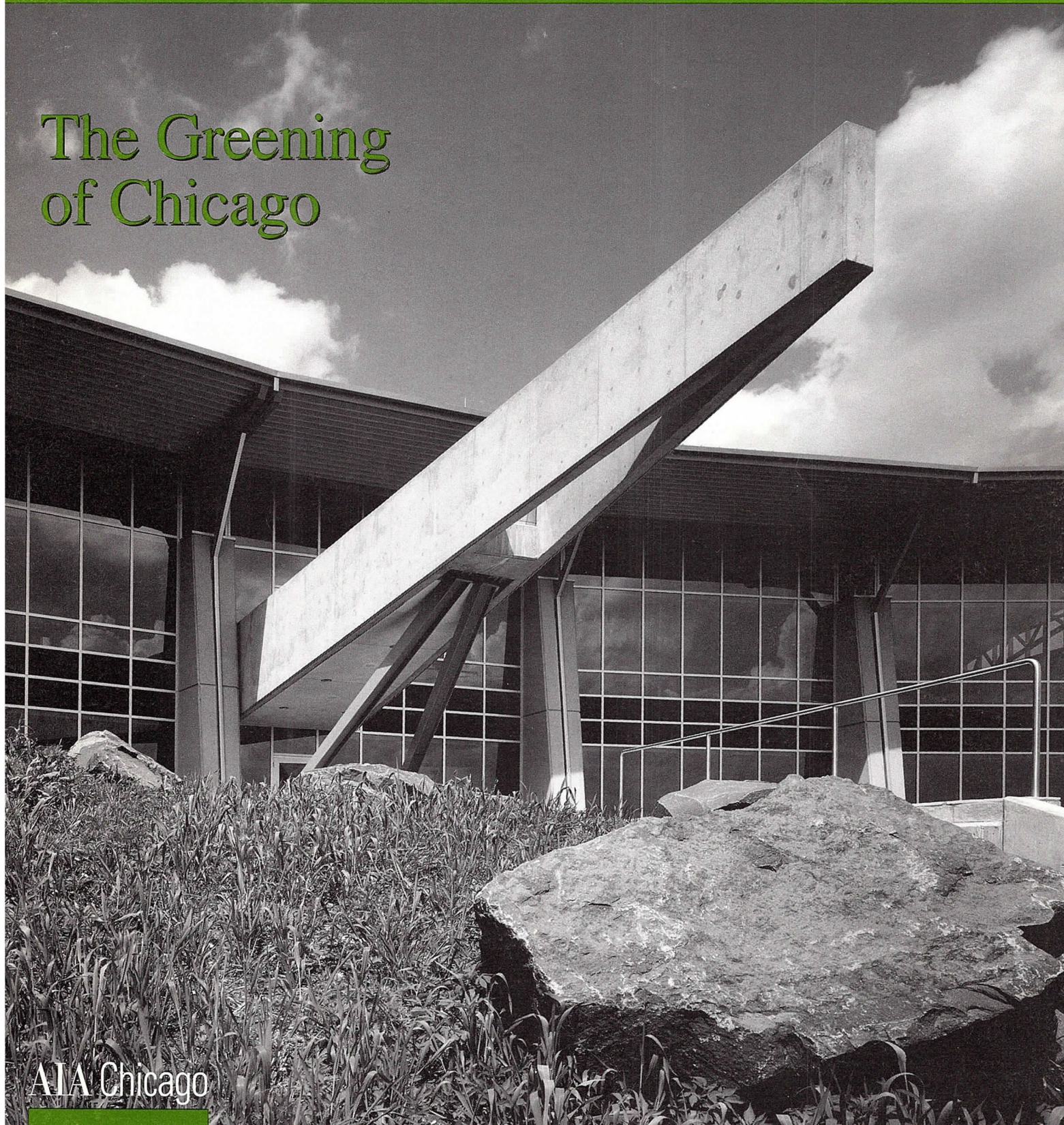


Focus

The Greening of Chicago



AIA Chicago

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March 2001

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AIA Chicago



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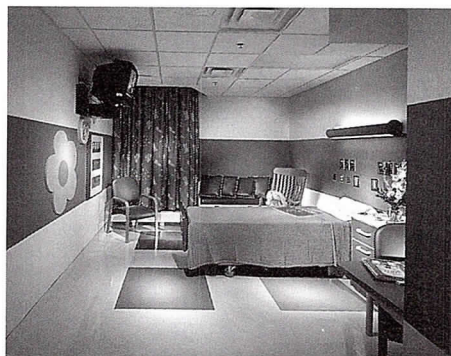
Cover photo: Tuthill Corporation Center by Prisco Serena Sturm Architects. Photo by Barry Rustin.

Tour: Ronald McDonald's Children's Hospital



Sat., March 10, 10:00 a.m.
2160 S. First Ave., Maywood
Sponsor: Architecture for Health PIA

This recently completed project is a refurbished 25,000-square-foot, 50-bed hospital in the heart of Loyola University Medical Center (LUMC), designed by HDR Architects. The tour will be led by Pam Roman, administrative director of LUMC, and Ed Kasley, AIA and Marcia Vanhauer, IIDA of HDR. This is a therapeutic environment designed to reduce the patient and family anxiety level that comes with an acute care setting. Meet at the main hospital entrance. 1 LU/HSW



Courtesy of HDR Architects

Ronald McDonald's Children's Hospital

Exhibit Opening: 2000 Design Excellence Awards

Tues., March 20; 224 S. Michigan Ave.
Sponsors: Chicago Architecture Foundation and AIA Chicago

The Chicago Architecture Foundation will exhibit the winners of AIA Chicago's 2000 Design Excellence Awards through May 27 in the lecture hall gallery.

Business Meeting for Environment PIA



Tues., March 20, 5:30 p.m.
AIA Chicago
Sponsor: Environment PIA

This issue of *Focus* serves as a testament to the impact the Environment PIA is making locally. New members are encouraged to attend this meeting to help plan future events and initiatives.

The Future of the Field



Wed., March 14, 12:00 noon
AIA Chicago
Sponsor: Planning and Urban Affairs PIA

Steve Whitney, president of The Friends of Meigs Field, will provide an update on advocacy efforts on behalf of the airport. Bring your lunch; beverages will be provided. 1 LU

Commissioning Medical Facilities



Wed. March 14, 5:30 p.m.
AIA Chicago
Sponsor: Environment PIA

David Odegard, PE of Affiliated Engineers Inc. in Madison, Wis. will repeat his acclaimed 1999 American Society for Healthcare Engineering presentation on the benefits and value achieved by commissioning medical facilities. He will outline the objectives, tools, pitfalls, and design of a successful commissioning process. 1.5 LU/HSW

SAVE THE DATE

New Members Breakfast

Wed., April 11, 7:45 a.m.; AIA Chicago

AIA Chicago's Board of Directors and staff preview upcoming activities and answer questions. RSVP by April 9.



Sign Me Up!

