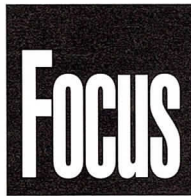


Focus

Rethinking Risks

How to Broaden Your Firm's
Horizons by Expanding Its Services





September 1997

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Working With Architects III



Tues., September 9, 6:00 p.m.;
AIA Chicago

Sponsor: Corporate Architects PIA

This series continues with a third panel of corporate architects discussing the hiring of architecture firms for corporate work. Representatives from the Chicago Park District, the University of Illinois at Chicago, and the U.S. Postal Service will participate. 3 LUs.

Marseilles Brick Plant Tour



Sat., September 13, 8:30 a.m.

Sponsor: Young Architects PIA

Visit this state-of-the-art computerized clay brick factory in Marseilles, Illinois, courtesy of The International Masonry Institute. The bus will leave from the south entrance of The Merchandise Mart at 8:30 a.m. A continental breakfast will be provided on the bus ride. The tour begins at 10:00 a.m.; a lunch, provided by Marseilles Brick, will be served at the plant. Return to Chicago by 1:30 p.m. Space is limited to 40 participants. Co-sponsored by the Historic Resources PIA. 3 LUs.

Lofty Goals: New Lives for Old Buildings



Wed., September 17, 5:30 p.m.;

Chicago Cultural Center,
78 E. Washington St.

Sponsor: AIA Chicago

Ken DeMuth of Pappageorge/Haymes Ltd., Kenneth Schroeder, FAIA of Schroeder Murchie Laya Associates Ltd., and Raymond Hartshorne, AIA of Hartshorne + Plunkard Ltd. present their firms' new residential/renovation projects. 1.5 LUs.

Environmental Field Trip



Sat., September 20, 9:00 a.m.;

3333 W. Arthington St. (lobby)

Sponsor: Environment PIA

This fall field trip will be an all-day tour of two housing developments by the Shaw Co. in which energy conservation is a major focus. The tour begins at Homan Square in Chicago to see advanced single-family house framing and thermal techniques. Then on to Grayslake to visit Prairie Crossing where native and drought-tolerant landscaping has been employed. Space is limited. Participants should bring a bag lunch and a hard hat. Maps are available by request from AIA Chicago. 8 LUs. (HSW)

Breaking from Tradition: How a Unique Architectural Practice was Developed



Wed., September 24, 6:00 p.m.;

The Gettys Group, 401 E. Illinois St., #401

Sponsor: Office Practice PIA

See how non-traditional leadership, open management, and a clear mission statement can foster creativity, esprit de corps, and the impetus for entrepreneurship that can enable you to diversify your business. The Gettys Group secrets will be shared by Andrew Fay, president/chief operating officer; Vito Lotta, AIA, architectural job captain; Lief Simon, chief financial officer; Michael Messerle, AIA, senior vice president; and Rob Swidler, senior marketing manager. 3 LUs.

Design-build by Architects

Thurs., September 25, 5:30 p.m.;

AIA Chicago

Over the last several months, many AIA Chicago members have expressed an interest in forming a Design-build PIA. To contribute ideas, attend this meeting or call Mike Behm, AIA at Clark Dietz Inc., 312/648-9900.



Sign Me Up!

9/9 Working With Architects III

9/13 Marseilles Brick Plant Tour

9/20 Environmental Field Trip

9/24 Breaking from Tradition

9/25 Design-build by Architects

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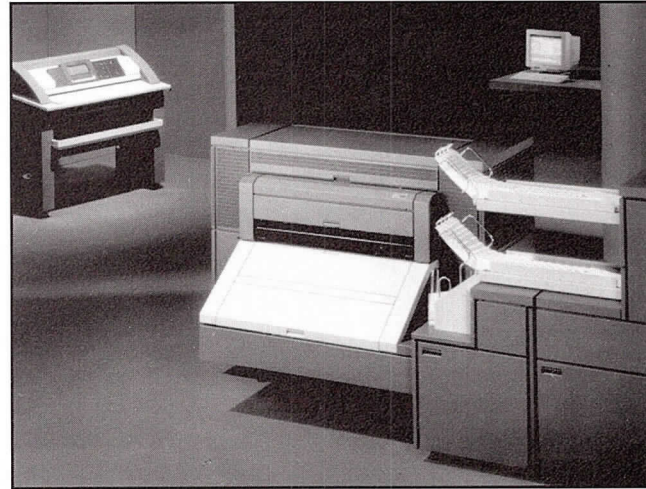
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New Members Invited to Breakfast with Board of Directors

