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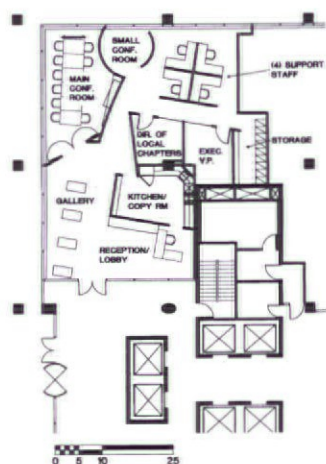
AUGUST 1999

AIA COLORADO MOVES TO NEW OFFICES!

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Floor Plan

By the time you read this, AIA Colorado and our four local chapters will be in the midst of moving into our new headquarters. Due to be relocated by August 15, our new address will be:

AIA Colorado
One Park Central
1515 Arapahoe, Suite 110
Denver, CO 80202

Our phone and fax numbers are scheduled to remain the same.

SPONSORSHIP DRIVE CONTINUES!

AI A Colorado wishes to express sincere gratitude to the following companies and organizations participating in our 1999 Statewide Sponsorship Program. Their generosity is helping AIA Colorado and its four local chapters enhance and improve services throughout the state.

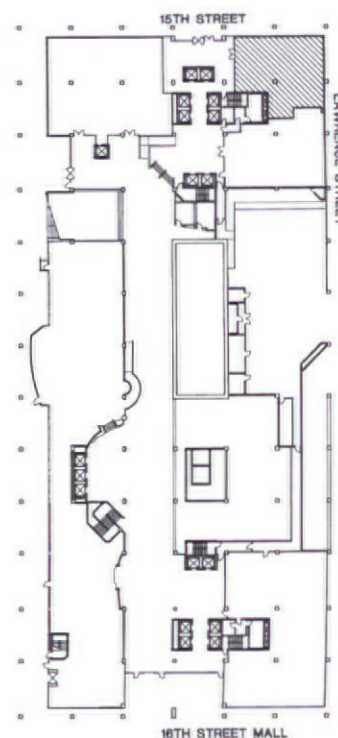
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The AIA office will consist of just over 2,200 square feet of street-level space in the Park Central office complex. Occupying corner frontage at Fifteenth and Lawrence Streets, the new office promises to be even more visible than the current storefront office in Lower Downtown. Of note is the fact that the Park Central Office Complex won the 1998 AIA Colorado 25-Year Award.

Surrounded on three sides by floor-to-ceiling glass windows, the headquarters will include a reception lobby with resource area, a gallery space, a large conference room, a smaller secondary conference room, a kitchen/copy room, two executive offices, space for four support staff, and a storage/file room.

Our gratitude goes to the design architect, **Humphries Poli Architects**, the project architect, **Intergroup, Inc.**, and the general contractor, **Weitz Construction**. All have donated countless hours making this project a reality.

Special thanks also to the following companies for their contributions of materials and services (as of July 1): **RK Mechanical, Roth Distributing, Denver Drywall, Facilitex, Pearl Commercial Showroom, Office Pavilion, Premier Flooring, Greiner**



Building Orientation

Electric, MH Lighting, The Lighting Agency, Roppe and PTS flooring, Cadillac Plasticrafts, Arapahoe Sign Arts, and Abacus Cabinetry. A complete list of participating firms and companies will be provided in next month's newsletter.

We plan to hold an open house in time for the holidays. Meanwhile, stop by and visit your new AIA chapter headquarters!

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There's still time to participate! If you know of a company that might have interest in supporting the AIA and its activities, please call Joe Jackson, Assoc. AIA at the AIA offices, 800/628-5598. (List Printed as of July 7, 1999)

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MY MID-YEAR REPORT

There's an old saying that time flies when you're having fun. I think I'd also add "It flies especially fast when you're very busy and having fun!" It's hard to believe that 1999 is more than half gone. Since we have been so busy I'd like to update everyone on what's been going on with AIA Colorado to date.

First, the planning for the Annual Design Conference is moving along rapidly. Brian Klipp and Dennis Reseutek have assembled a great committee and are now finalizing the keynote speakers and a moderator to "converse" with each speaker as part of the presentations. Our format is different also, as the conference is going to kick off Friday night, November 19 with the Awards Gala, and then the programs will be on Saturday and Sunday. As I mentioned before, everyone is excited to be back at the Broadmoor.