- 3/10 Tour: Ronald McDonald's Children's Hospital
- 3/14 The Future of the Field
- 3/14 Commissioning Medical Facilities
- 3/21 State of Building Codes and Performance-Based Design
- 3/27 Tour: Teng & Associates
- 3/28 Designer-Led Integrated Design/Build

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■ **State of Building Codes and Performance-Based Design**



*Wed., March 21, 12:00 noon
Chicago Bar Assn., 321 S. Plymouth Court
Sponsor: Technical Issues PIA*

Thomas W. Jaeger, PE and Gerald R. Schultz, PE of Gage-Babcock & Associates, engineers and consultants for fire protection, safety and security, will speak on the current state of building codes in the U.S., with an emphasis on how computer fire modeling can be applied when using performance-based design solutions. Lunch is available for \$10.50 (purchase ticket in CBA Shop) or bring your own. 1 LU/HSW

■ **Building Green in Chicago: Indoor Environmental Quality**



*Thurs., March 22
8:30 to 10:00 a.m.; State of Illinois Building, 160 N. LaSalle St., 5th Floor, Room C-500 (Note location change)
Sponsor: Environment PIA*

The fourth in a series of lectures co-sponsored by the Chicago Department of Environment, the Environmental Law and Policy Center, and the Chapter's Environment PIA. This lecture focuses on the indoor environment quality category of the LEED rating system. RSVP: Karen Lewis; klewis@elpc.org; 312/673-6500. 1.5 LU/HSW

■ **Teng & Associates**



*Tues., March 27, 5:30 p.m.
205 N. Michigan Ave., 38th Floor
Sponsor: Design PIA*

Thomas Hoepf, AIA, principal design architect at Teng, will kick off this year's series of firm visits with an office tour and presentation of current work by his firm. He will also explain how architects and engineers at Teng engage in creative collaborations for their clients. Attendance limited to 25. 1.5 LU/HSW

■ **Designer-Led Integrated Design/Build**



*Wed., March 28, 5:30 p.m.
AIA Chicago
Sponsor: Design/Build PIA*

Thomas Corning, chief operations officer at McClier, will discuss integrated design/build from a designer-led point of view. 1.5 LU

■ **2001 Professional Development Conference**



*Fri., June 1 - Sat., June 2
Holiday Inn Chicago Mart Plaza
350 N. Orleans St.*

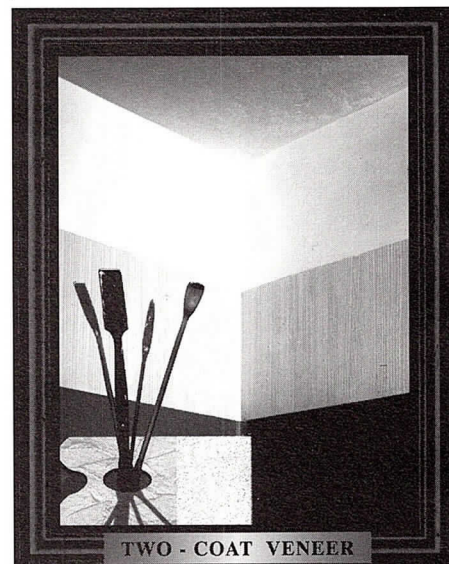
AIA Chicago presents its fifth annual Professional Development Conference. Friday will feature sessions in management, design, and technical issues/life safety tracks. Topics include employment law issues, library design, and metal roofing.

Ellen Flynn-Heapes, president of the Center for Strategic Planning in Alexandria, Virginia, will present "Creating Wealth: How It Really Works." She will explain how architects can increase their fees using the four value-creating principles: focusing expertise; selecting the right client base; innovating; and building credibility.

On Saturday, a seminar on cost estimating will be presented by Michael D. Dell'Isola, PE, CVS, senior vice president for Hanscomb Inc. At last year's conference, Dell'Isola presented a very popular — and very condensed — session on this topic. He has been asked back to present a full-day program. Major topics include building economics, cost estimating, cost management, economic risk management, value engineering, and life cycle costing.

Conference brochures will be mailed to members in April. Online registration will also be available at www.aiachicago.org.

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Imagine, if you will, signing an agreement with what many consider a large government bureaucracy and in 18 short

months having something *big* to show for it. I'm not talking about a peace accord or an international trade alliance, but the long-term benefits may be just as great.

In September 1999, a Memorandum of Understanding was entered into between the city's Department of Environment and AIA Chicago's Environment PIA. The memo outlined common policy goals, with both organizations agreeing to work together to publicize environmentally sound design, identify market opportunities, and bring

green products manufacturers to Chicago. It was signed by Commissioner William Abolt, representatives from the Environment PIA, and former AIA Chicago President James Jankowski, AIA.

Since the signing ceremony, the department and the PIA have been busy. The first collaborative project is the Midwest Center for Green Technology. (See Cover Story, page 12.) PIA members served as consultants and jurors for the Green Homes for Chicago Competition. (See *Focus*, December 2000) And, in January, the city asked the Environment PIA to review plans for the conversion of historic Roentgen School, 15 S. Homan Ave., to live/work studios by Artspace, a Minneapolis-based nonprofit organization.

The PIA applied the LEED Green Building Rating System™ to the project. (See Feature, page 19)

This year the Chapter leadership is celebrating and supporting the extraordinary efforts of the Environment PIA in a way it hasn't before. The Board of Directors has included in our 2001 Action Plan the goal of promoting sustainable design and construction to the membership, local governments, and the general public.

This issue of *Focus* is one step, but there is much work to be done. With new building codes and zoning reform in play, opportunities to paint our future in a greener hue are great. In reading this issue, I hope you will take something away that you can share with your firm, political representatives, and friends.

Thomas Zurowski, AIA
President

P.S. For more information on the Environment PIA, contact Leonard Sciarra, AIA at 847/564-0370, or Edward Heinen, AIA at 312/322-0911.

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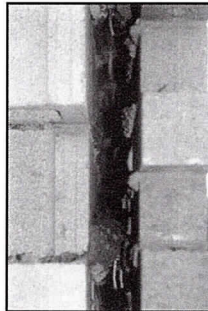
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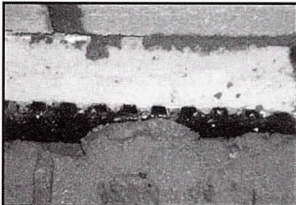
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Alice Sinkevitch

Task Force Tracks Slow Progress of City's New Building Code

The Chicago City Council is expected to review in the near future changes to the plumbing chapter of the new building code, according to Arthur Salzman, AIA, AIA Chicago's representative to the Mayor's Building Code Advisory Committee. The City Council in January approved revisions to the elevator code.

AIA Chicago's Building Code Task Force reviewed both of these chapters before they were submitted to the City Council. Major portions of the new code, including mechanical, building planning, life safety, and structural, are expected soon for review by the Task Force. To volunteer, call Alice Sinkevitch at 312/670-7770.

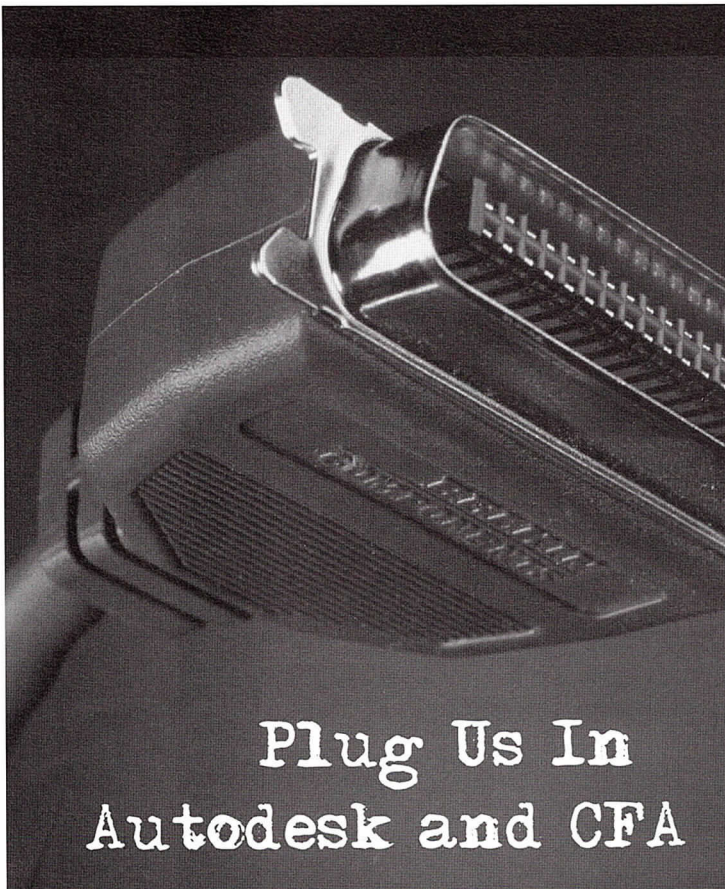
Workloads and Profitability Expand for Nation's Architects

The growth of U.S. architecture firms has outpaced both the overall strength of the U.S. economy as well as the strong performance of the construction industry, according to the *AIA Firm Survey 2000-2002*.