On October 9 at 7:45 a.m., AIA Chicago's board of directors will host a breakfast meeting for new members in the Chapter office. Representatives from the boards of the national AIA, AIA Illinois and AIA Chicago will be on hand to give an overview of the organization and the benefits and resources each level provides. Chairs of AIA Chicago's Professional Interest Areas will also brief new members on their groups' activities. Please RSVP by October 6 to 312/670-7770.

Chicago Firms Among Chosen Few for IIT Design Competition

Eight Chicago-based firms have been invited to participate in the design competition for a new campus center for the Illinois Institute of Technology.

The firms are Dirk Denison Architect; Fujikawa Johnson & Associates; Krueck & Sexton Architects; Murphy/Jahn; Perkins & Will; Skidmore, Owings & Merrill LLP; and Tigerman McCurry Architects.

The university chose 56 firms internationally to submit statements of interest. Five firms will be selected to submit final design proposals, with the winning architect announced in February 1998.

Career Day for High School Students Schedule for October

Now in its 12th year, the Career Day for Architecture, Interior Design and Construction Management will be held from 8:30 a.m. to 12:30 p.m. on Saturday, October 11 in the Rubloff Auditorium of the Art Institute of Chicago. A panel discussion will be followed by a college fair at which over 40 colleges and universities with degree programs will be repre-

sented. Sponsored by the Consortium of Design and Construction Careers, the event is free and open to high school students and their parents, teachers and career counselors. For further details on Career Day, call 312/670-7770.

Single Invoice to Members for 1998 Dues

Members have been asking for a simple method for paying annual dues and it's finally here. Beginning with the 1998 membership renewal cycle, the AIA's Central Database Program will be implemented Institute-wide. The key element of this program is the single invoice for collection of individual dues and fees at the local, state and national level. The national firm non-member surcharge will be calculated on the invoice along with AIA Chicago firm dues. Members will send their dues payments to a central payment lockbox.

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Rethinking Risks

How to Broaden Your Firm's Horizons by Expanding its Services

by Laura Gatland

A year and half ago, DLK Architecture formed a separate design-build company to orchestrate projects from contract through construction. To date, DLK Build has landed projects to build a suburban municipal facility, an office building and a yacht club.

The firm's leap into design-build was considered unorthodox among architects,

who have traditionally avoided taking on more construction responsibilities out of fear of liability and perceived ethical dilemmas. But legal experts say the era of architects shunning a broader scope of services is over.

"It's a natural conclusion that everybody is reaching, that now is the time to grasp more risk and more reward," said Steven Stein, a construction lawyer with the Chicago firm Stein, Ray & Conway.

Stein spoke this summer as part of a panel discussion, "Rethinking Risks," that was co-sponsored by AIA Illinois and AIA Chicago.

For the past 30 years, a cloud of litigation risks hung over architects, compelling them to do everything in their power to avoid a bigger role in project delivery. In 1967, the Illinois Supreme Court ruled in *Miller v. DeWitt* that an architect could be liable for a worker injured on a project if the architect was in control of the work. That decision, coupled with rising insurance costs and an increasing number of legal claims filed against architects, caused the profession to curtail construction responsibilities for the next several decades.

But the climate has changed in recent years, thanks to a drop in liability claims, the repeal of Illinois' Structural Work Act and declining insurance costs, Stein said.

For DLK, expanding into design-build seemed a natural extension for a firm where many of the 45 employees have strong construction backgrounds.