Next, the Colorado Community Housing and Design Task Force met May 27 to start a forum among the various professions to suggest future paths to better communities. It was a tremendous event with 35 people from AIA, the American Planning Association (APA), The Home Builders Association (HBA), and The American Society of Landscape Architects (ASLA), developers, and city planning officials. Each person gave an overview of his or her concerns and ideas, and we then discussed an overall strategy. A smaller committee is going to assimilate the comments and then report back to the full group. From that, we hope to formulate a strategy to incorporate our ideas and suggestions into the community.

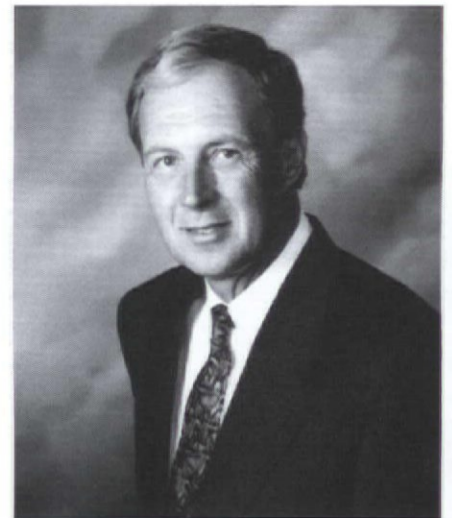
Similarly, AIA has been working with Bill Lamont of the APA, ASLA, and

HBA to craft a new growth Bill that all of the organizations can support. This is an extremely important bill; reaching consensus with these groups is going to be a real challenge.

The membership task force, chaired by Ron Abo, has been working hard to achieve a 10% increase in members. To date we're well on our way, but we still need new members—the contest runs until September 30, so please help any way you can. This effort has also included firm visits, which have proven to be extremely popular... we are planning to continue those in the future, as well as institute new member receptions to recognize and meet our newest members.

Lastly yet very importantly, the office space task force, which consists of representatives from all four chapters and the state, met several times and reviewed various options. These included renewing our existing lease and remodeling our existing space, moving to other "storefront" locations downtown, or moving out of downtown. After extensive review, it was decided that Park Central was our best option.

By the time you read this, we will be close to moving into this great new location. It really should do all the task force wanted, with better visibility and exposure, as well as saving money during the term of the lease. This effort could not have succeeded without a tremendous effort from the following "volunteers": Joe Jackson at AIA; Marvin Maples and John Kamprath at Weitz Construction (the builder); Dennis Humphries and Joe Poli, Design Architects; John Fuentes, Intergroup, Project Architect; Jim Bradburn, Contributions Chair; and Karl Berg and John B Rogers, Contributions. Many



—Ned White, AIA

others helped solicit contributions and were an invaluable help. To all those volunteers, AIA owes you a great debt for our new home.

These are the major activities, but in addition we've been working on the Component Assistance Team recommendations and other challenges. It's been a pleasure working with the board and staff so far, and I look forward to the rest of 1999.

ASID MEMBERSHIP DIRECTORY FOR SALE

The recently published Membership Directory of the American Society of Interior Designers (ASID), Colorado Chapter, is now available for sale. The 103-page booklet contains names, contact information and areas of specialty for over 400 interior designers. Also included are industry partner members, designer resources and a special section for "design help". The cost for the directory is \$100. It is distributed free to ASID members. Please contact Joyce Moore, ASID office, at 303.766.0224

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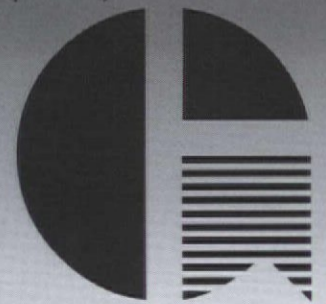
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IN THE NEWS

Denver Architectural Precast Receives Grant

Denver Architectural Precast, Inc. (DAP) has been awarded a training grant from Colorado Existing Industry Training Program for the training and development of its production and technical employees in partnership with the HEAT Center. DAP's recent growth and subsequent addition of employees has qualified the company to receive the grant.

The grant proceeds will be used for activities such as blueprint reading classes, AutoCad training and marketing development.