AIA member-owned firms reported billings of \$24 billion in 1999, up from \$14.4 billion in 1996 — an increase of nearly 70 percent. The general economy grew by 19 percent between 1996 and 1999, while F.W. Dodge data indicates that nonresidential construction activity increased nearly 40 percent during this same time period.

Other findings include:

- Larger firms, especially those with 20 or more employees, have enjoyed particularly strong growth.
- Half of staff added at architecture firms and half of construction projects designed by architecture firms occurred at firms with 50 or more employees.
- AIA member-owned firms have become less reliant on basic design services and instead are offering more planning and pre-



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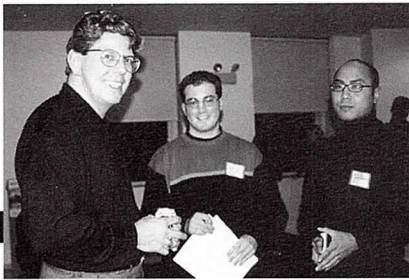
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Alice Sinkevitch

From right to left: Helen Burke, AIA and Rob Pfauth, AIA meet with architecture students as part of the Chapter's new mentoring program.

design services such as feasibility studies, construction services, and operations and maintenance services.

The survey also highlights the changing American workforce and indicates an increase in the diversity of architectural staff, particularly at newer start-up firms. Women and minorities represent a growing share of practicing architects at firms, and women-owned architecture firms are a growing proportion of firms even as the share of minority-owned architecture firms has stabilized in recent years.

Copies of the *AIA Firm Survey 2000-2002* are available for purchase at www.aiachicago.org at document W900 or by calling 312/670-7770 for a faxable order form.

Architects and Students Connect

In January, 35 architecture students from UIC and IIT met AIA members who will be their volunteer mentors. The first group of 15 mentors met students ranging from first year to graduate level. Students sought advice about many aspects of career planning, such as summer intern opportunities, alternative careers, internships abroad, and opportunities in small firms. The students have followed up with additional questions, and some mentors are arranging firm visits.

AIA Chicago will host another mentorship event in the fall. To participate, call Alice Sinkevitch at 312/670-7770.

City Creates Special Team of Reviewers, Releases Guide for Tech-Friendly Buildings

On January 25, Chicago's Department of Buildings announced the designation of a new team of experienced plan reviewers and released a guide for technology centers. The 14-page guide addresses code areas such as structural, electrical and fire prevention. Copies can be found online at www.cityof-chicago.org/Buildings/Permits/Techbrochure.

Other programs and incentives discussed included allowing for raised floors with plenum-rated cable and manufactured wiring systems to be used in technology centers with special permission from Building Commissioner Mary Richardson-Lowry.

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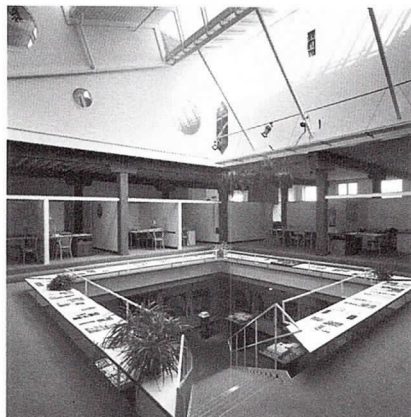
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In addition, the department is offering to schedule a face-to-face meeting during the initial phase of the project to review options for packaging the permit process. By separating the scope of work into individual packages, the permitting process can more closely reflect the construction schedule requirements.

Last year, sections of the building and fire codes were modified to include a definition of "technology center" and to requirements used for such occupancies.

City Posts Zoning Code on Web

The Chicago zoning ordinance and map of the city now are available online at www.city-ofchicago.org/mayor/zoning. This online posting is one of many steps the Mayor's Zoning Reform Commission is taking to make the code more accessible to the public. The commission's main charge is to rewrite the code that is more than 40 years old.

Chapter Members Appointed to Building Board of Appeals

In February, Alan Madison, AIA and Dan Sih, AIA were appointed to the city's Building Board of Appeals. The seven-member board meets monthly to consider objections to decisions made by the Department of Buildings.

Call for Nominations of Fellows, Chapter Leaders

To identify the best and broadest group of candidates for AIA Chicago leadership positions, members are requested to suggest candidates for task forces, the Board of Directors, and Professional Interest Areas steering committees.

Self-nominations are encouraged. As well, the Fellowship Committee soon will begin to consider a list of nominees for 2001 election to the College of Fellows. The FAIA distinction is

one of the highest honors bestowed upon an architect. Fellowship recognizes the achievements of the architect as an individual and elevates him or her before the public and the profession as a model architect who has made significant contributions to architecture and society. To be considered for the College of Fellows, an individual must have been an AIA member for at least 10 years.

Send your suggestions for Chapter leadership or Fellowship consideration to Alice Sinkevitch at sinkevitcha@aiachicago.org or AIA Chicago, 222 Merchandise Mart Plaza, #1049, Chicago, IL 60654; 312/670-7770 (phone); 312/670-2422 (fax).



AIA Chicago

Call for Nominations for Fellowship and Chapter Leadership

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The Greening of Chicago

By Laurie McGovern Petersen

Although Chicago has lagged behind many other cities in developing green architecture, we've gone from 0 to 60 mph in a very short time. A model project in the city will be completed soon and is aiming to achieve

the highest possible rating from the U.S. Green Building Council. And in the suburbs, there are now several completed projects which this article examines post-occupancy.

The Midwest Center for Green Technology

If a picture is worth a thousand words, then a building can speak volumes. That is why collaborating on a demonstration project was a key component of the Memorandum of

Matteson Village Hall and Village Green

Architect
Prisco Serena Sturm Architects

Landscape Architect
Conservation Design Forum

Mechanical Engineer
B + A Engineers

Civil Engineer
Smith Engineering

Structural Engineer
Larson Engineering

Acoustical Engineer
Yerges Acoustics



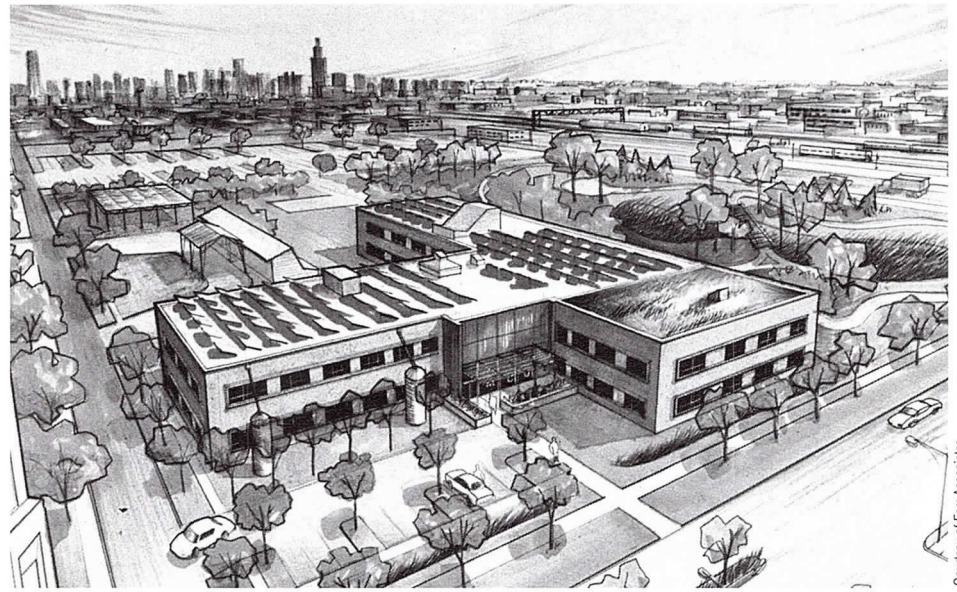
Understanding between AIA Chicago's Environment PIA and the city's Department of Environment. (See President's Letter, page 7)

The department chose to work with firms from the Environment PIA to renovate a two-story office building on the West Side that the city had acquired through enforcement action against a non-compliant recycler. When completed this spring, the bulk of the space will be rented to Spire Solar Chicago, which assembles and distributes photovoltaic panels. And, to convert completely this "brownfield" to a "brightfield," a new three-season greenhouse will create a landscaping and horticultural training center for GreenCorps Chicago. This community gardening organization will be headquartered in the office building that will also include a third tenant.

