

# FIELD REPORT

A Publication of AIA Colorado

Colorado Chapter of The American Institute of Architects

February 1993



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The Field Report is published monthly by AIA Colorado and is provided at no charge to members. Articles for publication should be submitted to Linda Smith, CAA, Executive Director by mail or Fax (303) 831-8833. We encourage and appreciate your contribution of articles of interest to AIA members. Deadline for newsletter material is the 15th of each month.

Editor Linda T. Smith, CAA  
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## PRESIDENT'S MESSAGE

By Curtis Worth Fentress, AIA

The year is rolling along and already we are seeing many changes. Clinton is in the White House, several new men and women are in Congress, a fellow Coloradan is in the President's Cabinet, and there are many other changes across the state in the political arenas as well.

AIA National and AIA Colorado are making a major focus on environment and the issues of balance between man and nature on our planet. Both the AIA National Conference and the AIA Colorado Design Conference will focus on the issue of the environment and sustainable architecture. (See the article regarding the Design Conference in this newsletter.)

On another note, the AIA Colorado Board is off to a fast start. The Board is studying how to make AIA Colorado a more efficient operation that serves the membership more economically and efficiently. First on the agenda, we are studying the computer support system and the physical office space.

There is much discussion and concern about the passage of new laws like Amendments 1, 2, and 8 and the non-passage of Amendment 6, and how they will affect architects. It will take time for their effects on many public agencies around the state to be understood and for us to interface with the state's needs. Two things are for certain; there will be many changes and the process will take time to work out.

As we look ahead, there are many good signs for the Colorado economy. The construction industry appears to be very busy with airport construction employing 9,000 workers, work at Florence continuing, work on the new Denver Library and new Baseball Stadium starting, along with numerous other infrastructure projects around the state. These projects have employed many architects over the last few years.

The economy is getting tighter in Colorado for architects. There are many out-of-state architectural firms competing for work in Colorado due to the poor economy in other parts of the country. In addition, the large public works programs in Colorado are in the construction phase. The result is less work and increased competition for architects in Colorado.

The AIA Colorado Job Board (a weekly updated list of firms looking for architects to hire) has grown short. Many architects are seeing the effects of the changing market. However, with companies like Ziff Davis Publishing Company possibly relocating to Colorado, there are bright spots on the horizon.

**AIA Colorado Position Statement from the Civil Rights Public Policy of AIA National as follows:** "The American Institute of Architects strongly supports equality of rights under the law and opposes any denial or abridgement of equal rights by the United States on account of gender, race, creed, ethnic origin, age, disability, or sexual orientation."

The existing Human Rights Rule (R2.501) in the AIA Code of Ethics was amended to add similar intent and wording. Copies of the 1992 Code of Ethics are available from AIA Colorado upon request.



## Design & Construction Bright Spots

(Press Release from A/E Business Review)

In 1992, the value of new, private nonresidential construction was 8% less than in 1991, and about 20 percent below the record set in 1985, according to A/E Business Review's January Market Outlook issue. The declines were most severe in office buildings, hotels and other commercial buildings. That's the bad news - but most of us already know that. The good news is: public construction increased about 3 percent for the same period.

New, private nonresidential construction is expected to decline by about 5 percent (mostly in the commercial sectors) despite the expected modest economic growth and total business investment. Declines in commercial construction will be offset in Public Works and Home Building construction which will be about the same as in 1992. The most promising markets appear to be hospitals, highways, water supply and public service buildings.

In contrast to the weak outlook for new construction, the repair and renovation markets will probably continue to grow for the next five years. In particular, electric utilities and commercial building owners are likely to increase.

By 1995, spending for repair and renovation may exceed outlays for new building construction. Total private, nonresidential construction is likely to decline over the next five years, given the high vacancy rates for commercial buildings, continued liquidation of failing thrift institutions, and moderate economic growth. However, the decline will be entirely in commercial construction. Industrial, utility and hospital construction will probably increase during the period. At the same time, public construction is expected to increase modestly.

Other forecasted growth markets are: industrial, highways, waterworks, prisons, schools, libraries, museums, sewer systems, solid waste disposal facilities, transportation infrastructure, and international markets.

For a free copy of the detailed Market Outlook, send a self-addressed, stamped envelope (\$.52 postage) to A/E Review, P.O. Box 4809, Cave Creek, AZ 85331.

## UPCOMING EVENTS

January 22-February 26 • Design/Home/Earth at the Philip J. Steele Gallery at Rocky Mountain College of Art and Design will feature architectural and design concepts which consider the relationship of buildings/homes to the environment in innovative and conservation-conscious ways. Call 303/753-6046.

February 5 • "Straw Bale Construction: Designing for a Green Planet" — a lecture and slide presentation by Whitney Nieman from 9:30 am - 11:00 am at the Rocky Mountain College of Art & Design. Call 303/753-6046.

February 9 • The Committee on the Environment will meet at 3:30 pm at the Carriage House. Gregory Franta, AIA, State Coordinator, welcomes interested participants from across the state. Call 303/831-6183.

March 4 • "Healthy Buildings and Materials" - 2nd Videoconference in series "Linking Economy and Ecology for a New Prosperity." Contact AIA Denver (303/892-1188) and Colorado North Chapter (303/484-0118).

March 12-14 • YAF-O-DEN Conference entitled "Architecture As Expressed Through Other Disciplines" sponsored by the Young Architects Forum of Denver ("YAF-O-DEN") will be held at the historic Oxford Hotel in lower downtown Denver. Contact AIA Denver for more information at 303/892-1188.

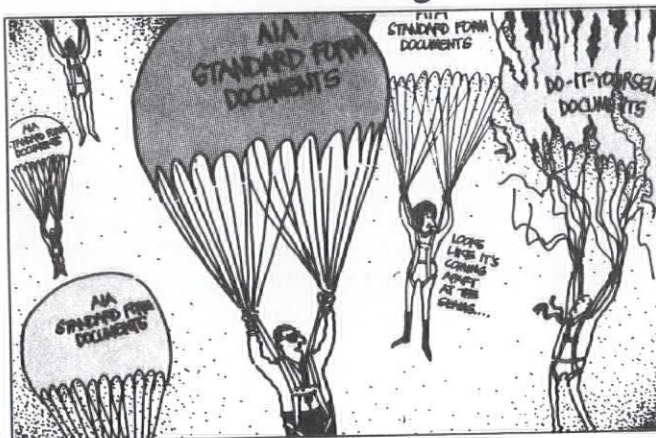
March 17 • Deadline is today at 5:00 pm for all Scholarship Requests from the Colorado Educational Fund. All submittals should be delivered to AIA Colorado.

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## 1993 AIA Colorado Conference Overview

Ron Mason, AIA Chair - 1993 Design Conference

*"We must take bold and unequivocal action: We must make the rescue of the environment the central organizing principle for civilization.. we are now engaged in an epic battle to right the balance of our earth, and the tide of this battle will turn only when the majority of people become sufficiently aroused by a shared sense of urgent danger to join an all-out effort. It is time to come to terms with exactly how this can be accomplished."* Al Gore, Vice President, United States of America.

As this pertains to our built environment, it requires a set of principles for a new and more relevant architecture. Frank Lloyd Wright said, "what is needed most in architecture today is the very thing that is most needed in life - integrity," and to a great extent, the integrity of our work has eroded so as to threaten not only the quality of our building and communities but also the survival of our planet. The embodiment of a code of values in architecture which supports the preservation of our environment will open the door to the 21st century and the promise of conserving the richness of our lives.

This year the American Institute of Architects will host its annual Colorado Design Conference at the Broadmoor Hotel on December 3-4. The event is structured to reinforce the emerging global awareness about our environment and in particular to examine new principles which we must adopt toward the design and planning of our buildings and cities.

The focus of this conference will be upon architecture and our communities and how they must be reshaped to meet the needs of our natural and built surroundings. It will show how environmentally conscious design leads to a new form of sustainable architecture which integrates the values of social and economic justice with the values of justice for nature. In view of recent and current events in Colorado, it seems particularly appropriate that this conference be held in Colorado Springs to convey an important alternative view regarding diversity.