The architecture firm had long dabbled in construction management when contractors went out of business or fell through during a project. Little by little, that experience led the firm to open a separate design-build company.

"Instead of just jumping in when there are problems and acting like contractors, now upfront we can offer this hybrid contract arrangement to clients," said Kevin Kemp, AIA, a principal with DLK.

Setting up a separate design-build entity is one way to try to increase a



PhotoDisc

firm's rewards, but it is considered the riskiest. As design-builder, the architecture firm may undertake liability for the whole team, including construction, material suppliers, injured workers and passersby.

Although the legal environment has improved for architects, there are also business risks that firms take when they expand the scope of their services.

Another way to minimize risk is to shift liability to others involved in the projects through contract changes or insurance coverage, he said.

For firms that want to expand their role with fewer risks, construction management is a good learning step, Nowacki advised.

"Acting as a construction manager who is an agent for the owner, to avoid

relationships with subcontractors and general contractors.

"Everyone — the contractor, architect and subcontractor — seems to have the best interests of the project more at heart when we communicate like this, so I think we get a better project," Kemp said.

"Working with contractors as friends and not adversaries is a definite pleasure," he added. "That's a great reward."

For 30 years, a cloud of litigation risks hung over architects, compelling them to do everything in their power to avoid a bigger role in project delivery. But the climate has changed.

Business failures in the construction industry have been climbing steadily in the past four years.

There are two crucial ingredients for success in taking on more responsibility in the construction setting: know-how and capital, said James Nowacki, a partner with Kirkland & Ellis who specializes in commercial litigation and construction law.

To design-build, a firm must have the expertise to figure out what to charge to cover the costs of contractors, subcontractors, suppliers, consultants, overhead and administration — and still earn a high enough profit to compensate for the increased risks involved, Nowacki said.

One way to minimize risks in design-build is to start out with smaller, simple projects requiring straightforward contracts, Nowacki recommended. He suggested that firms take on multiple types of projects to spread the risks around and to offset any cost overruns. Firms also can try to protect themselves by devising realistic schedules and creating incentives in the contract with the owner for any job done early or under budget, Nowacki suggested.

direct responsibility for the performance of the contractors, is probably the best way to get started," he said.

To wear the hat of construction manager and agent of the owner, an architect needs to know the trades and how to deal with them. The firm should assemble a team of experts in steel, concrete, electrical and plumbing and other specialty areas to get a good feel for figuring out costs.

There is also the added responsibility of guaranteeing the construction schedule, which requires expertise in knowing how long a project will take and where to get the talent who will comply with the timetable, Nowacki noted.

Despite the risks, the obvious reward in expanding an architect's role is increased fees, said Kevin Sido, a partner with the Chicago law firm Hinshaw & Culbertson who represents design professionals.

DLK's embryonic design-build company hasn't seen a jump in profits — yet. But there are many other rewards, Kemp said. In addition to having more control over quality, he said having a design-build entity encourages friendlier

The arrangement has also allowed DLK to deliver projects at a lower cost to clients, which Kemp said, "is a market advantage in itself."

Other perks, said Sido, are "getting to be in charge, as opposed to doing anything to avoid being in charge."

And there are long-term benefits, too. Taking on more responsibility can bolster a firm's image from the added prestige and recognition, he said.

And lastly, Sido said, there is satisfaction of having things done correctly, "my way."

"Clearly, there is the opportunity for someone who wishes to take some more risks, and push the envelope a little bit further and harder on some of these questions — and then, of course, reap the rewards," he said. ■

Laura Gatland is a former reporter for the Chicago Daily Law Bulletin. Now a free-lance writer, her work is featured regularly in Crain's Chicago Business and the journal of the American Bar Association.

For information about laws affecting design-build in Illinois, call AIA Illinois at 217/522-2309.

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Clockwise from top left: Grant McCullagh, FAIA; Bruce Abrams; James Gimpel, AIA; and Margaret McCurry, FAIA are among the featured speakers at AIA Chicago's first annual Professional Development Conference.