The goal is a comfortable workplace that is a showcase of sustainable practices. The team is pursuing a "platinum" LEED rating, which has been awarded to very few buildings anywhere in the country. (See Feature, page 19)

An integrated design process was one of the first orders of business. Early in schematic design a day-long "integrated design workshop" provided a format for team members, the client, and the tenants to bring up the issues important to them and set goals for energy efficiency, lighting, and the desired LEED rating.

The most visible exterior change will occur on top of the T-shaped building. One wing will be planted as a "green roof," and the rest of the roof will feature rows of Spire's photovoltaic panels, capturing solar energy to feed the building's electrical system. In a synergy of form and function, the panels are also



Courtesy of Farr Associates

used as sunshades above the windows of the south façade. (See photo, right.)

To the east of the main building is a new passive-solar greenhouse that is glazed only along the long south wall and has a north wall of recycled concrete to act as a thermal mass.

While the greenhouse and the panel-bedecked roof are benefiting from the energy of the sun, the parking lot is designed to reduce its impact. To avoid the heat island effect of dark asphalt, the team specified a light-colored aggregate of crushed limestone with a pine-tar-based binder known as Road Oyl.

Office-space comfort and energy savings will be provided by a low-velocity displacement ventilation system located not in a raised floor (impractical to install in the existing building) but against the wall below the windows, which was furred out 8" to accommodate duct space. Heat and cooling sources include geo-exchange wells dug 200' deep, nine heat pumps, and two heat exchangers. Office lighting is controlled by dimmers that smoothly adjust to the amount of daylight. Natural light will be "harvested" by three skylights and the abundant windows on the three-sided wings of the building.



Farr Associates

The Midwest Center for Green Technology

Lead Architect
Farr Associates

Lighting Design
Sieben Energy Associates

Energy Modeling
Prisco Serena Sturm Architects

Indoor Air Quality
OWP&P Architects

Specifications for Demolition and Construction Waste Management
Michael Roy Iverson Architect

Mechanical and Plumbing
IBC Engineering Services

Electrical
Spectrum Engineering

Matteson Village Hall and Village Green

"Our village hall shows that sustainable architecture does produce an excellent work environment for the same

Tuthill Corporation Center

- Architect
Prisco Serena Sturm Architects
- Landscape Architect
Conservation Design Forum
- Energy Consultant
Boulder Energy Associates
- Daylighting Consultant
Anstead Group
- Lighting Consultant
Luminous Design
- Contractor
Pepper Construction
- Structural Engineer
Larson Engineering
- Mechanical, Electrical, Plumbing
B + A Engineering
- Civil Engineer
Engineering Enterprises



Barry Rusalm

cost as a regular building,” according to client Ralph Coglianesse. As village manager, he had two reasons for wanting a green building: to provide a healthy working environment for the employees, and to continue in the spirit of the village’s recent restoration of wetlands and natural vegetation.

The village hall’s placement, configuration, tightly constructed shell, and efficient mechanical systems work

together to maximize daylight and reduce total energy consumption. Designed by Prisco Serena Sturm Architects, the narrow shape creates a long, south-facing wall glazed with high-performance windows; light shelves on the interior allow daylight to penetrate the open offices. (See photo, below left.) According to Coglianesse, employees were originally concerned about a lack of privacy but

have found the four-foot high partitions provide sufficient separation while fostering the kind of teamwork that had been their goal.

Employee comfort is enhanced with indirect lighting (when daylight is lacking), materials that emit few or no irritating gases, and flexible spaces that provide views of the outdoors. The surrounding six acres have been planted with a Midwestern prairie landscape, which

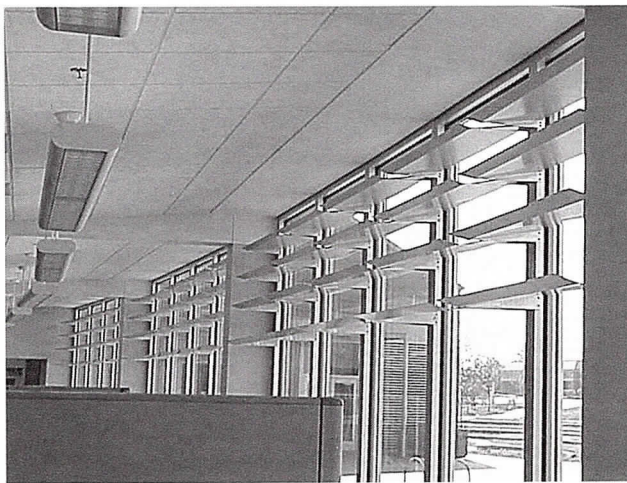
requires less maintenance, water, and herbicides. An amphitheater and plaza serve the entire community.

From a client perspective, “green architecture can be hard to understand,” comments Coglianesse, “because sometimes it just seems like a lot of little things, such as using locally made bricks instead of transporting them from another state. You have to see the big picture.” For the satisfied employees, and the many town residents who use or tour the building, the picture has gotten a lot greener.

Tuthill Corporation Center

Approaching this project from the client’s viewpoint led in a roundabout way to designing a state-of-the-art sustainable corporate headquarters. CEO Jay Tuthill wanted a building that conveyed an image of a socially responsible company that is aggressive and forward-thinking. Prisco Serena Sturm Architects succeeded so well that the process has come full circle: in crafting a mission statement, Tuthill took inspiration from the building itself and what it says about the company’s shared vision.

“The building now represents a vehicle for me to express the mission of the company,” according to Tuthill. “It’s especially helpful when we’re in a recruiting mode, because it says right



Barry Rusalm



Christopher Barrett © Hedrich Blessing



Courtesy of SCB

**Tetra Pak Inc.
U.S. Corporate Headquarters**

- Architect
Solomon Cordwell Buenz & Associates
- Landscape Architect
I.L.T. Vignocchi
- General Contractor
Power Construction
- Structural Engineer
Robert Miller and Associates
- Mechanical Engineer
V.A. Smith Co.
- Civil Engineer
Charles W. Greengard Associates

away that we aim higher than average, that ‘this isn’t your father’s Oldsmobile.’”

The building form follows the contours of the site, now landscaped with native vegetation, and is partially underground to minimize topsoil displacement and take advantage of the earth’s constant moderate temperature. Its long, narrow configuration is oriented to provide all employees with direct access to sunlight. Artificial lights are on a continuous dimming system in the open office areas, while occupancy sensors and task lights create further energy savings. A raised-floor air displacement system enhances indoor air quality, saves energy, and increases employee comfort.

Criteria for material selection included recycled content, low VOC emissions, and durability. Interior finishes were kept to a minimum, which met with some client skepticism during the design phase.

“The architects had to educate me about the honest beauty of exposed concrete trusses,” relates Tuthill, “but it did fit with my aversion to ivory tower corporate finishes like gilding and mahogany. I ended up being pleasantly surprised by how great it looks, especially with the strategic contrasts of wood and aluminum.”

**Tetra Pak Inc.
U.S. Corporate Headquarters**

The European packaging company Tetra Pak wanted a new corporate headquarters that would reflect their commitment to the environment. The developer and owner, Van Vlissingen and Co., was committed to maintaining the character of the heavily wooded site. Although architects Solomon Cordwell Buenz & Associates had never designed a green building, the final product has received kudos for excellence in design, sustainability and client satisfaction.