It will be a joint summit of these concerns shared by the entire profession of building design and the University of Colorado's School of Architecture and Planning. Together they will develop theoretical and practical solutions which address important issues in the future of Colorado's built environment. The conference will also feature speakers who are leaders in the fields of visual arts, science, literature and politics as well as design.

This is an unprecedented and unique symposium because it will go beyond the mere discussion of ideas. Instead it will show a variety of project designs and specialized research prepared specifically for this event through a statewide call for entries which will be judged for cash awards totalling up to \$25,000. These solutions will be based upon a new code of sustainable ethics which recognize important cultural, sociological and political influences. Together these specialized studies will help cultivate a new understanding of what is essential to the future of urban, suburban and rural areas of Colorado. By developing new building technology and re-examining the ways we build, we will assure a sustainable future for Colorado and the region.

## CHAPTER NEWS

### SOUTH

The Chapter will continue its January 9th discussions on January 20 at a breakfast meeting. Future Board meetings will be held on the third Friday of every month at 7:30 am - 9:00 am. The 1992 and 1993 boards met on January 9th with past presidents for lunch and an afternoon Architects Symposium. Utilizing the services of a facilitator, the group reviewed future directions for the Chapter. In continuous dialogue, the discussion revolved around local service to the profession, environmental concerns, public education of architecture, ethics, aesthetics, the identity crises with ideas for prioritizing action. The Chapter is looking ahead to a year of programs and committee work which will stimulate and reinforce architects and architecture throughout southern Colorado. Recognizing the impact of Amendments 1, 2, 6 and 8 on the architectural practice, the Chapter has tentative plans for a March area-wide meeting. The President, Elizabeth Wright Ingraham, AIA and the Vice President, Peter Woods, AIA will be attending Grassroots in Washington.

### WEST

The West Chapter held its January Board Meeting at the Little Nell at 4:00 pm on January 30, just before the annual 1992 Design Awards Banquet Dinner which included installation of 1993 officers, and an awards presentation.

Chairman for the 1992 Design Awards is Larry Yaw, AIA of Cottle Graybeal Yaw Architects. The awards were juried by AIA Montana, and presentations were made by Don McLaughlin, AIA of the Montana Chapter. The schedule of meetings for 1993 and adoption of revised bylaws that Glenn Carlsrud, AIA, Secretary has in the final form were discussed. The next meeting will be on February 11, 5:00 pm at the Hotel Denver in Glenwood Springs.

### NORTH

The North Chapter co-sponsored with Colorado State University the first of three AIA Video Conferences on the Environment. CSU's Department of Continuing Education was extremely helpful in developing the marketing brochure and getting press releases in the local area newspapers. Steve Steinbicker, AIA, an architect from Fort Collins, chaired this effort working jointly with CSU.

Wednesday, January 20, 1993 Board Meeting Agenda included discussion of committee chairs, sponsorships as well as the AIA 1993 Grassroots in Washington, DC. attended by George Brelig, AIA and Thomas Beck, AIA.

The first program meeting will be held in Boulder on February 17th, tentatively at the University of Colorado School of Architecture and Planning. Mr. Michael Doyle of Communication Arts of Boulder and author of the popular architectural rendering book "Color Drawing" will present the program.

Thank you for sending in your dues payments. But, where is your 1993 Client Referral Form? Did you know that AIA Colorado receives calls every day for referrals to handle residential remodels, joint ventures - anything from government work to an ADA survey. Each individual AIA member should fill out and return one of these forms.

AIA Colorado notes with regret the passing of Carlisle B. Guy, AIA Emeritus (Colorado South Chapter) on January 1, 1993 in Arizona. Our sincere condolences to his family. Memorial contributions may be made to the Boys Club of Colorado Springs, 1445 S. Chelton Road, Colorado Springs, CO 80910, or to the United Parkinson's Foundation, 360 W. Superior Street, Chicago, IL 60610. Contributions may also be made to the Colorado Educational Fund.



## Government Affairs Update by Linda T. Smith, CAA

The 1993 Session of the General Assembly opened on January 13 at 10:00 am with the usual pomp and circumstance. The session was delayed in continuing because there was one contested House seat - (District 13, Boulder) and one vacant seat (District 51, Larimer) to be reassigned due to the death of the House representative. January 14th, the session started with Governor Roy Romer addressing both the House and Senate. His speech was inspiring, but not overwhelmingly optimistic. A copy of the transcript of the Governor's speech is available from AIA Colorado upon request.

AIA Colorado receives a copy of each House and Senate bill and reviews them all for those which could potentially affect the profession of architecture. Jerry Johnson's and my own presence at the Capitol, as your lobbyists, helps the legislators to be aware of the concerns of architects in this state. We plan to keep you advised of the bills being monitored by the Legislative Sub-Committee of the Government Affairs Committee which meets every Friday morning at 7:30 am to review the bills of that week and report on the activities of the committees that are meeting at the Capitol to discuss the bills. Being a registered lobbyist for you is an interesting and intense learning process. If you would like to participate in the Government Affairs Committee or the Sub-Committee, contact the Government Affairs Committee Chair, Tom McKenzie, AIA at 388-4601.

### Newest Member of Our Team

AIA Colorado's newest student Assistant is Meagan Harvey. We welcome Meagan as the newest component of our team. Dennis Dryden is continuing his studies at the Colorado Institute of Art, but he is no longer eligible for the work study program (unfortunately for us!). If you are in downtown Denver and have a need for a part-time clerk/receptionist, give Dennis a call at 832-3814. We highly recommend Dennis Dryden.

## THE HISTORY AND PURPOSE OF THE EDUCATIONAL FUND

The Educational Fund was born fifty-nine (59) years ago out of the devotion of five men to the practice of architecture. On January 23, 1934, Robert K. Fuller, FAIA, announced the creation of a special Trust Fund: "to advance the interest of the profession of architecture in the State of Colorado." This wasn't its true beginning, however, it was the realization of a 10 year dream of Robert Fuller, FAIA, George H. Williamson, FAIA, William E. Fisher, FAIA, William Bowman, AIA and Fred Montjoy, AIA. Their dream had long been "to provide an instrument whereby, someday, sufficient income would be realized to be able to award scholarships, grants, prizes, etc. to the betterment of the profession."

Then on December 18, 1944, the Trust Fund was transferred to the Colorado Chapter, AIA (predecessor of the Colorado State Society of the AIA and now AIA Colorado) as a Chapter Investment Fund. Robert K. Fuller was designated its Permanent Trustee. By early 1961, the Fund had achieved its first aim "...a good annual return." It was now deemed necessary to incorporate as a separate tax free entity to be known as the Educational Fund, Colorado Chapter, AIA. On February 16, 1961, the Fund was duly incorporated as a separate tax free, non-profit corporation, under that name. Its broad purpose, as repeated in the December 1961 issue of the Colorado Chapter, AIA newsletter, the Addenda, was (and remains today) "to advance education in architecture by granting of scholarships, prizes and financial aid to deserving students in architecture and to teachers or architects interested in research projects directly related and of value to the architectural profession."

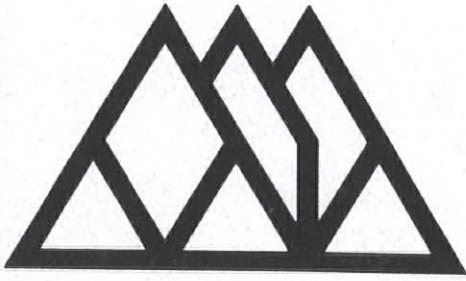
Robert K. Fuller, FAIA, died in 1966, and the Colorado Chapter, AIA asked his son Kenneth R. Fuller, AIA, to assume the responsibility of the position of Permanent Member of the Board of Trustees, which he accepted. In 1969 the Fund's name was legally changed to the Educational Fund, Colorado Society of Architects, AIA...to ensure the Fund's

continuity and maintain its statewide orientation. The Board of Trustees for the Educational Fund, Colorado Society of Architects, AIA, consists of the following officers: Educational Fund President— President of AIA Colorado; Educational Fund Vice President— President Elect of AIA Colorado; Educational Fund Secretary/Treasurer— Permanent Member, Kenneth R. Fuller, FAIA, Emeritus. Since that first \$600.00 scholarship award in 1961, the Fund has awarded more than \$440,000.00 in scholarships, grants and other prizes to some two hundred (200) students, architects and teachers. All of them are better professionals today because of the Educational Fund. Our awards program of this past year (1992) totalled some \$31,500.00 from income received through our investments, donations, memorials, etc. This figure is more than seven times the amount set up in the original Trust Fund in 1934.