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DeStefano and Partners*

*Carol Ross Barney, FAIA
Ross Barney + Jankowski*

Recycling Older Buildings for Residential Use

*Bruce Abrams
LR Development Co.*

*Kenneth Schroeder, FAIA
Schroeder Murchie Laya Associates*

Strategic Teams: Finding the Right Partners to Win New Commissions

*James Gimpel, AIA
The University of Illinois at Chicago*

*James Allen, AIA
RTKL Associates Inc.*

*Christopher Lee, AIA
Johnson & Lee Architects*

Global and Local Code Issues

*Marco Gutierrez
Chicago Building Department*

*Martin Reese
Rolf Jensen & Associates*

Keynote Address: Growing a Firm Fast

*Grant McCullagh, FAIA
McCluer Corp.*

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Reinstating AIA

John Hiltcher, Cook Hiltcher Associates LLC; **David Kasprak**; **George Shorobura**

Associate AIA

Mary Martin, Weese Langley Weese; **Balasubramanian Vairavan**; **Angelina Trajkovski**

Reinstating Associates

Thomas Tinics, Boelter & Yates; **Adam Kushabi**; **Peter Landeck**, Direct Design

Students

Frank Miller, School of the Art Institute of Chicago

PEOPLE

Eric Davis, AIA has joined **GEC Design Group**, a division of Globetrotters Engineering, as senior architect.

Peter J. Exley Architect has relocated its offices to 111 W. North Ave. in Chicago.

Susan Limbrunner, Assoc. AIA and Douglas Lim have joined **Green Associates** as project coordinators.

Robert Rea Jackson has joined **Koglin I Wilson Architects Inc.** as a project architect in charge of industrial and transportation design services.

McCluer Corp. has named **Sergio de los Reyes, AIA** as senior program manager for design-build projects and **Jeffrey Penn, AIA** a senior project manager within its aviation group.

Gerard Colomb, AIA has been promoted to a principal at **DLK Architecture**.

Merritt Seymour, IDSA, CMG has been elected to vice president of product design and development for **USG Interiors Inc.** His new assignment includes the development of new products and systems and coordinating design and development activities with USG

Worldwide Ceilings units and USG Corporation Research and Technology. Seymour is a member of AIA Chicago's board of directors.

John Syvertsen, AIA, immediate past president of AIA Chicago and former chairman of the AIA National Committee on Design, has been chosen as the newest member of the board of directors of **O'Donnell Wicklund Pigozzi & Peterson Architects Inc.** As a board member, he will share in the decision-making process of the firm. In addition to his leadership at the AIA, Syvertsen has served as president of Chicago Architectural Club.

AWARDS

The **Chicago Building Congress** recently awarded Melvin Gray, chairman and chief executive officer of Graycor, the organization's prestigious Award of Honor.

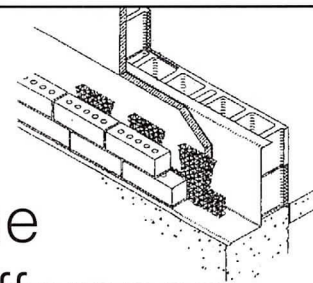
The Graham Foundation has given the **1997 Carter Manny Award** to Paula Young Lee from the

Department of Art History at the University of Chicago. The award, worth \$10,000, will support the completion of Lee's dissertation, "The Logic of the Bones: Architecture and the Anatomical Sciences at the Museum D'Histoire Naturelle, Paris, 1789-1889." The Graham Foundation offers this annual award in honor of Carter Manny who has served the Foundation since its inception in 1956. The award supports research for academic dissertations by promising young scholars in areas directly concerned with architecture.

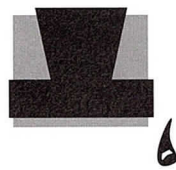
Two projects by **The Lannert Group** have won awards from the Illinois chapter of the American Planning Association. The St. Charles Park District Master Plan establishes an expanded park and greenway system for an established suburban community, while the New Lenox Plan addresses new growth pressures.