An extraordinary degree of landscape preservation is the project’s most remarkable feature. After a thorough site inventory, the building was configured to spare as many mature native trees as possible. (The resulting irregular footprint also served the client’s desire to avoid the sea-of-workstations look on the interior). Power Construction augured under the roots of the largest trees to install pipes, and placed the construction crane within the footprint of the structure. Twenty-two trees as well as topsoil and other plant material were removed and replanted on-site, and native wildflowers have sprouted from seeds that remained in the soil. Non-native trees were turned into mulch that

Upcoming Programs

Light Power Membranes: Integrative Photovoltaics for Sustainable Architectural Design

Fri., March 9 - Sat., March 10
IIT, S.R. Crown Hall, 3360 S. State, Chicago
Call (312) 567-3230 for details

Building Green in Chicago: Indoor Environmental Quality

Thurs., March 22, 8:30 to 10:00 a.m.
See page 2 for details

The Practice of Environmentally Sensitive Development

Mon., April 2 - Tues., April 3
Swissotel Chicago, 322 E. Wacker Dr.
Sponsor: Urban Lands Institute
Visit www.uli.org for details

Tour: Midwest Center for Green Technology

Tues., June 5, 8:00 a.m.
445 N. Sacramento, Chicago
RSVP to Fgaines@elpc.org

separates the building from the surrounding woodlands.

The forest of deciduous trees surrounds the building and provides energy-saving shade in the summer and promotes solar heat gain in the winter. Further energy savings are realized with exterior sunscreens on the south and west, and an energy-efficient lighting system (using only 1.04 watts/square foot) that supplements the abundant daylight.

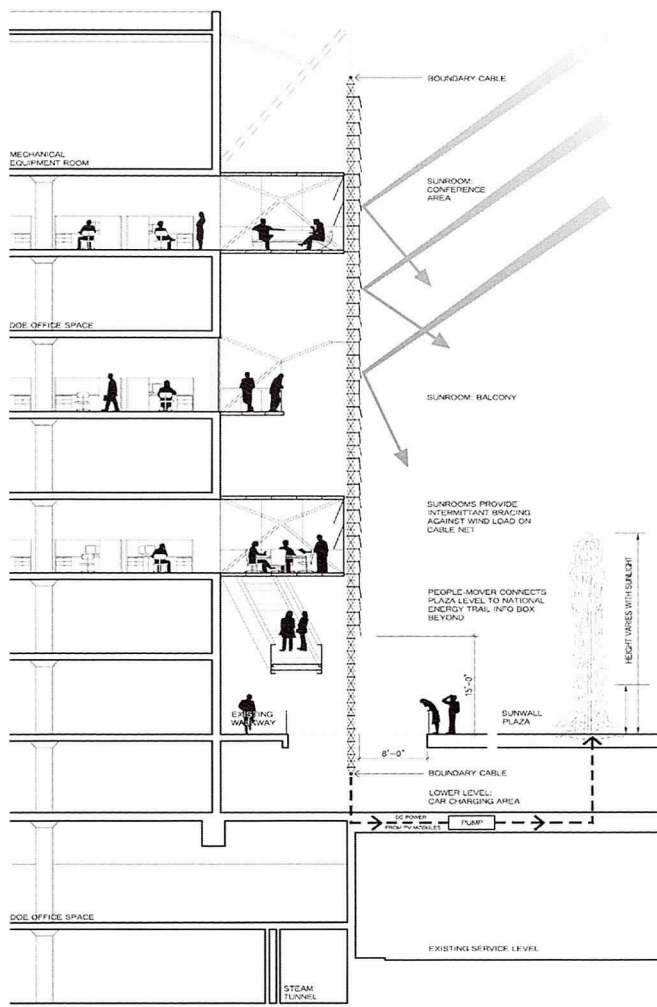
Source reduction and high recycled content were the touchstones for material selection. The steel structure is exposed and painted, and consultant B.J. Harris, editor of the *Harris Directory*, helped select the most environmentally responsible materials throughout. Most significantly, the construction waste was recycled.

All team members credit the design-build process for allowing the project to be completed on budget within a very

tight time frame. Bob Peron of Van Vliissingen asserts that it is always important to have the contractor on board at the start of a green project, "so you can do your trade-offs while sitting at the same table." Just be sure the table is made of responsibly harvested wood.

Laurie McGovern Petersen is the contributing editor of Focus.

Coming Soon to a Wall Near You?



An unpremiered entry to the national Sun Wall competition may see the light of day in Chicago. David Reynolds of the city's Department of Environment was at Studio Gang/O'Donnell's office on other business when he became intrigued by their design of a Solar Sequins Wall, and expressed interest in helping to find a site where it could be installed. Any number of south-facing walls would be appropriate, whether glazed or solid, new or old.

The Solar Sequins Wall is a three-dimensional, light-weight cable-net structure of stainless steel rods that support thousands of "sequins." Each sequin is an 18" hexagon of laminated low-iron glass with 36 photovoltaic cells.

A pivoting socket connection encourages slight movement of the sequins, refracting sparkles of light in a constantly changing pattern. Because the photovoltaic cells cover only half of the total amount of glass, the sequins do not block light or views from the back side of the wall.

Some of the project's elements were specific responses to the building and site of the competition, which was for the south-facing wall of the U.S. Department of Energy in Washington, DC. (See *Focus*, December 2000, for Solomon Cordwell Buenz & Associates' winning entry.) The competition entry tied into the urban fabric and brought direct benefit to the public by using energy generated by the solar cells to freeze ice for public skating, power pumps for urban fountains, and provide light for public space and artworks. It also called for several penetrations of the existing structure to create new conference rooms and balconies in the space created by the solar wall.

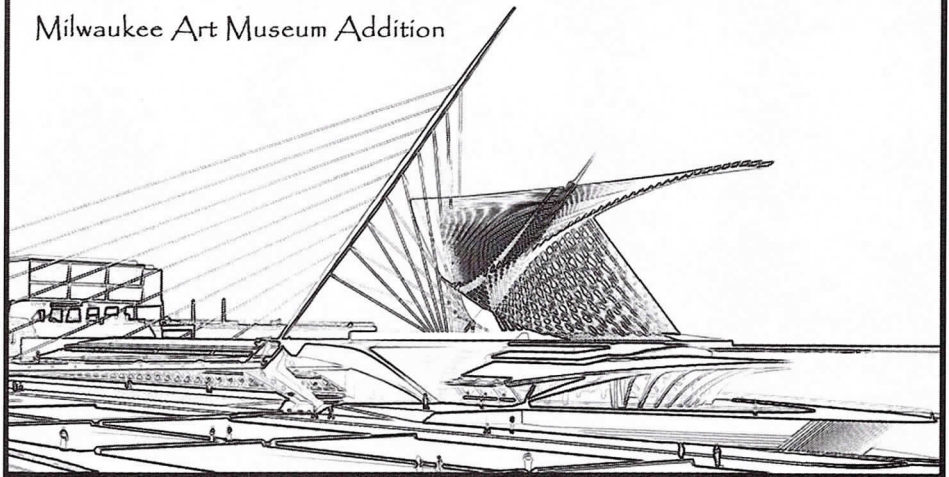
Studio Gang/O'Donnell worked with engineers Ove Arup and Battle McCarthy and with Atlantis, a manufacturer that specializes in unusual applications of photovoltaic cells. They also received technical advice from Spire Solar Chicago, which assembles these cells into ready-to-install panels.

Getting Clients to See Green

William Serena, AIA and Martin Sturm, AIA offer a number of suggestions for promoting sustainable architecture to clients.

- Emphasize the quality of the indoor environment for employees.
- Start by asking the client for their mission statement, so you can align your philosophy and goals early on; show them that the building will be a physical expression of their philosophy. A business may be most concerned about its employees; an institution such as a church may express the concept of stewardship of resources.
- Get all your consultants on board right away, including the contractor (or at least a construction expert). You will need to spend more time and money in the schematic design phase — exploring and explaining systems, strategies and costs — but will make up for it in the final phases and in reduced post-occupancy needs.
- Postpone the contract process until after you have had enough preliminary discussions to find common ground (Note that clients themselves are usually quite amenable to this; it is the intermediaries such as client representatives who sometimes balk at any changes in standard procedure).
- Go the extra mile and take more responsibility during the construction phase, especially if the contractor is unaccustomed to the tolerance levels of a tight building. The need for this extra vigilance will be reduced in the future, when contractors have more experience with green buildings.