It has been the consensus of opinion of the Trustees of the Fund for the last several years that we must broaden our scope of activities to provide more in the way of financial grants to AIA Colorado, and its four chapters, to conduct real "live-wire" Professional Education Programs. Requests for such Grants should be submitted to: The AIA/C Educational Fund, 1615 California Street, #508, Denver, CO 80202. It is also the consensus of opinion that we have been lax in our efforts to seek new funds in the way of endowments, donations, budgeted items, memorials, etc. from the Chapters and the membership at large.

**Remember: This is your Educational Fund. It exists for the "betterment of our profession" and it already has been, for some two hundred (200) recipients (and thus for all of us), the very gateway to that enhancement and the future of the the architectural profession which we all desire.**





# Field Report

**1991 PRESIDENT ENCOURAGES MEMBERS TO  
"TAKE PRIDE IN YOUR PROFESSION AND YOUR ORGANIZATION"**

## PRESIDENT'S MESSAGE

Marvin J. Sparr, AIA, 1991 President of the AIA Colorado Board

- AIA Colorado is the only representative of the collective profession of architecture in Colorado.
- AIA/C is your presence and mine in the Legislature, representing our best interests in the laws of our state.
- Our state education system for providing upcoming architects is monitored by and counseled by AIA/C to attempt to provide the best educated people possible.
- The State and Local organizations of AIA have ongoing programs to inform and educate the membership. This activity is augmented by newsletters from these same organizations to keep you up-to-date on events.
- Programs have been developed in the schools to work with children, elementary age on up, to educate them about architecture and architects.
- PBS programs have been sponsored to help educate the public about architecture.
- The list should also include Intern Development, State Board of Examiners Liaison, Search for Shelter, Disaster Assistance, Documents, Reference Library, Job Board, Client Referral and on and on and on.
- A Small Firms Resource Center
- Colorado Architect's Licensing Law - Bringing it in Line with National Trends
- State/Regional Publication Possibilities
- Planning for Our Centennial Year (1992)
- Membership Renewal, Reinstatement, and Recruitment

Your membership helps make these things doable. We need your help both in terms of activity and in terms of membership renewal. The dollar amount may at first seem significant but considering what it does it is a bargain. We are currently in the process of preparing for our Centennial Year in Colorado (1992). Please get on board and be a part of this vital organization and this momentous event. Thanks for continuing to be an important part of AIA Colorado, your support of the architectural profession through AIA is deeply appreciated. I look forward to serving you in the coming year and I welcome your comments any time.

I think you get the idea: AIA Colorado is doing a good job for the profession.

If you are like most of us, it's been a long time since you stopped to reflect on the commitment you made when you first became an AIA member.

In 1991, I'd like you to take the time to renew your commitment. It's time to take pride in the success our organization has enjoyed and to reflect upon our accomplishments. I would ask that as you renew your commitment you think about ways to make your membership mean more by an active involvement.

In 1991, our agenda is very full. The Board of Directors, and its Committees, will be discussing, debating, developing and implementing policy and making some tough decisions on a variety of issues including the following:

- Improvements to the Carriage House
- Site Selection for the 1991 Design Conference
- Disaster Assistance
- Junior College/Technical School "Architectural" Training
- Voice Mail Technology for Better Service to Members and the Public

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- HISTORY OF THE AIA/C EDUCATIONAL FUND
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- ALERT! QUALIFICATIONS-BASED SELECTION COALITION UPDATE
- AIA/C LEGISLATIVE SUBCOMMITTEE GOES BACK TO WORK FOR '91 SESSION



**1990 PRESIDENT CHALLENGES MEMBERS TO "ASK NOT WHAT AIA CAN DO FOR YOU, BUT WHAT YOU CAN DO FOR AIA"**

## **PRESIDENT'S FAREWELL MESSAGE**

Jim Cox, AIA, 1990 President of the AIA Colorado Board of Directors

Where are we headed as AIA Colorado? Our economic problems still persist. AIA membership in Colorado appears to have bottomed out - but we're not real confident that a membership upswing is around the corner. Our state has the smallest percentage of architects nationally as members of the AIA. We must find a way to change that.

The education of future architects in Colorado must also change. We need coordinated undergraduate/graduate architectural program between CU Denver and CU Boulder and other universities in the state. This process has started, but it won't come easy and we as AIA members must demand that the State of Colorado provide an integrated architectural education program second to none in this country - that opportunity is here and it can happen!

We must also be proud of AIA in Colorado. In 1992, we will be celebrating 100 years of AIA Colorado. To this end, we again have an exciting opportunity to show off - show off to the state and to the nation how great Colorado architecture is.

So, let's not sit back and let these opportunities slip by. Participate in your local AIA chapter and in AIA Colorado. To make this a great profession we will need your help. To paraphrase an overused but appropriate remark - 'Ask not what the AIA can do for you, but ask what can you do for the AIA'. If you can't or

won't do anything, then don't complain if the profession falls short of your expectations. For almost 100 years AIA Colorado has been doing great things. The question we must ask ourselves is: what do we want the next 100 years to be like?

In 1991, Marvin Sparn will provide us with leadership and I am confident that it will be an excellent 99th year. For our 100th year, Kaki Zeeb will be at the helm and again I am confident that she will provide us with outstanding leadership.

I want to thank you for the privilege of being your President in 1990. I have gotten to know so many of you and know that each and every one of you are outstanding individuals and leaders in your own right. The help and guidance that I have had this year is greatly appreciated.

It has truly been an honor to have served you as your President. Thank all of you so much.

### **1991 BOARD OF DIRECTORS**

**President:** Marvin Sparn, AIA  
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**1990 AIA Colorado Board of Directors Creates Task Force On Architectural Licensing**

## **WHERE IS THE ARCHITECTURAL LICENSING LAW HEADED?**

The new AIA/C Task Force on the Architectural Licensing Law will be surveying current requirements and proposed changes in other states in preparation for a broad review in 1991 of Colorado's licensing law and rules of the board.

- Should the IDP Training Requirements be made mandatory in Colorado?
- Where should the line be drawn defining activities requiring an architectural license?
- What does it take for a Colorado-licensed architect to be permitted to practice in another state?
- What ethics requirements have become law?
- What liability protection is available?

The information collected by the Task Force will be used as a basis for AIA Colorado to take positions on proposed changes to Colorado's architectural licensing law and Rules of the Board. It may also become an AIA Colorado members' reference library on nationwide architectural licensing requirements.

***If you are interested in participating on this Task Force, please contact Chairman Roy Perlmutter at 755-0696 or Lois Deveneau at AIA Colorado, 831-6183 or 1/800-628-5598.***



## AIA COLORADO PARTICIPATES IN PUBLISHING BUSINESS MANUAL FOR ARCHITECTS AND ENGINEERS

AIA Colorado and the Consulting Engineers Council of Colorado (CECC), in conjunction with the Denver law firm of Hall & Evans, have published a comprehensive "nuts and bolts" business reference manual, **DOING BUSINESS IN COLORADO: A GUIDE FOR ARCHITECTS AND ENGINEERS**. The GUIDE addresses such diverse topics as:

- The requirements for organizing, operating and dissolving a firm
- Procedures for acquiring or merging with an existing firm
- Steps to protect intellectual property interests
- Professional and general liability insurance considerations
- Employee benefits
- Structuring commercial transactions
- Professional licensing procedures and disciplinary considerations
- Quality assurance and contract negotiations
- Alternate dispute resolution procedures
- Employment issues.

The GUIDE has been provided, at no cost, to all members of AIA Colorado. If you are a member and have not received a copy of this useful tool, please contact Lois or Michele at AIA/C, 831-6183 or 1/800-628-5598.

## 1990 ANNUAL REPORT: AIA/C PROGRAMS, SERVICES & COMMITTEES

### ANNUAL DESIGN CONFERENCE

- Held in combination with the Western Mountain Region Conference, on October 25-28, at the Broadmoor in Colorado Springs.
- The theme, "Sensational Architecture", explored how the brain makes aesthetic judgements.
- This annual gathering also included two days of professional development programs, business meetings, social events, major displays of new products and services and plenty of peer interaction.