BAW Wins Gold Key Award

Brad Adams Walker Architecture, P.C. (BAW), a local architecture and interior design firm, won two Business Marketing Gold Key Awards. BAW won for its new corporate identity, including Best Of Class in this category. As reflected in the firm's bold and futuristic new logo design, BAW specializes in complex, high-tech projects.

Three Join Staff at Civitas

Civitas is pleased to announce that Ann Desjardins, Chris Geddes and Rachel Stickland have joined the firm as Landscape Architects.

Six Join Slater-Paull

Tyler Depew, Elizabeth Hall, Bram Janaitis, Kenneth Martin, Melenie

Parson, and Gail Pelsue have all joined the team of Slater-Paull & Associates, an architectural firm serving the Denver and Atlanta areas for the past 26 years.

Downtown Denver Partnership Names Volunteers of Year

It is with great pleasure to announce the 1999 Volunteer Partners of the year: Gene Commander of Hall & Evans and Bob Flynn, Executive Vice President & General Manager, Amerimar Realty Management Company. Additionally, Tom Grimshaw, Director of Grimshaw & Harring, will receive the Honorary Partner Award.

Serna Joins Roth Distributing

In her new assignment Regina Serna will work with custom home builders and other high-end specifiers in Colorado, providing information about Roth's exclusive lines.

The Durrant Group Partners with The Leonard Parker Associates

A new partnership between The Leonard Parker Associates, Architects, Inc., and The Durrant Group brings the architecture, engineering, and construction management firms to 260 people and 14 offices throughout the southwestern and midwestern United States, California, and Canada. Parker Associates recently won the competi-

tion for the commission of the Pusan Convention Center and Exhibition Hall near Seoul, South Korea. Another Competition yielded the commission for a 2-million-square foot, mixed-use development in downtown Seoul: The Eul Chi-Ro Redevelopment Project.

Carter & Burgess Expands Capabilities

The national consulting firm of Carter & Burgess, Inc. is pleased to announce that the firm's Denver office is expanding its capabilities with the addition of a Land Development Unit, which will be led by Bill Keller, P.E., unit manager. His primary responsibilities will include business development and management of the Land Development Unit engineering staff. Carter & Burgess is a full-service, multidiscipline consulting firm offering planning, engineering, architecture, construction management and related services.

FMI Buys The Brian J. Lewis Company

To better serve the engineering and architectural market, FMI, the nation's largest management consulting firm specializing in the design and construction industry, has acquired The Brian J. Lewis Company, Castle Rock, CO. As of June 1, 1999 Brian J. Lewis, PE, becomes a Principal

Consultant in FMI's Engineering & Architectural Services Group.

CSI's Memorial Scholarship Winners Announced

The Denver chapter of Construction Specifications Institute (CSI) announces the Denver Chapter CSI Keeton Memorial Scholarship Winners: Kendall (Kendy) Cusick-Rindone, CSI, CDT of Claire H. Cusick Co. Inc., and Jay Pallatt CSI, CDT of Brad Adams Walker Architecture PC. The scholarship is awarded to two candidates who successfully pass the CDT Certification exam and are awarded the highest score on the scholarship application.

13 Pass CSI Certification

CSI also announces the following recently have passed CSI certification: Construction Document Technologist (CDT): Bruce Bollenbach, Kendy Cusick-Rindone, Mark C. Guerrero,

[See IN THE NEWS on page 4]

LETTERS POLICY

The Colorado Architect welcomes all letters. Letters must be signed with name, street address and daytime phone number. The opinions expressed do not necessarily represent the opinions of the AIA Colorado Board of Directors or its membership.



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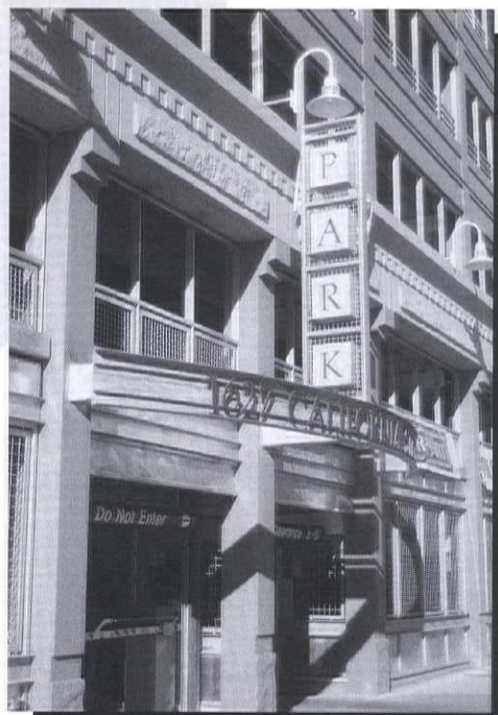