Milwaukee Art Museum Addition



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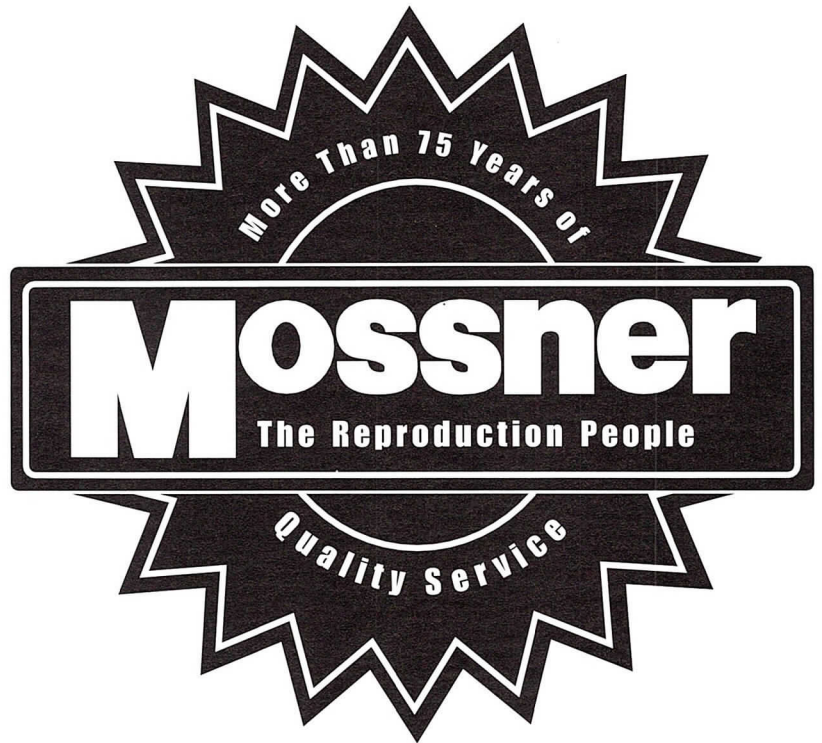
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LEED: A Look at the Rating System That's Changing the Way America Builds

According to the *Chicago Sun-Times* (January 26), "Cook County Commissioner Mike Quigley wants everything the county builds to be green." He has proposed an ordinance to apply LEED standards to all county projects.

Excerpted with permission from Environmental Building News

The LEED Green Building Rating System™ has been "on the street" officially for less than a year, but already it is being used as a framework for green design of hundreds of projects. It is officially referenced in the building guidelines of several local governments and federal agencies, and unofficially used by many more. What is this system that has generated such interest, and how does it work?

What LEED Is

LEED stands for Leadership in Energy and Environmental Design. The LEED Rating System is a method for providing standardization and independent oversight to claims of environmental performance for nonresidential buildings. Its checklist of green performance goals and measures has 69 possible points — a building that can document compliance with 26 or more points can be LEED-certified.

LEED is a project of the U.S. Green Building Council (USGBC), a nonprofit organization of architects, construction companies, product manufacturers, engineers, consultants, and many others. Of the various initiatives and programs that have emerged from the council since it was founded in 1993, LEED is by far the most significant in terms of the interest it has generated.

How LEED Certification Works

The first step in certifying a building under LEED is to register the project with the USGBC. The registration fee (\$350 for council members; \$500 for nonmembers) gets you access to the

online reference materials and up to two free "credit interpretations." All credit interpretations will be posted with the LEED 2.0 Reference Guide on the Web, so subsequent projects have the benefit of all prior interpretations.

Once the building is complete, the owner or designer must submit a checklist showing which credits are being claimed, along with the documentation needed for those credits and a fee of \$1,200 (\$1,500 for nonmembers). The certification committee then reviews the project and, if documentation is in order, awards the appropriate rating. Certified projects receive a certificate and brass plaque, along with a media kit and the promise of exposure on the council Web site (www.usgbc.org) and in the trade press.

In addition to these direct costs, projects that intend to be LEED-certified will have to budget some additional time for the design and construction team to monitor and document compliance with the credits.

LEED Rating System Certification Levels

| | |
|--------------------|----------------|
| Certified | 26 - 32 points |
| Certified Silver | 33 - 38 points |
| Certified Gold | 39 - 51 points |
| Certified Platinum | 52+ points |

Recognizing that initial LEED ratings are based on a building's design rather than its actual operations, a LEED rating will be considered valid for five years. At that time, the building will have to undergo re-certification under a yet-to-be-developed LEED Operations and Maintenance Rating System.

The Credits

At LEED's core is the checklist of credits that determine available points for various green measures. The entire detailed checklist is available free at www.leebuilding.org. This 25-page document lists every available credit, describing the intent, the requirements, and some sample technologies or strategies for meeting the requirements. Credits are given in the following categories:

- Sustainable Sites
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality
- Innovation and Design Process

So How Good is LEED?

The market has spoken, and the enormous interest expressed suggests that LEED is good enough for many people excited about the potential of an independent rating for their buildings. While the system has weaknesses, they are inevitable in a new venture of this sort; by getting the system into circulation, these weaknesses can be resolved and LEED can be made more robust. LEED 2.0 as currently published is really just the framework for a rating system — it will become a full system once the council, through the Reference Guide and early users, has fleshed out the details of how a project is measured and documented for each credit. The council is committed to a relatively short, three-year revision cycle than will encourage quick evolution.

While LEED has great potential to move the building industry toward greener practice, a rating system can not do everything. There are some inherent problems with any system that encourages a design-by-checklist approach. For example, once a designer or team has determined that they will not be able to

achieve a certain credit, the system provides no incentive to at least do what they can in that direction. Similarly, once the threshold for a credit is met, there is no incentive to try to do even better.

As checklists go, however, LEED is remarkably sophisticated, having benefited from countless hours of work (mostly volunteer) from leading green architects, engineers, contractors, and other professionals. Inclusion of the innovation credits option, while adding more work for application reviewers, greatly enhances the flexibility of the system. The cost of certification and the time required to prepare an application will be a barrier for some — as a result, for every project that gets certified, there

will likely be many others just using the system internally. Either way, the council's mission of promoting green buildings will have been advanced, and meaningful criteria for energy- and resource-efficiency fully detailed. If the council continues to work out the implementation details with the same level of energy and attention that went into LEED 2.0, we will see many more green buildings.

Environmental Building News is published by BuildingGreen Inc. — www.buildinggreen.com. The complete version of this article can be found in the June 2000 issue of the publication.