### ANNUAL DESIGN AWARDS

- Honor Awards were presented to:
  - C. W. Fentress J.H. Bradburn & Associates, Denver, for the Colorado Convention Center
  - Hagman Yaw Architects, Aspen, for the Galena Place Townhouses
  - Elizabeth Wright Ingraham & Associates, Architects, Colorado Springs, for the Vista Grande Community Church
  - Urban Design Group Architects, Denver, for the Cactus Club
- Merit Awards were presented to:
  - Fletemeyer and Associates, Inc., Boulder, for the Mill Building, High Peak Camp
  - Michael Barber Architecture, Denver, for the Keystone Conference Center
  - William Zmistowski Associates Architects, Boulder, for the Gold Club of Oklahoma
  - C.W. Fentress J.H. Bradburn & Associates, Denver, for 1999 Broadway
  - Semple Brown Roberts, P.C., Architects, Denver, for the Larimer Square Revitalization

### GOVERNMENT AFFAIRS COMMITTEE & LEGISLATIVE SUBCOMMITTEE

- Monitored, testified on, wrote position papers on and generally watchdogged a range of issues from Independent Contractor Regulations to Historic Preservation Tax Credits on behalf of the architectural profession in Colorado.
- A founding member of the AIA/C Government Affairs Committee, D. A. Bertram, Esq., AIA, was elected to serve as the Chair for 1991.
- Along with founding members, D.A. Bertram, Esq., AIA and Marvin Sparr, AIA, four additional members will serve on the AIA/C Legislative Subcommittee in 1991: Kathy Harhai, AIA (back for a second year); Karl Berg, AIA; Tom McKenzie, AIA and Stan Andrews, AIA.
- The Challenge for 1991: Qualifications-Based Selection. The current statute, which requires that architects and engineers be selected for the state's public projects based on their qualifications, is being challenged by the Colorado Highway Commission. The Highway Commission will be introducing a bill which will amend the law to require cost-based selection for a/e services. AIA Colorado, committed to this legislative battle, has already joined a coalition of engineers, land surveyors and landscape architects, to defeat the highway commission's bill in the upcoming 1991 legislative session.

**Editor's Note:** The Highway Commission's Bill (SB6) was defeated in Committee on the first day of the Legislative Session! See enclosed alert re: the Coalition Bill to clarify existing law.



## **1990 ANNUAL REPORT, CONTINUED: AIA/C PROGRAMS, SERVICES & COMMITTEES**

### **THE JOB BOARD**

- Continued to provide AIA/C with a valuable source of non-dues revenue while at the same time providing a service to both the firm looking for help as well as the individual looking for employment possibilities

### **THE FIELD REPORT**

- Kept you informed on the various committees and activities throughout the state.
- Articles were provided by members as well as staff
- 1991 Deadline for submitting articles: the 3rd Friday of every month for inclusion in the next month's newsletter.

### **THE BOOKSTORE**

- We continued to stock the entire inventory of AIA Documents and the most current books on office practice, accounting and design techniques as well as a small selection of cards and gifts.
- Members received a 20% discount on the documents and varying discounts on most books published by the AIA Press.

### **AN INFORMATION SOURCE**

- AIA/C maintains information on a variety of subjects from school and career information to addresses and phone numbers of AIA members all over the country.

### **THE CLIENT REFERRAL FILE**

- In 1990, we received approximately 350 calls from potential clients in search of an architect or a firm to do a specific type of project.
- These individuals were provided with the names and phone numbers of members whose experience related to the project.
- In tandem with providing referrals, we also continued to **EDUCATE THE PUBLIC** as to:
  - What an architect does
  - How to hold an interview
  - How to negotiate a contract
- On public project referrals, we provided information on qualifications-based selection.
- Your 1991 Client Referral Form was enclosed with your dues renewal invoice - if you have not done so, please fill it out and send it back to us as soon as possible so that you can take advantage of this member service.

### **TASK FORCE ON EDUCATION**

- Established in 1989 as a first step to achieving a strong partnership between the design schools and the professional design disciplines.
- Completing it's second year of existence, this dedicated group of people has made great strides and will continue to play a vital role in the further development of quality architectural, design and planning education in Colorado.
- This task force will continue to work on the relationship of the two schools and on the relationship between the educator and the practitioner.
- Will meet the 2nd Friday of each month.

### **CARRIAGE HOUSE REFINANCING TASK FORCE**

- AIA/C began 1990 with an interest only loan on it's state headquarters, the Carriage House. A balloon payment of \$92,000 (the principle) was due by 12/31/90.
- After extensive research and "shopping" the market, the task force was able to secure a refinanced loan with its current lender, Sun Savings.
- The terms of the new loan are: 15 years at 10.5%, w/principle and interest payments of \$1080. per month (just a few dollars more per month than the interest only payments had been)

### **CENTENNIAL COMMITTEE**

- Chaired by Curt Dale, AIA; Kaki Zeeb, AIA; Peter Einsle, AIA and Jim Morter, AIA
- Began work on the planning of the centennial celebration for 1992
- In the process of determining the program, or combination of programs, to include: children, historical perspective, the next 100 years
- Jim Cox, AIA, will be chairing the Design Conference for 1992 and Sam Caudill, FAIA, will be chairing the program portion of the conference
- Stan Oliner, from the Colorado Historical Society, is working closely with the committee to provide videos of the Fellows, an exhibition of 100 years of Colorado architecture and more
- Help is needed on various subcommittees including fundraising and P.R. - call Lois at AIA/C, 303/831-6183 or 1/800-628-5598 to join in.





**COLORADO  
ARCHITECTS/DESIGNERS/PLANNERS  
FOR SOCIAL RESPONSIBILITY**

We are a national non-profit organization with concern for action on environmental and social issues.

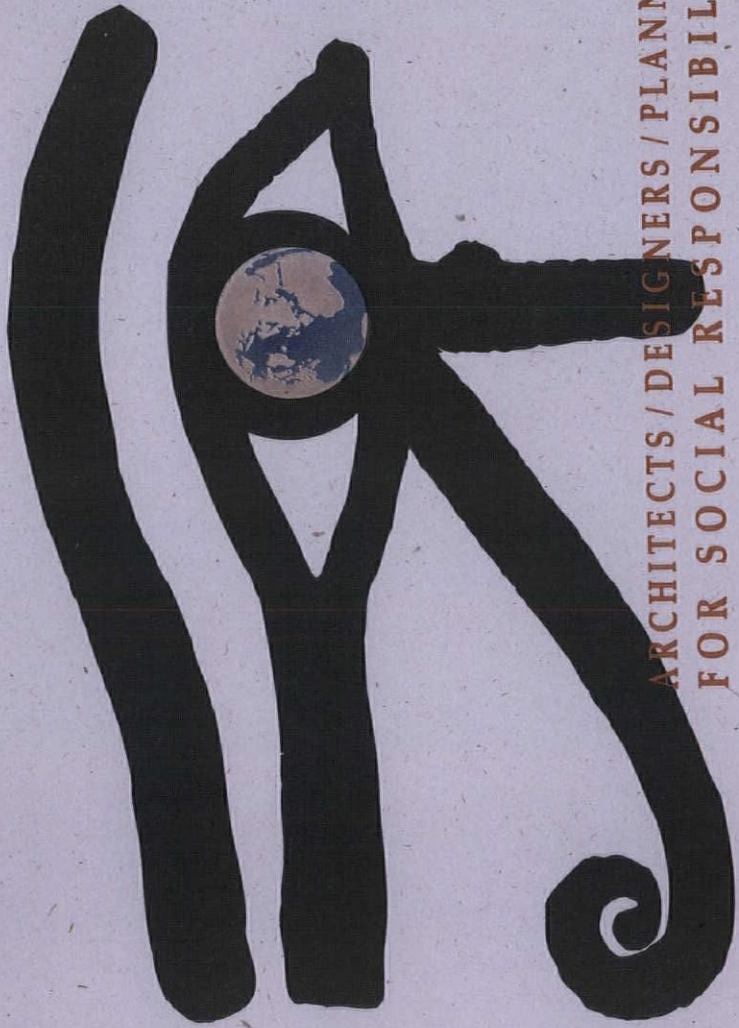
ADPSR advocates to educate for *sensitivity* to our natural and built environments in decision making that is *socially responsible* in our professions.