CALLS FOR ENTRIES

Deadline for submissions to the **1997 Wood Design Award** is October 10. The awards program recognizes



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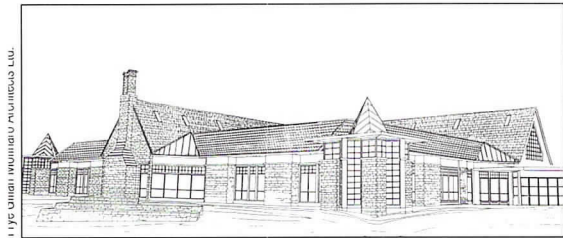
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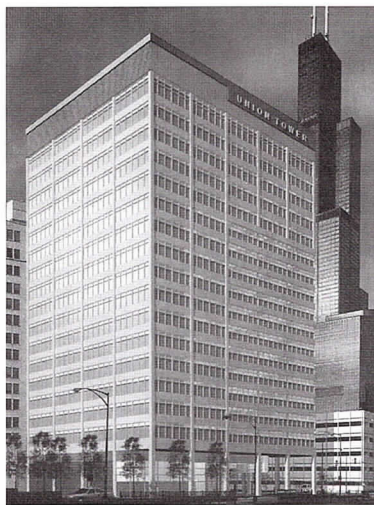


design excellence and innovative wood use in residential and nonresidential buildings. Entries must have been completed since January 1994. The jury includes Fred Clarke, FAIA of Cesar Pelli & Associates and Susan Rodriguez, AIA of Polshak and Partners Architects. For a submission packet, call 703/733-0600.

Entries for the **Concrete Reinforcing Steel Institute Awards** are due October 24. Predominately site-cast conventionally reinforced, concrete structures, completed between January 1, 1995 and October 24, 1997, are eligible. The entry fee is \$100 per project. For a complete set of submission regulations and materials, fax your name and address to 847/517-1206.

NEW PROJECTS

GEC Design Group is currently designing the Central Hearings Facility for the newly created Chicago Department of Administrative Hearings. The facility, which includes 16 hearing rooms and offices for the Department, will be the first phase of the complete reno-



Left: Sun Prairie Public Library by Frye Gillan Molinaro Architects Ltd. Right: Union Tower as designed by Brininstool + Lynch.

vation of a 132,000-square-foot loft building at 400 W. Superior St. **Walter Sobel, FAIA** is serving as the judicial programming/design consultant.

Brininstool + Lynch has been selected to design a new, 17-story office building with more than 320,000 rentable square feet in the West Loop. According to Development Resources, Union Tower, at 550 W. Van Buren, "has been planned with 21st century needs in mind." The design includes highly efficient floorplates and mechanical systems that accommodate high-bandwidth cabling, wattage per square foot exceeding industry standards, and oversized, zone HVAC capacity. Completion is scheduled for early 1999.

Development Resources

Frye Gillan Molinaro Architects Ltd. has been commissioned to design an expansion to house the rare books and artwork collection of the Morton Arboretum Library in Lisle and to design a new 35,000-square-foot public library in Sun Prairie, Wisconsin. The firm has designed the Sun Prairie Public Library of stone and brick veneer; its primary structure is steel with a truss joist framing system. The library will sit on 17 acres, most of which is being redeveloped into native prairies.

McClier Corp. has been hired as construction manager for a \$4.5 million expansion plan at Webster Place, 1471 W. Webster Ave. Construction began in June on a 15,000-square-foot Sony Theatre addition with a detached 177-stall parking garage. The theater will remain open during construction, which is expected to be completed by January 1998. In other news from the firm, Sutro Tower, the 900-foot television tower at the top of Twin Peaks in San Francisco, has asked McClier Corp. to expand the 31,000-square-foot facility so that it can accommodate more than twice its present amount of transmitting equipment.

Ved Gupta & Associates Inc., a firm celebrating its 15th anniversary, recently completed the programming, space planning and interior design for the new Chicago-area headquarters of the State of Illinois Department of Human Services. The 160,500-square-foot building was delivered ahead of schedule and under budget. The new facility consolidates six existing office locations for greater efficiency and cost savings.