Sabo & Zahn

Attorneys at Law

Werner Sabo, FAIA

James Zahn, FAIA

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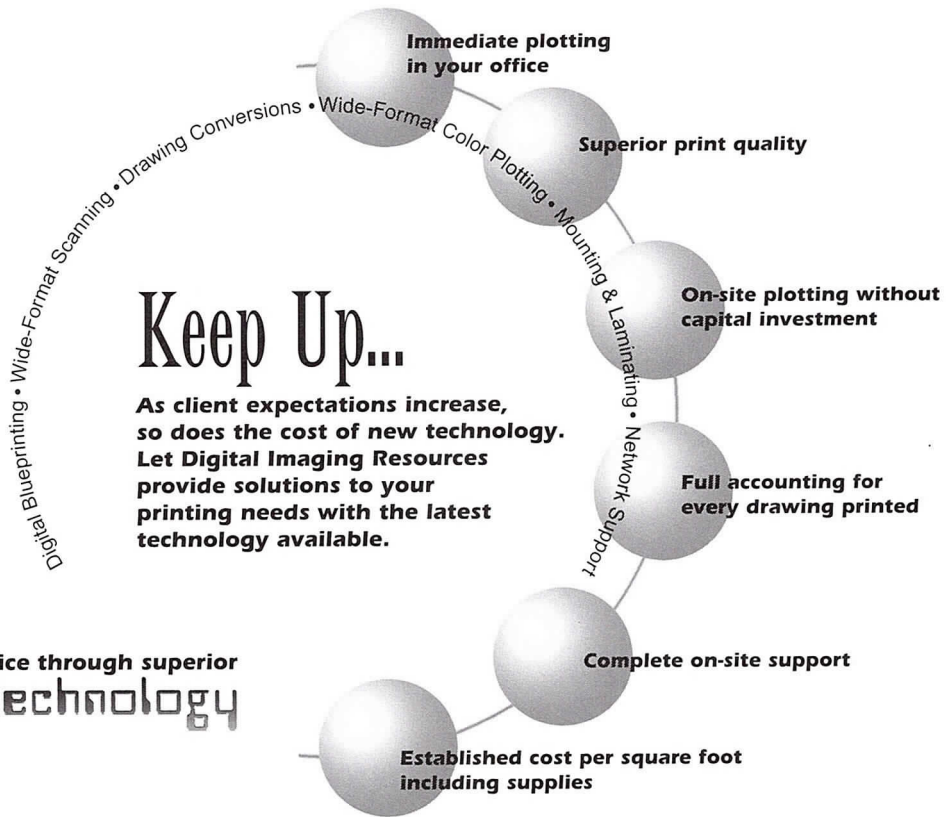
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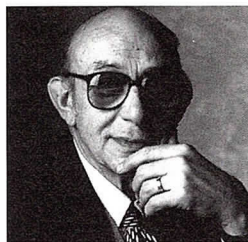


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Courtesy of DeStefano and Partners

PEOPLE

Graef, Anhalt, Schloemer & Associates (GAS) in January acquired Beer Gorski & Graff Ltd. Paul Gorski, Howard Graff and John Dasoqi have been named principals of GAS.

Elizabeth Chaban, AIA has been promoted to associate at OWP&P.

At Gensler's Chicago office, **Mark Francis, AIA** and **Robert Boell, AIA** have been promoted to senior associate and associate respectively.

Ferdinand R. Scheeler, AIA retired in January from DeStefano and Partners. Scheeler was a practicing architect for 45 years, an expert on high-rise construction technology, and a building code author and interpreter. He worked for 36 years at Skidmore, Owings & Merrill, playing a key role in the design of the Sears Tower, John Hancock Center, and the International Airport in Jeddah, Saudi Arabia. In 1991, Scheeler joined DeStefano and Partners as a partner. He was the technical partner for the award-winning Elmhurst Art Museum and was instrumental in the design and construction of the Chicago Public Schools' multi-billion dollar capital improvement program. Scheeler will continue at the firm as a consulting partner.

Seeking a dose of Dutch design, **William Worn Architects** traveled to Europe in December 2000, visiting Amsterdam, Rotterdam, Utrecht, Almere, Hilversum and Amersfoort for tours led by members of the firm. This was the second excursion the firm has taken to renew enthusiasm for design and refresh perspective. Available to employees who have been with the firm for at least six months, the airfare, hotel stay and daily stipend were sponsored by the firm.

DeStefano and Partners recently announced the election **John Winner, AIA** as partner in the Chicago office. In addition, **Laura Jimenez, AIA**, **Gregory Orput, AIA** and **Lynne Sorkin, AIA** were promoted to senior associates. **James Gorski, AIA** was named an associate.

PROJECTS

Environ Inc. has been selected by AidsCare Inc. to design a new six-building campus for independent and supportive congregate housing on the West Side. The new facility will serve approximately 116 adults and children impacted by HIV/AIDS. Campus components include 18 two- and three-bedroom independent housing units, 25 supportive units, 5 hospice care units, 12 one-bedroom and 4 two-bedroom independent

family units, a whole-life physical and mental health center, and a multipurpose facility for resident and community events. The 90,000-square-foot project will be completed in two phases. Groundbreaking is scheduled for April 2002, with a completion in August 2003.

HLM Design has been selected to design the renovation and expansion of the emergency department at Rush North Shore Medical Center in Skokie. Work on the department, which was originally designed by the firm 10 years ago, is scheduled for completion in early 2002. The \$3 million project will consist of 11,000 square feet and include 17 treatment bays.

Legat Architects has been awarded a \$65 million project by Lake Zurich Community Unit School District 95. The project includes the design of a new elementary school and middle school and renovations to Lake Zurich High School. The firm also is designing a new junior high school for Mokena School District 159.

Construction on **Loebl Schlossman & Hackl's (LSH)** Sun Horizon Residential Tower in Changchun, China is expected to be complete in October. The 35-story building includes 408 condominiums ranging in size from 1,690 square feet to 2,583 square feet, which is four times the standard Chinese apartment. According to LSH, the design answers the growing demand for larger high-rise residences. Amenities in the one-million-square-foot building include underground parking for approximately 200 cars, a landscaped garden, pavilion and children's play area.

Ground will be broken this spring on two new residential projects in Evanston designed by **Otis Koglin Wilson Architects (OKW)**. Church Street Station, 1640 Maple St., includes condominiums ranging in size from a one-bedroom unit of 789 square feet to a 2,768-square-foot, two-bedroom unit. Five units on a typical floor have views of Lake Michigan. For Presbyterian Homes at 3200 Grant St., OKW has designed a four-story condominium building with 24-units ranging in size from 1,400 to 2,190 square feet. The building was designed in keeping with the existing campus and is connected to it by a network of underground links that will shelter residents during bad weather. Occupancy is expected for both projects by spring 2002.

Warman Olsen Warman currently is designing three residential projects — the Prairie Avenue Lofts renovations, The Residences at 41 East Eighth Street, and 2001 Prairie.



CLIPPINGS

From his who-cares-about-the-Joneses suburban houses and innovative offices for Thornton-Tomasetti Engineers to the lobby of 235 S. State St. and, count 'em, two exhibit designs currently installed at local museums, **Doug Garofalo, AIA** is the up-and-comer of the hour. Just ask architecture critic Blair Kamin who recently profiled Garafalo for the *Tribune*. (*Chicago Tribune*, January 23)

A design by **Solomon Cordwell Buenz & Associates (SCB)** is breathing new life into Block 37, which has been on hold since schemes by New York's Kohn Pedersen Fox were lambasted last year. As widely reported in both daily newspapers and the local business press, the \$251 million project — which includes a Lord & Taylor department store, hotel and 66-story condominium tower — is again on the move, thanks to a redesign that is suitable for the city and the site. (*Chicago Tribune*, January 21 and February 4; *Chicago Sun-Times*, January 21) "I wouldn't call it repair work," SCB's **Martin Wolf, FAIA** said in the February 5 issue of *Crain's Chicago Business*. "When we got the job, we looked at it as original."

Northern Realty Group is part of the development team proposing a 200-unit condominium complex with street-level stores for the old police headquarters site at 1121 S. State St. **Michael Tobin, AIA** is managing director of development for Northern Realty Group. (*Chicago Sun-Times*, January 18)

CALLS FOR ENTRY

Architects are invited to participate in the annual **Business Week/Architectural Record Awards** program. The registration deadline is March 16, with submissions due April 18. Key changes in this year's program include elimination of the requirement to include a client's financial investment in a project and a new feature giving entrants the option to request jury feedback on their submissions. Winning projects will be published in the fall 2001 issues of both magazines. Information packets can be obtained by calling 888/242-4240 or visiting www.aia.org or www.archrecord.com.



From left to right: Ferdinand Scheeler, AIA; Loeb Schlossman & Hackl's Sun Horizon Residential Tower; and Otis Koglin Wilson Architects' Church Street Station.

Courtesy of OKW.

Chicago House, an agency that provides housing for people living with HIV/AIDS, is calling for submissions to its annual **Birdhouse Competition**. The designs — limited only by a size of 2' x 2' — will be displayed on Oak Street for almost a month before being auctioned on June 21. Entries must be received by May 15. To participate, call Tara Gibson at 773/248-5200.

PROFESSIONAL DEVELOPMENT

On March 9, the Structural Engineers Association of Illinois (SEA01) will sponsor a day-long seminar in

Chicago on **Post-Tensioning Design**. The seminar will be conducted by Dr. Bijan Aalami, a principal at ADAPT Corp. The seminar costs \$275. To register, call Donna Childs at 312/372-4198.