For information: Colorado ADPSR, 2546 Fifteenth Street, Denver, Colorado 80211, (303) 455-1366



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## ARCHITECTS / DESIGNERS / PLANNERS FOR SOCIAL RESPONSIBILITY CONSIDERATIONS

Stimulating choices for design professionals to become more environmentally and socially responsible.

### PROGRAMMING/PLANNING

**Consider:** How zoning ordinances, subdivision regulations, comprehensive plans and code regulations might be modified to better respect the environment.

If an existing facility can be adapted to meet your program needs.

If location minimizes distance to services and between home and work.

If site minimizes impact of utility and infrastructure development.

Minimizing space consumption when programming areas.

Planning layout criteria in terms of how it affects access to daylight and air movement.

Life cycle costs as well as first costs.

### SITE

Orientation of buildings on site to maximize benefits of solar.



- Balancing cut and fill and minimizing impact on topography.
- Using land forms and earth sheltering where appropriate.
- Conserving vegetation, topsoil and surface water.
- Solar access rights of neighboring properties.

## FORM

- Consider:** The most efficient ratio of interior volume to exterior surface.
- Building layout and dimensions that conserve materials, minimize waste and improve labor efficiency.
- Forms that maximize passive solar, daylighting, air movement and thermal efficiency.
- Compact and infill development strategies which encourage the efficient use of existing infrastructure.

## SYSTEMS

- Consider:** Designing buildings to function as natural systems in themselves, to minimize energy depleting mechanical and electrical systems.
- Orientation differences when selecting exterior envelopes.
- "In" sulation rather than "out" sulation.
- Reducing artificial lighting needs by maximizing daylighting, using task lighting, directional lighting, full spectrum lights, smaller zones of light per control, lower light standards and variable lighting.
- Using natural ventilation to eliminate "sick building syndrome".
- Protecting against radon and electromagnetic fields.
- Planning and development programs that encourage the convenient use of alternative modes of transportation.
- Transportation, utility, and communication systems that enhance concentric urban growth to minimize sprawl.

## MATERIALS

- Consider:** The following when selecting materials:
  - Is it renewable and sustainable?
  - Is it recyclable?
  - Is it energy efficient?
  - Is it non-toxic?
- Is its manufacture energy intensive?
- Does it require a long distance to transport?
  - Is it durable and long-lasting?
  - Are synthetic materials appropriate?

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DOING BUSINESS IN COLORADO  
A GUIDE FOR ARCHITECTS AND ENGINEERS

By now, your copy of the Guide should have arrived, and we hope that it has become a valuable resource tool for you and your firm. AIA/Colorado is proud that it was able to provide a copy to all of its members.

We are also pleased to announce the first in a series of complimentary seminars that will be presented by AIA/Colorado in conjunction with Hall & Evans and the Consulting Engineers Council of Colorado. Plan to join us the afternoon of March 22, 1991, at the Radisson Hotel, I-225 and Parker Road.

SEMINAR AGENDA

12:30 - 1:00	Registration
1:00 - 1:15	Opening Remarks
1:15 - 2:00	Labor and Employment Issues
2:00 - 2:45	Dispute Resolution and Fee Collection Procedures
2:45 - 3:00	Break
3:00 - 3:45	Contract Negotiations and Insurance Considerations
3:45 - 4:30	Employee Benefits and Tax Considerations
4:30 - 5:30	Reception

So that we may finalize preparations for the seminar, please fill out and return the registration slip below. We look forward to hearing your comments, and we hope that you will bring the Guide and your questions to the seminar.

---

DOING BUSINESS IN COLORADO  
A GUIDE FOR ARCHITECTS AND ENGINEERS

Seminar:    March 22, 1991  
              1:00 - 5:30 p.m.  
              Radisson Hotel  
              I-225 and Parker Road  
              Aurora, Colorado

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RETURN TO: Sonia Jensen, HALL & EVANS, Suite 1700, 1200 - 17th Street, Denver, CO 80202







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# ARCHITECTURAL

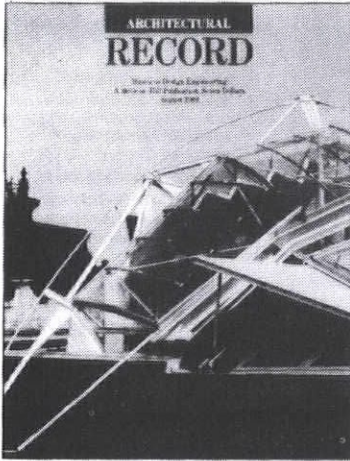
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**Business/Design/Engineering**

Published fourteen times a year. Publication covers every phase of building design and all branches of engineering in building. Contents include studies of all major building types; house presentations; structural design techniques; new products and materials; and buildings in the news.

\*(These technical/trade publications, if used for business purposes, can be listed as a tax deduction)

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## ARCHITECTURAL RECORD

We cordially invite you to subscribe to ARCHITECTURAL RECORDS...a magazine for the Architect, the Engineer in building design, and Interior Designer. In addition to the regular monthly issues, two "spotlight" issues feature Record Houses; and an issue featuring "Record Interiors" a portfolio of award-winning interiors.

Subscription includes Mid-April Record Houses; Mid-Sept. Records Interior issues.

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AMERICAN SOCIETY OF  
LANDSCAPE ARCHITECTS



PROFESSIONAL LAND  
SURVEYORS OF COLORADO

# DESIGN PROFESSIONAL COALITION ON QUALIFICATIONS-BASED SELECTION

**TO:** ALL MEMBERS OF AIA COLORADO  
**FROM:** AIA/C GOVERNMENT AFFAIRS COMMITTEE  
**SUBJECT:** ALERT! CONTACT YOUR LEGISLATORS TODAY!  
TO SUPPORT HB1244 WHICH WILL CLARIFY THE  
CURRENT QUALIFICATIONS-BASED SELECTION STATUTE

## BACKGROUND

The Qualifications-Based Selection of architects and engineers (design professionals) for State construction projects has been Colorado law since 1979 when the General Assembly adopted the "mini-Brooks" law. (modeled after the Federal "Brooks" Act which has been emulated in virtually every state). This system allows for the NEGOTIATION of a design fee by architects, engineers, landscape architects and land surveyors for their services during the "planning and design phase" of a project after the appropriate State agency has screened applicants based on qualifications and developed a list of the top three candidates. If a fee cannot be agreed upon, the state agency continues down the list of design candidates until a reasonable fee agreement is negotiated.

## WHY IS THIS SYSTEM A GOOD ONE?

The most cost efficient way of developing a construction project is to find a good design professional who will represent the state agency and develop plans for the project that take into consideration energy and maintenance costs, the future needs of the agency or the future development of the area around the project (as with the growth of a community with a highway project) and in insuring the best quality for the dollar.

## WHY IS HB1244 NEEDED?

During 1990, the Highway Department Commissioners directed their staff to add COST as an element in securing design consultants as part of the procurement process for highway projects. Engineers and architects objected because instead of becoming AN element in the selection process, experience shows that it becomes THE most important element. The highway Department requested an Opinion from the Attorney General. They received the answer they were looking for in a "privileged Attorney-Client Memorandum" not for circulation and "not to be construed as an official opinion of the Attorney General"

So. To further pursue the cost issue, the Highway Department initiated a bill which became SB6 carried by Sen. Wattenberg. It was heard on the first day of the 1991 session and P'd by the State Affairs Committee on a 5-2 vote. The committee directly took on the issue of Qualifications Based Selection -vs- Low Bid and REJECTED THE LOW BID CONCEPT DURING THE PLANNING AND DESIGN PHASE OF A PROJECT.



### WHAT DOES HB1244 DO?

The bill would clarify the current Qualifications Based Selection process in Colorado. It makes clear the fact that the State law requires a NEGOTIATED FEE system for the planning and design phase of a project. The low bid system remains in place for the construction of the project.