Two Chicago firms have been named in the MCL Companies' much publicized plan for River East, a "new" Chicago neighborhood along the north bank of the Chicago River between Lake Michigan and Michigan Avenue. **Wheeler Kearns Architects** is responsible

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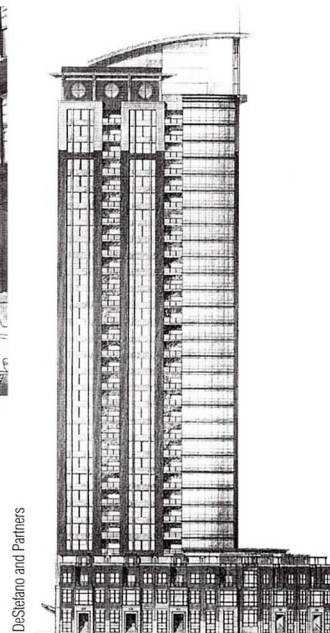
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Left: Wheeler Kearns Architects' new designs for North Pier. Right: The first of three condominium towers to be designed by DeStefano and Partners for MCL Companies.



Wheeler Kearns Architects



DeStefano and Partners

for exterior modifications and new pedestrian entryways to North Pier, which will soon be renamed River East Plaza. Construction is expected to begin this fall.

DeStefano and Partners is designing the three high-rise residential buildings called RiverView. Construction on the first of the buildings, a 17-story structure with 69 units, is planned to begin this month.

PROFESSIONAL DEVELOPMENT

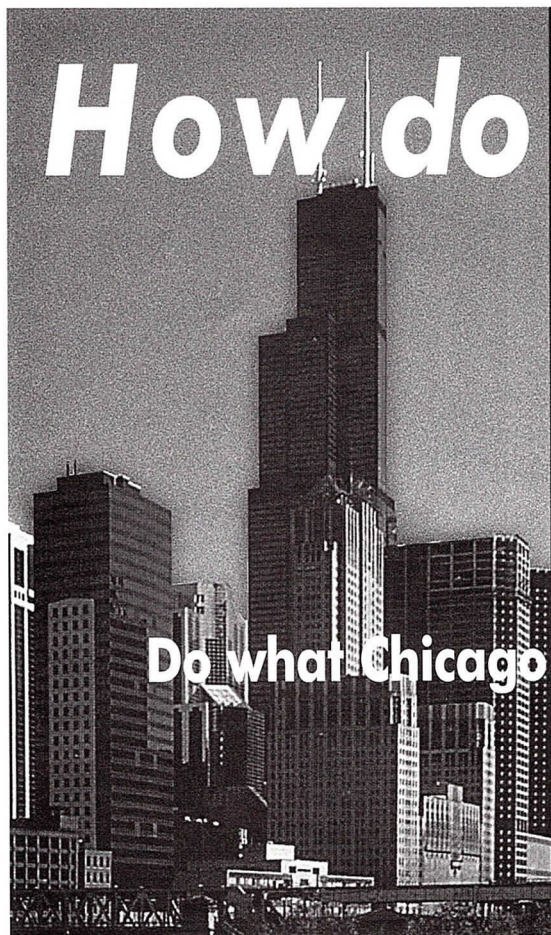
The most comprehensive study of buildings in Chicago has been released by the Chicago Department of Planning and Development and the Commission on Chicago Landmarks. More than 17,000 properties are included in the **Chicago Historic Resources Survey**. This survey is available for viewing at all branches of the Chicago Public Library and at AIA Chicago. Copies can be purchased for \$25 at the Chicago Department of Planning and Development, Landmarks Division, 320 N. Clark St., Room 516. For information, call 312/744-3200.

The **Illinois Construction and Demolition Site Recycling Guidebook** is available free of charge by calling the Illinois Department of Commerce and Community Affairs at 800/252-8955.

On September 25 and 26, the Association for Project Managers (APM) is offering a series of two one-day **Project Management Educational Workshops** for design and construction industry project and senior managers. Registration fees per person are \$195 for one workshop for APM members; \$220 for non-members. For information, including locations, call 777/472-1777.