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CONTINUING EDUCATION OPPORTUNITIES



Pathway to Principal program set for October 21-23 in Boston

To meet the demand, Zweig White & Associates announced a new 2.5-day comprehensive training program designed especially to prepare young architects, engineers, planners, and environmental consultants to take on leadership and management roles in their firms. The program is divided into nine segments, each addressing a key area of firm management: Strategic Business Planning, Organization Structure, Marketing, Contracts and Liability, Human Resources and Recruiting, Finance and Accounting, Ownership Transitions, Mergers and Acquisitions, and Project Management. For more information on "Pathway To Principal" call 800.446.6275 or e-mail to info@zwa.com.

Strategic Mapping: Your Clients are Speaking... Do you hear?

ASID popular Strategic Mapping research will reveal what clients consider important when selecting an interior designer, compared with what designers consider important. This data provides intelligence that every designer needs to know. ASID trainers, who are professional interior designers and who have used this data successfully in their practices, will help attendees understand what clients really want to hear and how best to communicate the right message. The time for the CEU will be from 9:00 - 11:00 a.m. Cost: ASID members—\$30; Non members—\$40; Students—\$20. For more information, call Kay Pinkham, ASID at 303.527.2816.

Class for the Masters

This will be the fourth year of John B Rogers' class for the Master's students at UCD titled *The Business of Architectural Practice*. George Hoover, Chair, has arranged for professionals to attend any of the classes, and John is encouraging professional participation. The class meets from 6:55-9:35 p.m. every Tuesday in Room # 470 of the college of Architecture and Planning, 1250 14th Street. For more information on classes and speaker schedule, call 303.446.0489.

[IN THE NEWS, from page 3]

Heather M Hill, Darrin B. Jensen, Jay H. O'Neill, Jay Pallatt, Thomas Gartrell Sanders, A Michael Voight, Mr. L. A. "Wally" Wallace
 Certified Construction Specifier (CCS):
 Ann G. Baker, Gerald Harris and Anne Johnson

Sam Miller, AIA, Joins Klipp Colussy

Klipp Colussy Jenks DuBois, one of Colorado's leading educational architectural design firms, is currently in the design or construction phase on five area K-12 school projects. To bet-

ter serve their clients, they are pleased to announce the addition of David (Sam) Miller, Jr., AIA, to their educational studio. Sam will take a lead position in the design and management of significant K-12 projects. Sam has worked as lead architect for five years on educational projects for Jefferson County, Douglas County, Adams County, Cherry Creek and St. Vrain School Districts.

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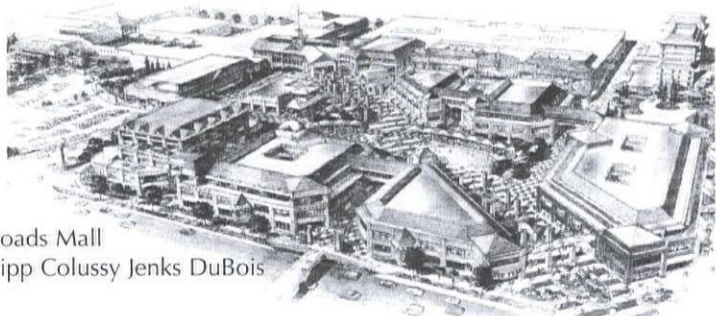


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Lines & Columns

AIA Colorado South Chapter

GOOD BUILDINGS: WHO CARES?