### WHY SUPPORT HB1244 ?

1. Low bidding the planning and design phase of a project presents a kind of elephant-ants scenario. It focuses cost consideration on the least expensive part of a project. Typically, 1% of the life cycle costs of a project are tied to A/E work (planning and design), 7-10% to construction and 90% to operation and maintenance. A superior plan and design can result in cost savings throughout the construction and maintenance of the project. Getting a low bid set of drawings often results in a set of design plans that do the MINIMUM POSSIBLE AMOUNT OF LONG TERM PLANNING. Clients continue to "throw good money after bad" to repair, redesign or reconfigure a project throughout its operational lifetime.
2. This bill keeps price as a factor, but rules out its being the ONLY or the PRINCIPAL factor. The price is negotiated, but the State agency reserves the right to move down the list of qualified design professionals if the design cost cannot be agreed upon.
3. The bottom line is this: REAL COST SAVINGS are achieved over the life of the project by Qualifications-Based Selection. By attempting to save a few dollars early in the project, the State agency often derives just the opposite result: they get a design that results in forty years of drain on the taxpayers coffers trying to straighten out a poorly designed project.
4. The low bid system does work for the construction phase because when the project goes to bid an exact set of plans have been developed by the Architect-Engineering team and prospective contractors know exactly what they are bidding on. It does NOT work at the point at which design professional are chosen for precisely the same reason: the project is too loosely defined at that point and design professional would not know what they are bidding on.



**WESTERN MOUNTAIN  
REGION/AIA REPORT**  
from Mike Stransky, AIA, Director

As a new board member from WMR, I want to thank all of you for giving me this opportunity to serve your components, the region and the membership at large.

I attended the new board member orientation in Washington, D.C. and this is the first of many reports I will be making to you. The intent of these reports will be to highlight new topics of discussion and important decisions made or to be made at National.

- Our officers and staff are impressively prepared to lead us into the 90's
- The fruits of Vision 2000 are being revealed through the completion of our long range plan. If you don't have a copy, you should receive one soon. The plan is good and lays the groundwork for both local and national efforts
- National membership is 55,533 of which 43,000 are AIA members; 8,000 are Associates and 4000 Emeritus. There are about 78,000 architects in the country
- Our capture rate is high compared to other associations, but trends indicate that membership could fall. Most notable in decline is associate memberships. We should take steps to strengthen our efforts in recruiting and retaining associates
- The majority of firms, 61%, have 9 or less employees. 50% of all firms are 10 years old or less. 56% of the work force is in firms 20 or larger
- Most membership revenue comes from the larger firms

- WMR boasts two of the smallest components and one of the smallest state organizations: Farmington, Rio Colorado and Wyoming, respectively
- A typical member pays about \$450 annually in dues; an average sole practitioner pays about \$420
- The maximum dues of a State organization are \$300/yr in Indiana (plus local and national!)
- The annual budget for National is \$26-27 million. Only 37% of revenue is generated by dues. The balance of income comes from: sales of publications/ documents; masterspec; convention; interest and rent
- National Government Affairs had a great year. Passed legislation on copyright for architect's drawings and several amendments on housing legislation
- The Intern Development Program is now mandatory in 35 states and growing
- A new dues structure is being studied by the Membership Futures Task Force. It will likely include a varying dues scale across the membership related to the ability to pay and the services (of the AIA) utilized. Supplemental dues could disappear by 1992.
- A significant amount of discussion revolved around "membership". In light of our potential membership problems, we should consider initiating a simple membership program between established practitioners and young practitioners/associates. This could be a minimum responsibility of every AIA member. It would likely help retain associates longer than three years. Young practitioners and associates are the future of the AIA.

AIA/C RESPONDS TO EDITORIAL

February 1, 1991

Editor  
The Rocky Mountain News  
400 West Colfax Avenue  
Denver, CO 80204

Dear Editor:

Your editorial of Monday, January 28, 1991 headlined, "Consultant Costs? How Vulgar to Broach the Subject", entirely missed the most important point: that the Qualifications-Based Selection of architects and engineers by State agencies HAS BEEN the law in Colorado since it was adopted by the State Legislature in 1979. Last year, the Highway Department adopted a policy that went around Colorado law. This year they tried to run a bill in the Legislature to change the law to conform to their new practice and that bill was defeated in Committee.

Your editorial left the reader with the impression that Qualifications-Based Selection was a new idea - and a bad one. In fact, it is such a good idea (and one that saves the taxpayer millions and millions of dollars each year) that it is the law in the majority of other states and has been used by the Federal government since 1972 as well.

Sincerely,

Marvin J. Sparn, AIA  
President, AIA Colorado



# The History of the Educational Fund, Colorado Society of Architects, AIA

by Kenneth R. Fuller, FAIA, Emeritus

The Educational Fund was born fifty-six (56) years ago out of the devotion of five men to the practice of architecture. On January 23, 1934, Robert K. Fuller, FAIA, announced on behalf of himself and four other men, the creation of a special Trust Fund: "to advance the interest of the profession of architecture in the State of Colorado". This wasn't its true beginning, however, it was the realization of a 10 year dream of Robert Fuller, FAIA, William Fisher, FAIA, George Williamson, FAIA, William Bowman, AIA and Fred Montjoy, AIA. Their dream had long been "to provide an instrument whereby, someday, sufficient income would be realized to be able to award scholarships, grants, prizes, etc., to the betterment of the profession." (All "quotes" are from the original article).

The first aim of the Trust Fund was quite modest: The assets were to be "held intact and allowed to grow" until the principal would be large enough to ensure "a good annual return therefrom." The founders hoped that the amount in the Fund would serve as a "nucleus" that would increase in value and, now that it was formally established, also attract additional donations. By 1944, however, no new contributions had been received and of the five founding fathers of the Fund, only the Fund's Chairman, Robert K. Fuller, survived.

Then on December 18, 1944, the Trust Fund was transferred to the Colorado Chapter, AIA (predecessor of the Colorado State Society of the AIA and now AIA Colorado) as a Chapter Investment Fund. Robert K. Fuller was designated its Permanent Trustee. By early 1961, the Fund had achieved its first aim "... a good annual return." It was now deemed necessary to incorporate as a separate tax free entity to be known as the Educational Fund, Colorado Chapter, AIA. On February 16, 1961, the Fund was duly incorporated as a tax free, non-profit corporation, under that name. Its broad purpose, as repeated in the December 1961 issue of the Colorado Chapter, AIA newsletter, the Addenda, was (and

*The legacy of the Educational Fund of the Colorado Society of Architects, AIA (now AIA Colorado) was given to the Architects of Colorado. The following brief look into the Fund's origin, first aim, and ultimate goal may help us all understand this bit of Colorado Architectural History.*

remains today) "to advance education in architecture by granting of scholarships, prizes and financial aid to deserving students in architecture and to teachers or architects interested in research projects directly related and of value to the architectural profession."

At its November 1961 meeting at the old Boulder Country Club, the Colorado Chapter, AIA awarded James E. Koentop, a fifth-year architectural engineering student at the University of Colorado, the \$600.00 William E. Fisher Memorial Scholarship. This was the first scholarship awarded by the Education Fund, Colorado Chapter, AIA. It had taken only 27 years for the five founders' original dream (to be able to make such awards for the betterment of the profession) to come true.

Robert K. Fuller, FAIA died in 1966, and the Colorado Chapter, AIA asked his son Kenneth R. Fuller, AIA to assume the responsibility of the position of Permanent Member of the Board of Trustees, which he accepted. Further changes occurred in 1969 when following the re-structuring of the AIA in Colorado into a State Society with two chapters (now four) the Fund's name was legally changed to the Educational Fund, Colorado Society of Architects, AIA... to ensure the Fund's continuity and maintain its statewide orientation.

The Board of Trustees of the Educational Fund, Colorado Society of Architects, AIA, by the Articles of Incorporation, consists of the following officers:

- Educational Fund President: President of Colorado Society of Architects, AIA
- Educational Fund Vice President: President Elect of Colorado Society of Architects, AIA
- Educational Fund Secretary/Treasurer: Permanent Member, Kenneth R. Fuller, FAIA, Emeritus

Since that first \$600.00 scholarship award in 1961, the Fund has awarded more than \$320,000.00 in scholarships, grants and other prizes to

some two hundred (200) students, architects and teachers. All of them are better professionals today because of the Educational Fund.

Our awards program for this past year (1990) totaled some \$27,000.00 from income received through our investments, donations, memorials, etc. This figure is more than seven times the amount set up in the original Trust Fund in 1934.