The Chicago Historical Society will hold a **three-part lecture series on architectural photography** in conjunction with "Building Images: Seventy Years of Hedrich Blessing Photography." The series includes — The Big Picture: The Context of Architecture (March 15); Framing the Picture: Various Interpretations of Architecture (March 29); and Seeing the Picture: View from the Architects (April 12). The lectures start at 7:00 p.m. and include an impressive roster of local architects, photographers and architectural historians. The cost is \$8 each or \$20 for the series. For details, visit www.chicagohistory.org or call 312/642-4600.

The Department of Architecture at Judson College continues its annual lecture series with **Margaret**

McCurry, FAIA of Tigerman McCurry Architects on March 15. The lecture will begin at 7:30 p.m. in the Fine Arts Building, 1151 N. State St. in Elgin. For information, call 847/695-2500 ext. 3350.

The Landmarks Preservation Council of Illinois is presenting **Restoring Chicago's Public Schools** at 12:00 noon on Thursday, March 15 at the Chicago Cultural Center, 77 E. Randolph St. in the 5th floor meeting room. Bill Latoza of BauerLatoza is the featured speaker. Admission is free; bring a brown bag lunch.

Fine art photographer Michelle Keim will discuss her **Iron Meccas**, a series of images of industrial forms in the Midwest, at 6:00 p.m. on Thursday, March 21 at the Graham Foundation, 4 W. Burton Place, Chicago. The exhibition will run through May 3 and may be seen Monday through Thursday 9:00 a.m. to 4:00 p.m. Call 312/787-4071 for information.

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VARIOUS MATTERS

Through March 31, The Fine Arts Building Gallery at 410 S. Michigan Ave. will show **"Constructs,"** 14 new paintings by artist Roland Kulla. Chicago's bridges provided the inspiration for these works that were created by Kulla while in residency at the Ragdale Foundation, an artist's colony in Lake Forest. The gallery is open Wednesday through Saturday from 12:00 noon until 6:00 p.m.

The Smart Museum of Art at the University of Chicago, 5550 S. Greenwood Ave., will examine the role of landscape representation in British drawings and prints from the 18th and 19th centuries in **"Landscapes of Retrospection: The Magoon Collection of British Drawings and Prints, 1739 - 1860."** The exhibit, which runs through March 25, includes prints, drawings and watercolors by leading artists and architects of the time. It includes landscapes, architectural

and garden studies, imagine of historic buildings, and scenes of everyday life in London and the countryside. Call 773/702-0200 for museum hours. Last fall, the graduate housing studio at The University of Illinois at Chicago, in partnership with the Chicago Housing Authority, studied and designed housing for the 10-acre Brooks Extension at ABLA Homes. The result, **Housing: An Urban Strategy**, will be on display at Harold Washington Library, 400 S. State St., through April 29.

NEW MEMBERS

AIA

A. Joakim Backstrom, Kathryn Quinn Architects; **John Beidleman**, McBride & Kelley; **Andrew Blocha**, Skidmore Owings & Merrill; **Neil Cristal**, HDR Architecture; **Daniel Fogerty**, VOA Associates; **Frank Grieco**, Greenberg Farrow Architecture; **Ivan Kutlesa**, RGI Inc.; **Marcos Mesa**, Keystone Architects

& Design; **Steven Nadler**, HDR Architecture; **Steven Olson**, Solomon Cordwell Buenz & Associates; **Glenn Shriver**, Public Building Commission of Chicago; **Robert Steffen**, The Steffen Group; **David Yandel**, Teng & Associates; **Jeffrey Zdenahlik**, Solomon Cordwell Buenz & Associates

Associates

Maged Anton, HDR Architecture; **Raynette Bradford**, DeStefano & Partners; **Rugel Chiriboga**, Skidmore Owings & Merrill; **James Dalton**; **Richard Ehlert**, Cannon Design; **Derek Rice**, Wehrl Associates; **Julianne Scherer**, Nagle Hartray Danker Kagan McKay Architects/Planners Ltd.

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Leonard Hilary, AIA, LLH Architect; **John Weber**, AIA, John B. Weber Architect

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CLARIFICATION

In the February *Focus*, computer renderings of e-Port (cover and page 9) should have been credited to digital artist **Philip Meadows**.

Daniel P. Coffey & Associates co-designed the façade of the Best Buy relocation project at Harlem Irving Plaza featured in the February *Focus*.

Submit announcements for Notebook to Susan Larson at larsons@aiachicago.org or AIA Chicago, 222 Merchandise Mart Plaza, #1049, Chicago, IL 60654; 312/670-2422 (fax).

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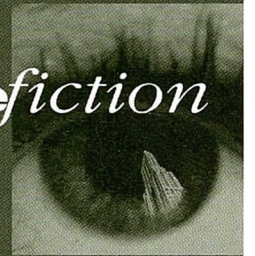
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8 The Law and The Business of Design/Build.

Women's Architectural League. 8:30 a.m.; Schiff Hardin & Waite, Sears Tower, Suite 7200. Cost: \$20/AIA members; \$30/non-members; and \$40 at the door. Registration: Carol Pedersen at theformalcomputer@ameritech.net or 708/865-1442. 3 LU/HSW.

10 Tour: Ronald McDonald's Children's Hospital.

Architecture for Health PIA. 10:00 a.m.; 2160 S. First Ave., Maywood. Meet at the main hospital entrance. 1 LU/HSW

14 The Future of the Field.

Planning and Urban Affairs PIA. 12:00 noon; AIA Chicago. Bring your lunch; beverages will be provided. 1 LU

Commissioning Medical Facilities. Environment PIA. 5:30 p.m.; AIA Chicago. 1.5 LU/HSW

15 Restoring Chicago's Public Schools.

Landmarks Preservation Council of Illinois. 12:00 noon; Chicago Cultural Center, 77 E. Randolph St. in the 5th floor meeting room. Admission is free; bring a lunch.

The Big Picture: The Context of Architecture.

Lecture with Tony Hiss, author of *The Experience of Place* and visiting scholar at the Taub Urban Research Center at New York University. Chicago Historical Society. 7:00 p.m.; Clark Street at North Avenue. Cost: \$8. Info.: www.chicagohistory.org or 312/642-4600.

20 Business Meeting for Environment PIA.

Environment PIA. 5:30 p.m.; AIA Chicago.

Exhibit Opening: 2000 Design Excellence Awards.

On exhibit through May 27 at the Chicago Architecture Foundation; 224 S. Michigan Ave.

21 State of Building Codes and Performance-Based Design.

Technical Issues PIA. 12:00 noon; Chicago Bar Association, 321 S. Plymouth Court. Lunch is available for \$10.50 (purchase ticket in CBA Shop) or bring your own. 1 LU/HSW

22 Building Green in Chicago: Indoor Environmental Quality.

Environment PIA. 8:30 to 10:00 a.m.; 160 N. LaSalle St., 5th Floor, Room C-500. RSVP: Karen Lewis at klewis@elpc.org or 312/673-6500. 1.5 LU/HSW

27 Teng & Associates.

Design PIA. 5:30 p.m.; 205 N. Michigan Ave., 38th Floor. Attendance limited to 25. RSVP to AIA Chicago. 1.5 LU/HSW

28 Designer-Led Integrated Design/Build.

Design/Build PIA. 5:30 p.m.; AIA Chicago. 1.5 LU

29 Framing the Picture: Various Interpretations of Architecture.

Lecture with Jonathan Miller, WBEZ film critic and adjunct associate professor in the College of Architecture at IIT, among others. Chicago Historical Society. 7:00 p.m.; Clark Street at North Avenue. Cost: \$8. Info.: www.chicagohistory.org or 312/642-4600.

AIA Chicago



A Chapter of The American Institute of Architects
222 Merchandise Mart Plaza
Suite 1049
Chicago, Illinois 60654
312/670-7770
312/670-2422 (fax)
info@aiachicago.org
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