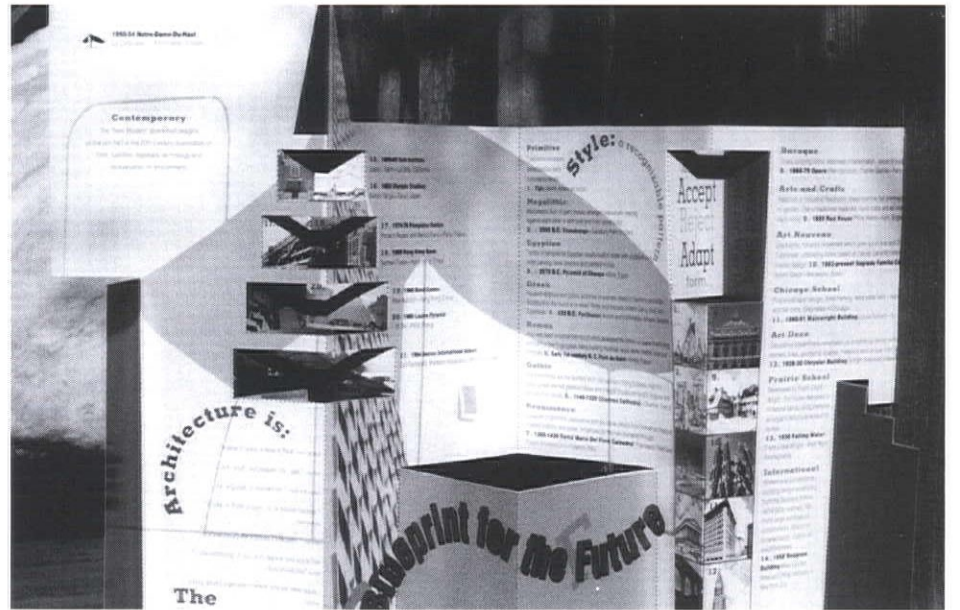
—Lou Wynne, AIA Colorado South Chapter Education Coordinator

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As an art teacher, I considered architecture appreciation important in the curriculum. Yet I know of few K-12 schools which include in-depth study of built environment aesthetics. And I see a proliferation of construction which evidences little concern for coherent, good architectural design. Why? Does not the public want something better? Does not a good architect need a good client in order to create a good building? So, where to start—the age-old question.

It seemed here in Colorado Springs in the early '90s, that the place to start was with the future clients—school kids. There was brainstorming with Elizabeth Wright Ingraham and Pat Raney, other architects, and teachers. Thus began Blueprint for the Future, an architecture for children education program sponsored by the AIA Colorado South Chapter.



"Blueprint for the Future poster".

After referencing other programs around the country, we developed a program based on a 3-D activities poster for students with accompanying teacher guide. It was established with a grant from the American Architectural Foundation and has had additional funding from the AIA Colorado Education Fund, The Colorado Springs Kennedy Center Imagination Celebration sponsored by the Pikes Peak Library District (KCIC), Colorado Producers Council, Colorado Council on the Arts, AIA Western Mountain Region Education Fund, and others.

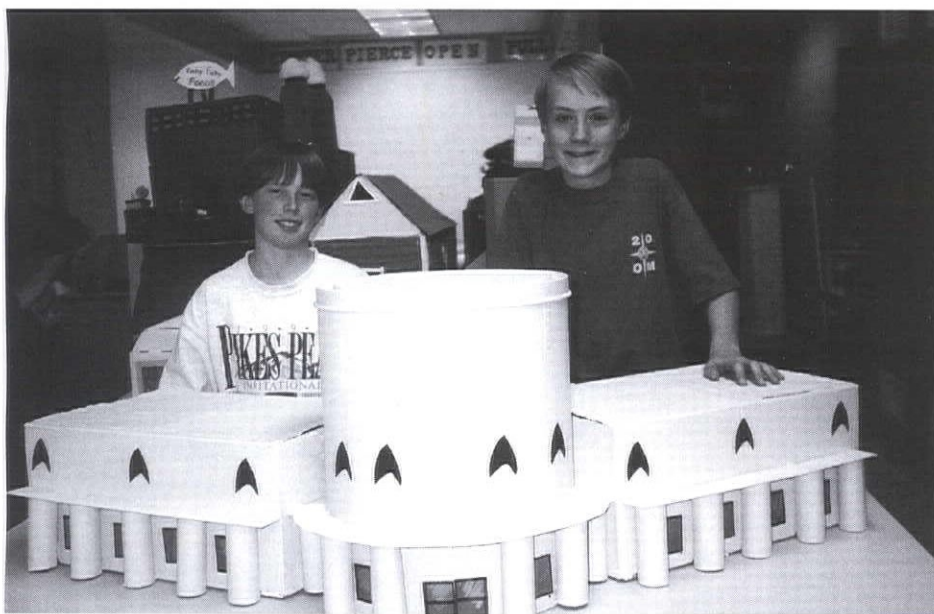
Blueprint for the Future emphasizes architecture as an interdisciplinary core curriculum. We offer teacher workshops, organize a variety of student-community activities and exhibits and have a small resource library. The posters and teacher manuals are for sale. KCIC is a natural