During the past decade or so, substantial contributions have been made to the Fund by individual architects as memorials. Some have endowed to immortality certain named scholarships. Significant donations have also been made in the past by individuals and organizations allied with the construction industry, to endow annually other scholarships. Frequently, donors send in a check to the Fund in lieu of flowers to memorialize a deceased friend.

It has been the consensus of opinion of the Trustees of the Fund for the last several years that we must broaden our scope of activities to include more in the way of financial help to AIA Colorado, and its four chapters, to conduct real "live-wire" Professional Education Programs. It is now possible that the Educational Fund can provide some of the funds necessary to conduct such programs. Request for such Grants should be submitted to: The AIA/C Educational Fund, 1615 California St., #508, Denver, CO 80202.

It is also the consensus of opinion that we have been lax in our efforts to seek new funds in the way of endowments, donations, budgeted items, memorials, etc., from the Chapters and the membership at large.

**Remember: this is your Educational Fund. It exists for the "betterment of our profession" and it already has been, for some two hundred (200) recipients (and thus for all of us), the very gateway to that enhancement and the future of the architectural profession which we all desire.**



**CALL FOR SUBMITTALS • AIA/C EDUCATIONAL FUND • 1991 SCHOLARSHIPS**

**ROBERT K. FULLER  
SCHOLARSHIP AWARD FOR  
GRADUATE STUDY**

Eligibility:

- a) A graduate in architecture or environmental design (whose graduate study will be in the discipline of architecture) from the University of Colorado by September of 1991 (the school term preceding the start of graduate study)
- b) An architectural faculty member of the University of Colorado, College of Environmental Design or School of Architecture and Planning
- c) An architect licensed by and residing in Colorado
- d) A graduate architect residing in the State of Colorado
- e) First preference to be given to a C.U. graduate

Application Statements

- a) Intent to enter graduate study in the summer or fall immediately following the granting of the award
- b) Statement of University to be attended at the time of the application status of admission acceptance
- c) Statement of general content and direction of graduate programs
- d) Proposed budget (tuition, living costs, projected income, etc.)
- e) Letters of recommendation from professional colleagues indicating applicant's potential for successful performance in such endeavor
- f) Three (3) letters of reference included
- g) All faculty and all non-C.U. graduates should make application directly to Board of Trustees, Educational Fund, AIA Colorado

Criteria

- a) Established accomplishment - academically and/or in practice
- b) Quality and content of proposed graduate program
- c) Applicant's potential for successful performance in proposed graduate program
- d) Applicant's potential for contribution to the profession
- e) Financial need
- f) If awarded to a faculty member, s/he must return to the C.U. Environmental Design or Architecture & Planning faculty for one year

Amount of Scholarship

- a) \$2000.00
- b) NOTE: This scholarship may be divided into two equal parts if real need exists

**JAMES M. HUNTER, FAIA  
SCHOLARSHIP AWARD**

Eligibility

- a) A graduate student from C.U. who is entering or working on a M/Arch degree
- b) A graduate student or faculty member from C.U. for travel in the United States to study architecture of American heritage or working on a M/Arch degree
- c) A person applying for this study or travel scholarship may not submit application or seek, in any manner, other scholarship awards or grants this year

Application Statements

- a) State the university in which this degree program will be completed
- b) Statement of general content and direction of the graduate program
- c) Three (3) letters from academic and/or practice recommenders indicating the applicant's potential for successful performance

Criteria

- a) Established potential for successful contribution through the profession of architecture
- b) Applicant's potential for successful contribution through the profession of architecture
- c) Financial need shall not be a consideration

Amount of Scholarship

\$1500.00

**GENERAL INFORMATION**

**DEADLINE FOR ALL  
SCHOLARSHIP REQUESTS:  
5pm, Thursday, March 21, 1991**

**ALL SUBMITTALS SHOULD  
BE DELIVERED TO:  
The Board of Trustees  
AIA/C Educational Fund  
c/o AIA Colorado  
1459 Pennsylvania Street  
Carriage House  
Denver, CO 80203**

**QUESTIONS? CALL:  
Lois Deveneau  
Executive Director  
AIA Colorado  
303/831-6183  
1/800-628-5598**

**ARTHUR A. & FLORENCE G.  
FISHER TRAVELING  
SCHOLARSHIPS I & II**

Eligibility

- a) A graduate in architecture by September of the year the award is granted
- b) A graduate in env design or arch and planning with proven intent for formal study in architecture
- c) An architect licensed by and residing in Colorado
- d) A faculty member in the C.U. Coll of Env Design or the School of Arch & Plan

Application Statements

- a) Project Statement - Content of Program
- b) Proposed plan of procedure
- c) Expected accomplishment
- d) Itinerary with approximate dates
- e) Tentative budget
- f) Three (3) letters of reference
- g) "In the interest of better fulfillment of the purposes of the Fisher Traveling Scholarship I and II Awards, each recipient must have an advisor and a report of accomplishment must be submitted to the Board, at a time to be determined by the Board. All applicants shall state the name of his/her advisor, the advisor's qualifications and a letter of consent from said advisor. The Board also requires a follow-up in the form of a report, presentation or whatever the Board deems most appropriate"

Criteria

- a) Quality of proposal itself: content, logic and organization
- b) Possibility of applicant carrying out proposal
- c) Degree of benefit to applicant carrying out proposal
- d) New areas of research preferred over subject matter already researched
- e) Humanistic or concept oriented research preferred over "hardware" approach
- f) Possibility of research being carried further if applicant already has established background in area proposed
- g) Foreign research preferred over USA research which might be more likely funded from other sources
- h) If awarded to a faculty member, he/she must return to the C.U. Coll of Env Design or School of Arch & Plan faculty for one year

Amount of Scholarships

- a) Fisher I: \$2200.00
- b) Fisher II: \$1800.00



**ALERT! MANDATORY HANDICAPPED ACCESSIBILITY GUIDELINES FOR APARTMENTS - FEDERAL & STATE LAW NOW REQUIRE THAT ALL NEW APARTMENTS BE CONSTRUCTED SO AS TO BE ACCESSIBLE TO THE HANDICAPPED**

In September of 1988, effective March of 1989, the federal fair housing law was substantially amended to prohibit discrimination against families with children and the handicapped. A portion of that law is of particular interest to any architects who may be designing multifamily dwellings. It mandates that apartments of four units or more put into first service after March 31, 1991 must be accessible to the physically disabled. In 1990, the Colorado legislature adopted the same provision as part of the state's fair housing law.

The federal and state laws apply to "covered multifamily dwellings", defined as "buildings consisting of 4 or more dwelling units if such buildings have one or more elevators and ground floor dwelling units in other buildings consisting of 4 or more dwelling units." Architects should note that the source of funding is irrelevant to the design and construction requirements listed in the next paragraph; the accessibility standards are mandatory regardless of whether funding is public or private.

There are only two exceptions to the requirements. If it is not practical to provide at least one building entrance on an accessible route because of "the terrain or unusual characteristics of the site" then the other standards also need not be complied with. This exception should be viewed with caution since it will be very narrowly construed. The fact that more units could be built if an accessible route were not provided, for example, would not meet the standard of an accessible entrance being "impractical" to provide. Another exception comes

from the HUD interpretation that two story townhouse, even if in building of four or more units, are not covered multifamily dwellings unless the building has an elevator.

Except in the above two examples, residential buildings of four or more units must have the following features:

- a] **At least one building entrance on an accessible route;**
- b] **Public and common use areas readily accessible to and usable by handicapped persons;**
- c] **All doors designed to allow passage into and within all premises sufficiently wide to allow passage by handicapped persons in wheelchairs;**
- d] **An accessible route into and through the units;**
- e] **Light switches, electrical outlets and other controls in accessible locations;**
- f] **Reinforcements in bathroom walls to allow later installation of grab bars;**
- g] **Usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space.**

Note that, because the definition of "covered multifamily dwellings" only includes ground floor units in a building without an elevator (which is not required), those buildings without an elevator only have to meet the requirements in items d] through g], above, for the units on the ground floor. The building still must have at least one accessible entrance, doors wide enough for wheelchairs, and access to at least one of each type of public or common use area available for residents of the building.

