Information: 312/641-5986.
Office Practice Committee. Strategic Partnering. 5:30 p.m.; AIA Chicago. RSVP using form on page three.
- 24 Real Estate Committee. Developer Olympics: Financing Concepts. 5:30 p.m.; AIA Chicago.
- 25 Technical Committee. Fire Rated Glass. 12:15 p.m.; Chicago Bar Association, 312 S. Plymouth Ct. Cost: \$7.50 includes lunch, purchase ticket in first floor membership office.
Interior Architecture Committee. Monthly Meeting. 5:30 p.m.; AIA Chicago.

M A Y

- 1 Education Committee. Monthly Meeting. 5:30 p.m.; AIA Chicago.
- 4 Committee on the Environment. Environmental Field Trip. 10:30 a.m.; Riverside Plaza (Archer and Ashland avenues). RSVP by April 25 using form on page three.
- 7 Young Architects Committee. Furniture Competition Review. 6:00 p.m.; Perkins & Will, 330 N. Wabash Ave. RSVP using form on page three.
Design Committee. An Evening by Design. 6:00 p.m.; Papagus Taverna, 620 N. State St.
- 8 Planning and Urban Affairs Committee. Monthly Meeting. 12:00 noon; AIA Chicago.
Architecture for Health Committee. Certificate of Need Consultants. 5:30 p.m.; AIA Chicago.
- 9 Historic Resources Committee. Monthly Meeting. 5:30 p.m.; AIA Chicago.
- 14 Corporate Architects Committee. Advanced Electronics. 6:00 p.m.; AIA Chicago.
- 15 Construction Industry Affairs Committee. Monthly Meeting. 8:30 a.m.; AIA Chicago
AIA Chicago. Public Lecture: The New Urbanism[s]. 5:30 p.m.; Chicago Cultural Center, 78 E. Washington (second floor theater).
- 16 Government Affairs Committee. Monthly meeting. 5:30 p.m.; AIA Chicago.
- 22 Real Estate Committee. Developer Olympics: Government Incentive Programs. 5:30 p.m.; AIA Chicago. RSVP using form on page three.
- 23 Technical Committee. Topic TBA. 12:15 p.m.; Chicago Bar Association, 312 S. Plymouth Ct. Cost: \$7.50 includes lunch, purchase ticket in first floor membership office.
Interior Architecture Committee. Monthly Meeting. 5:30 p.m.; AIA Chicago.
- 28 Office Practice Committee. Monthly Meeting. 5:30 p.m.; AIA Chicago.

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