"sponsor/partner" in enabling and supporting activities in regional schools.

Our mission is to increase awareness, understanding and appreciation of the built environment. We ask children:

- What is architecture?
- What do architects do?
- How are buildings designed?
- What makes a building beautiful?
- What is architectural style?
- What does it feel like to be a building?
- Can buildings make people happy/angry/sick?
- What architectural decisions affect the world's resources—present and future?
- How does architecture/urban design affect quality of life/community?
- How do the climate, geography, natural resources and environment affect design?

[See GOOD BUILDINGS on page 10]



"Court House" Eagleview Middle School art students.

BOYLE WINS AWARD

Duane Boyle, AIA received the "Air Force's Worldwide Design Excellence Award" in Washington D.C. This award is given to one individual annually who has led the effort to produce quality communities and facilities via planning and architectural design.

NEW MEMBERS

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AIA COLORADO SOUTH INVITES YOU TO PARTICIPATE IN AN "ARCHITECTURAL COMPILATION."

We are inviting members to join in our millennium event by celebrating architectural projects from the Southern Colorado Region during the past century. An input of built or unbuilt projects is all that it will take. Your projects will be compiled with other regional projects in a computer presentation to be unveiled at the 1999 Holiday Gala and Awards Program. The Gala will be held at the Broadmoor Hotel on December 2, 1999 and will be open to the local design community and correlating industries.

Our goal in assembling the "architectural compilation" is to celebrate our

architecture as a region. It is not meant to focus on award winning design but rather the vernacular. What is here, what we've built, what didn't get built, what was left for us to improve, what we've created artistically and functionally, what challenged society architecturally, what gave us an identity and what made us a community. Additionally, local firms with notable projects outside the region should also be included.

The criterion for your input is up to you. The number of inputs is also your choice. There is no entry cost. We just want each of you to get involved.

For clarification purpose, this compilation

has no bearing on the annual awards program also to be held at the gala. Separate mailing will be forwarded later in the year for those interested in submitting for the 1999 AIA Colorado South awards.

Our timeline for the architectural compilation program has not been firmly set but will most likely start with a brief history beginning before the turn of the century. So, that should cover most of our works and us. If you feel there is a project that should be mentioned from a firm/architect that is no longer around, let us know. We'll

[See GALA on page 9]

KIOWA'S NEW SCHOOL ALSO SERVES AS COMMUNITY CENTER

—Debby Esler, Hagen - Cameron Architecture PC



This 1,935-square-foot state-of-the-art elementary school library has an attached 580 square-foot computer lab.

Located about 30 minutes East of Castle Rock lies Kiowa, a small town with an emphasis on community. Forced by growth and the understanding of the need to update the existing facility, Kiowa renovated its school in 1997. It also added a new elementary school and a signature gymnasium.

square-foot elementary school is designed to accommodate up to 350 students. In addition to 15 classrooms, the cafeteria was enlarged and a 1,935-square-foot, state-of-the-art library with an attached 580-square-foot computer lab was added. A new fitness center, wrestling room and locker rooms accompanied the new gymnasium.

Designed by Hagen · Cameron Architecture PC, the new 23,000-

The 16,000-square-foot gymnasium is an architectural marvel, which was designed for maximum usage as the

community recreation facility. Positioned below grade, the gym's primary access for sporting events is from the walking track above. The carpeted track encompasses the gymnasium on the first floor and allows easy access to the bleachers for sporting events. "It's very convenient for the community and will definitely extend the life of the gymnasium floor," says John Cameron, designer of the facility. "Stadium entrance is not a new concept. Professional sporting facilities have been designed this way for years. Unfortunately, we just don't see it very often in public schools."