The Federal Register of January 23, 1989 gives fuller explanation of these provisions along with the language from the actual federal

law that builders who comply with the appropriate sections of ANSI A117.1 - 1986 will satisfy the requirements. The ANSI standards were, however, not mandatory, but could be used until other regulations were adopted by HUD.

Subsequently, the Office of Fair Housing and Equal Opportunity in HUD, with the assistance and recommendations of national organizations representing homebuilders and the disabled, has issued two alternative sets of proposed accessibility standards. These were published in the Federal Register of June 15, 1990 with requests for comments about which should be adopted. HUD has now issued an addendum in the Federal Register of August 1st, 1990 that buildings constructed using the standards in Option #1 will be considered to be in compliance even if the final regulations differ from those standards.

One final explanation is needed about the fact that the buildings which must be made accessible are those "for first occupancy after March 13, 1991". Builders may not avoid this by starting buildings without the standards and claiming it was the intent to have them completed and by March of 1991. A further portion of the January 23rd, 1990 regulation states that buildings are only exempt if they are actually occupied by March 13, 1991 or had received their last building permit prior to January 13th of 1990, i.e., last year.

**Architects who wish further information should read in toto the federal regulations referred to in this article and published in the Federal Registers of January 23, 1989, June 15, 1990 and August 1, 1990.**



## Kids and Architecture: A Natural Match

By Stephanie Stubbs  
AIA News Service

A young graduate student studying architecture, once was questioned by her mother as to what she did all day. "Mostly draw and build models," she responded, importantly. "Well, okay . . . but that's what you did when you were in kindergarten," Mother the All-Wise noted.

There is an undeniable parallel between the discovery and creative nature of a child's play and the formal aspects of an architect's design process. Ask architects if they are playing while they work, and they probably will throw T-squares at you. But they communicate in the same way that children do, by creating physical representations from their own imaginations.

The match between children and architecture is highlighted in The St. Paul's Children's Museum, located in the St. Paul, Minn., Energy Park, through an exhibit entitled "About the House." The exhibit features a sequence of rooms that each teach different lessons about architecture in ways that are sure to appeal to kids. For instance, layers of walls and ceilings peel away to allow a glimpse of structural, electrical, and plumbing systems that keep the house functioning, as well as layers of insulation, vapor barrier, and gypsum board that make up the building skin. A child (or interested parent) can flick the switch of an electric appliance, and watch how the electricity "travels" across a cable as tiny light bulbs illuminate its progress.

In another room, small visitors learn what architects do by examining blueprints and relating them to corresponding markings on the walls. Budding designers can try their own hands at design using different colored plexiglas room cutouts. Children also learn about the importance of personal expres-

sion in architecture by exploring the "living room," where they can equip doll-sized rooms with furnishings from different historical eras.

The exhibit is one of many in the last few years that teaches kids about architecture. It follows the main precepts of the Children's Museum, in which young visitors are encouraged to touch and operate the treasures they find within. They don't even have to be quiet as they do so. Co-designed by two local architecture firms, Meyer, Sherer & Rockcastle, and Windsor/Farcy Architects, the museum garnered a 1985 Honor Award from the Minnesota Society/American Institute of Architects. The brick building is an architecture lesson unto itself: designed originally as a blacksmith's shop when first built in 1885, it was used as a train shed for nearly a century before the architects transformed it into a museum.

The latest addition to the Children's Museum is an outdoor garden, sure to appeal to budding landscape architects. Cultivated beds of vegetables, grain, and flowers educate about planting and growing. These beds are mulched with cocoa-bean shells, so the irresistible aroma of chocolate wafts through the garden. The more literal-minded can enjoy the A-B-C garden, in which plants are arranged alphabetically by name. Garden architecture, including a treehouse, pergolas, and trellises, adorns the natural spaces. Finally, a weather station allows mini-meteorologists to chart temperature, humidity, and wind velocity. A kid, through playing inside or outside the Children's Museum, just might find a vocation to last a lifetime. ▲

## Designing Daycare: A Giant Toy of a Building

By Stephanie Stubbs  
AIA News Service

Enfield, Connecticut is the hometown of a bunch of lucky kids, and lucky parents, too. LEGO Systems, Inc., the world-famous maker of creative toys, recently opened the doors to a 8,700-square-foot child-care facility for the offspring of its 800 employees.

What makes the building designed by local architect Jeter Cook & Jepson so special is that it looks as though it were constructed of giant LEGO® bricks of familiar red, yellow, and blue. The center will accommodate 128 children, with first preference given to LEGO Systems employees, then to relatives of employees, and then to the general public.

The magical exterior with its "adventure" playgrounds hints of the exciting interiors within. "You have to imagine the spaces through the eyes of children, and see what they're seeing," says architect Nancy Myrdal Carroll, the project designer. "Designing day care is different from designing schools. We envisioned a 'surrogate home,' in which young children could interact and have varied sensory environments that foster learning, sharing and growing. We created possibilities for as many experiences as possible for the children, and still preserve the sanity of the caregivers."

The architect scaled down all the building elements, including the custom-designed furniture, so that the children can gain confidence and feel in control of their environment from the moment they walk into the building. Platforms at the reception desk allow the children to climb up and encounter a smiling receptionist face-to-face. The desk is constructed of LEGO® pegboard, making it a huge toy with which the kids can play. Primary colors abound, even on the floors, evoking kid-appeal and reminders of LEGO® construction sets. There are few corridors to confuse young explorers, and the open

space of the center divides in smaller, structured areas.

Child-care programs, which are managed and staffed by KinderCare, provide care for infants (0-15 months), toddlers (16-36 months), preschoolers (3 and 4 years old), and school-age children (5 to 12 years old). The architect designed learning and support spaces for each of these four groups that are geared toward their special stages of development. For instance, the toddlers have a central area with all the components of a typical house, plus a nearby greenhouse structure in which it is okay to play with mud while learning about planting seeds and growing plants. "Big kids" have their own "clubhouse" entrance. Their activity spaces simulate coming home from school through a residential atmosphere, and they rule the computer center, featuring 10 computers.

Carroll says that the architecture firm chose the LEGO® bricks motif for the interior and exterior of the building because the company stands for creativity, safety, quality, and integrity in the world of play. LEGO Systems is a Danish company, founded in 1932 by Ole Kirk Christiansen, who believed that children learn most while at play. His motto of "only the best is good enough" still is the watchword of the company that produces over 10 billion LEGO® bricks every year, enjoyed by children in more than 100 countries.

There is another user group for the building that delights in the building. Employees of LEGO Group are just a stone's throw away from their offspring, and are encouraged to visit and watch classes, and eat lunches or snacks with their children. "The mind-set of corporate America is swinging toward day-care, and the LEGO Group is exemplary of a forward-thinking company. The building is not just a toy, it allows development," says Carroll. ▲



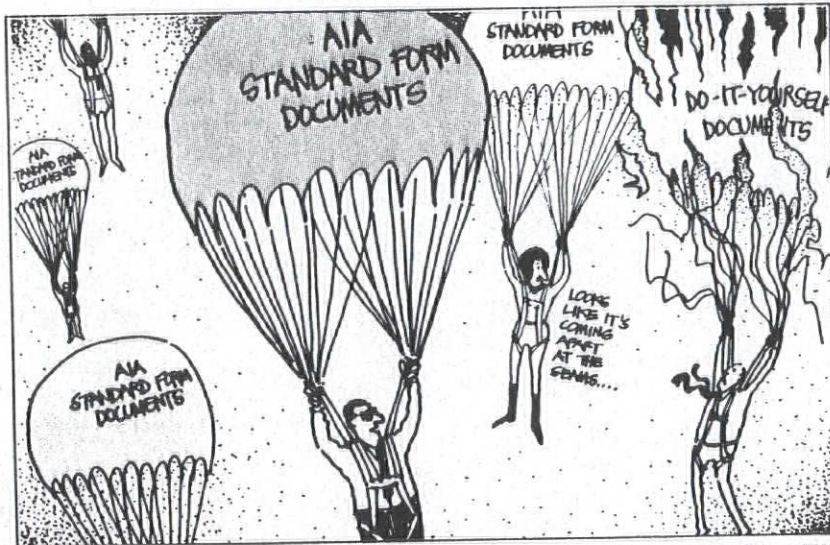


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