The **Association for Preservation Technology** (APT) will hold its annual conference in Chicago September 25 through 28. Entitled Less is More, the conference focuses on realizing maximum results with

limited resources. To receive a complete program and registration packet, call APT at 217/333-4698. Following directly on the heels of APT, **Restoration & Renovation**, a conference and trade show for architects, engineers, designers and contractors actively involved in restoring historic buildings, will be held October 16 through 18 at The Merchandise Mart. For registration information, call 508/664-8066.



How do

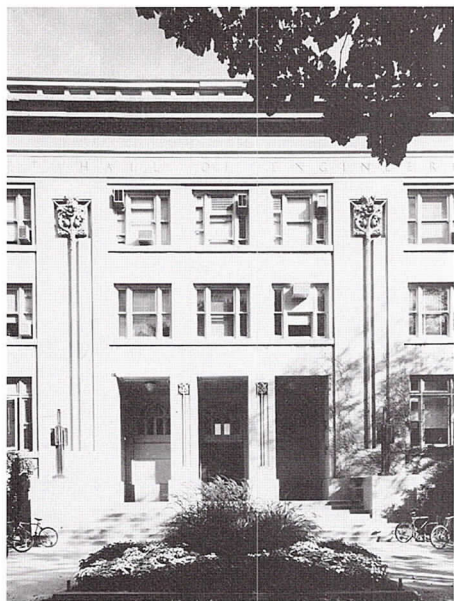
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Photographs by Judith Bromley of the work of George Maher will be on display at the Chicago Architecture Foundation from September 23 through November 30.

Development will be held in Baltimore October 16 through 18. For information, call 202/337-0356 or write waterfront@mindspring.com.

The American Society of Architectural Perspectives is holding its annual convention in Memphis October 23 to 28. For a complete brochure and registration information, call Alexandra Lee at 617/951-1433.

VARIOUS MATTERS

A collection of over 100 photographs of the work of **George Maher** will be on display at the Chicago Architecture Foundation, 224 S. Michigan Ave., from September 23 to November 30. The photographs by architectural photographer Judith Bromley feature interior and exterior images of his buildings in Chicago and throughout the U.S. A day-long bus and walking tour of Maher's work in Chicago is scheduled for Saturday, September 27. Admission to the tour is \$55 and includes lunch. For information, call 312/922-3432.

Chicago A Cappella will present **Music in the Life of Frank Lloyd Wright**, a concert celebrating the music that surrounded and inspired Wright. The series includes pieces by Bach and Palestrina, popular music of the day, and music from Wright's Unitarian roots. The concerts are scheduled for Saturday, September 27 at 8:00 p.m. at First Congregational Church, 1445 Hinman Avenue in Evanston; Sunday, September 28 at 4:00 p.m. at The Newberry Library, 60 W. Walton in Chicago; and Sunday October 5 at 5:00 p.m. at Unity Temple, 875 Lake Street in Oak Park. Tickets are \$20; \$15 for seniors and \$10 students. For information, call 708/383-7599.

The Oak Park Area Arts Council will hold **At Home With Wright** October 3 through 5. The event will focus on Wright's continued impact on the creative community in Oak Park. Community galleries will showcase contemporary arts and crafts pieces inspired by Wright. For information, call 708/383-6400 ext. 2401.

At 8:00 a.m. on Thursday, September 11, the Chicago Department of Buildings is offering **Accessibility Issues**, a breakfast seminar during which industry experts will discuss the latest amendments to the Illinois Accessibility Code. The seminar fee is \$5; it will be held in the council chambers at 121 N. LaSalle St. Fax reservations to 708/409-0977.