The locker rooms were placed on the lower level so that students may directly enter the gym. "I don't have to go up and down stairs and I'm not distracted by people and noise in the hallways," claims one student. "That really helps at game-time."

Because the elementary school and high school share the gymnasium, there were concerns of emergency evacuation and fire code requirements. "Any student, second grade or below, is

not allowed to conduct class anywhere other than the main floor," says John Cameron. "We designed the gym to have two on-grade emergency exits in the rear of the building. It will protect the students and the community in the event of a disaster."

Also of concern to the architect and the district was the possibility of flooding. Below the gymnasium floor lies three sump pumps to protect against flooding. Also placed below the floor is a humidistat. The humidistat not only prevents condensation build-up that often causes gym floors to heave, it also detects when the atmosphere is too dry and provides to keep the floor from dehydrating and cracking.

"This is a small town," states Greg Kruthaupt, the District's Superintendent. "Our school must not only accommodate our students, but the community as well. It is an open facility that was designed to serve everyone." The open policy seems to

[See KIOWA on page 10]

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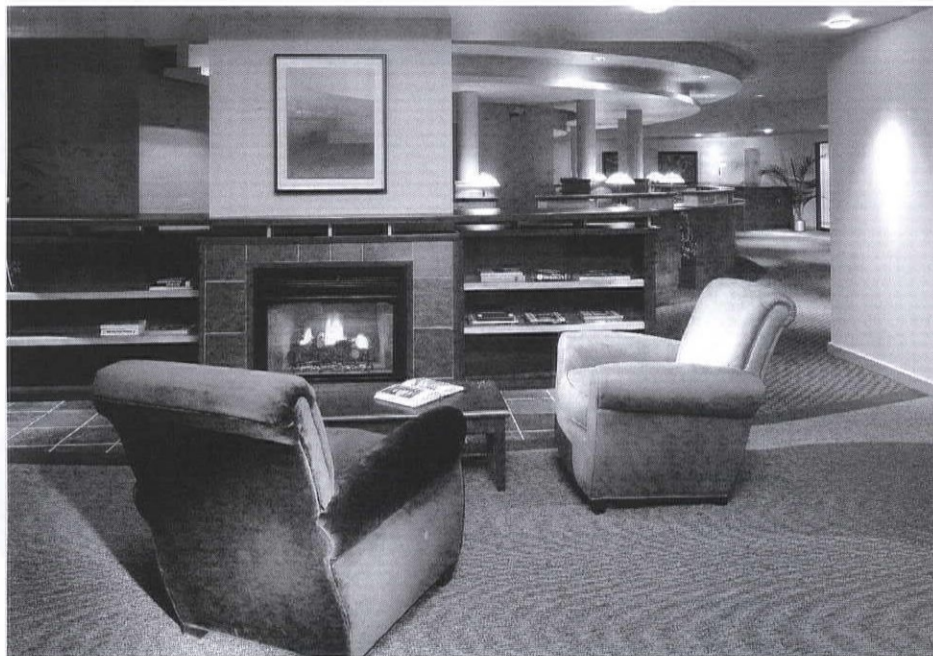
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BANKING ON DESIGN



Bank lounge/community area

This is an era of aggressively marketed alternative ways to bank: bank by phone, bank by automated teller, and banking on-line. Although these modes of operation are on the rise, they are not embraced by all consumers, many of whom still want face-to-face, personal service. With this in mind, a new community branch bank in Ft. Collins has incorporated high-tech banking with high-touch customer service designed to appeal to the community's diverse population.

Fort Collins, a community of 106,000 about an hour from Denver, is going through a period of growth and is diversely populated. Twenty percent of the population are Colorado State University or Front Range Community College students, and approximately 21% are over 50 years old. It is predicted that 5,500 new, primarily high tech jobs will be created next year in the Harmony Corridor area. Companies such as Hewlett Packard, LSI Logic and Celestica already have a strong presence in the city.

In this environment of growth, First State Bank President, Tom Byington, faced a need for additional space. He wanted the new space to be in close proximity to the Harmony Corridor. He also sought a facility that would provide the convenience of a super-market "in-store" type branch but wanted to preserve the brand identity of the bank with a stand-alone facility.