The Waterfront Center's 15th annual **International Conference on Urban Waterfront Planning and**

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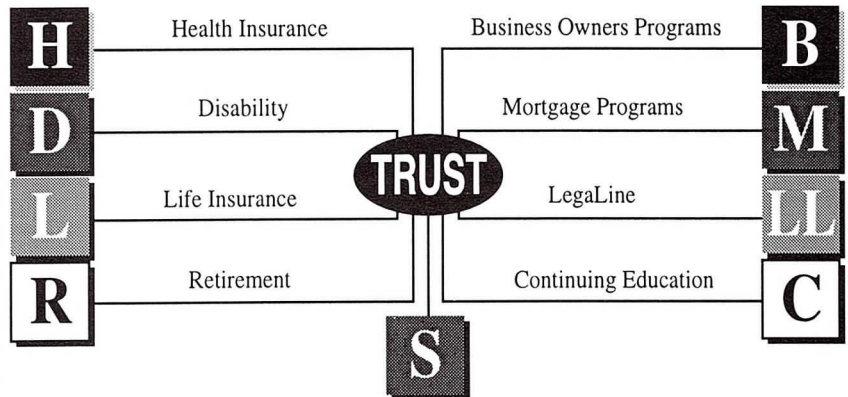
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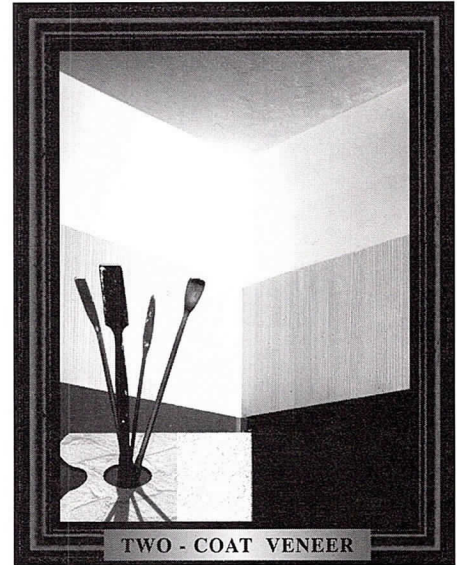
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6:00 p.m.; AIA Chicago. *3 LUs.*
- 11 Computer Aided Facility Management Council.**
Cost Benefit Justification for CAFM. 9:00 a.m.; I.C.F
Group, Suite 365, The Merchandise Mart. Information:
Paul Head, 312/236-2323.
Historic Resources PIA. Monthly meeting.
5:30 p.m.; AIA Chicago.
- 13 Young Architects PIA.** Marseilles Brick Plant Tour.
8:30 a.m.; bus leaves from the south entrance of The
Merchandise Mart. *3 LUs.*
- 17 Construction Industry Affairs Committee.**
Monthly meeting. 8:30 a.m.; AIA Chicago.
Architecture Alliance. Architecture Schools: New
Directors, New Directions. 12:00 noon to 2:00 p.m.;
Chicago Historical Society, Clark Street at North
Avenue. RSVP: 312/642-5035 ext. 227.
AIA Chicago. Lofty Goals: New Lives for Old
Buildings. 5:30 p.m.; Chicago Cultural Center,
78 E. Washington St. *1.5 LUs.*
- 18 Government Affairs PIA.** Monthly meeting.
12:00 noon; AIA Chicago.
- 20 Environment PIA.** Fall Field Trip. 9:00 a.m.;
3333 W. Arthington St. (lobby). See page 3 for details.
8 LUs. (HSW).
- 23 Education PIA.** Monthly meeting. 5:30 p.m.;
AIA Chicago.
Construction Specifications Institute. Farewell
to Summer Boat Cruise. 5:15 to 8:45 p.m.; The
Jamaica at lower Wacker Drive between Wells and
Franklin streets. \$20 per person. Reservations:
312/641-5986.
- 24 Office Practice PIA.** Breaking from Tradition:
How a Unique Architectural Practice was Developed.
6:00 p.m.; The Gettys Group, 401 E. Illinois St., #401.
3 LUs.
- 25 AIA Chicago.** Design-Build by Architects. 5:30 p.m.;
AIA Chicago. Information: Mike Behm, AIA at Clark
Dietz Inc., 312/648-9900.
AIA. Common Places, Building Community. Through
September 28; Midland Hotel, 172 W. Adams St.
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