Byington teamed up with RNL Design, a multi-service architecture and planning firm based in Denver, with offices in Los Angeles and Phoenix. RNL had significant banking experience, though, mostly with mega-bank clients such as

Wells Fargo, First Bank and Mellon Financial. The firm had done other work in the Ft. Collins area and had a unique planning-based approach to design that attracted Byington. "They understood our client population and how we could integrate technology and personal service," he says.

It's true that technology and personal service are often viewed as mutually exclusive. While on-line banking and bank by phone are growing (24% of all routine informational transactions in the US are done over the phone; less than 10% of households in the US use on-line banking), there decidedly is still a place for the branch bank.

Forty-six percent of people aged 54-64 conduct their banking at a local branch. Moreover, NetSmart, an Internet research service, found that although 16% of households will bank

via the Internet by the year 2000, 83% of people that access on-line banking services leave due to frustration before conducting their business. Concerns about web sites being user friendly, and security issues also lead many people to seek person to person contact when doing their banking.

The proliferation of alternative banking methods necessitates a variety of available service spaces: this drove the design for the bank. The location of the branch, in a shopping area with adequate, close-in parking, maximizes ease-of-use while maintaining a distinct branch image. Located adjacent to the bank are a bagel shop, dry cleaner, and mail box service store—all convenience services that attract customers.

The branch is relatively small—approximately 4,500 square feet, with ATMs located just inside the front door in an open atrium space. The teller stations are arranged in a circular formation rather than the traditional linear arrangement. The circular teller counter dominates the main banking space and conveys a sense of security by surrounding the vault. The vault is efficiently located in the center of the space, behind the teller stations.

Other spaces were designed to be functional and accessible. Account managers are situated in open workstations around the periphery of the space; the manager's office is enclosed in glass and overlooks both the teller and community areas.

[See *BANKING* on page 8]



Teller area

[BANKING, from page 7]

One innovative design feature of the facility is a research/social area with soft seating, desks, a fireplace and space for planned computer kiosks. The computers will be used for research, general Internet access or on-line banking for which the bank will provide training and technical support. For now, the space is used as both a community and staff informal meeting place. The fireplace area is adjacent to large windows that afford a mountain view; the space has notable street presence, creating a significant marketing opportunity for the branch. Wood veneer paneling and slate tile provide warmth while also conveying a professional image.

The synthesis of today's high-tech banking process and low-tech design elements create a unique and dynamic environment that appeals to the diverse populations that bank at the branch. According to Byington, the environment has been good for business. The bank's assets grew 20% last year and the new branch has averaged 50 new accounts per month.

ASFE RELEASES NEW DIRECTORY

Firms that provide geoprofessional, environmental, and civil engineering services, including Brownfield services, are listed in a new directory now available from ASFE (association of geoprofessionals). The directory identifies the organization's 300 member firms and provides state-by-state listings of their 1,000-plus offices.

Each office listing identifies the name of the firm, its postal and e-mail address as well as telephone and facsimile number. The directory also list ASFE's individual members as well as committees and their personnel, board of directors, and staff.

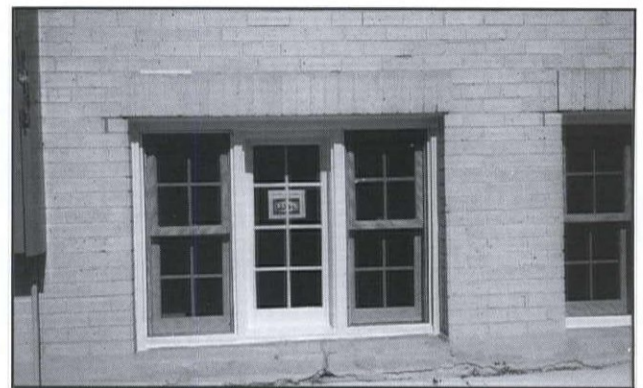
For more information, call 303.565.2733, or e-mail info@asfe.org. (This information is also provided on ASFE's web site: www.asfe.org)

ADVENTURERS SOUGHT FOR EXPEDITION TO DENVER'S HISTORIC MOUNTAIN PARKS

This month, the Denver Public Library Friend Foundation and Park People will guide intrepid historians, nature lovers and the merely curious on a day-long expedition to explore the history of nearby mountain

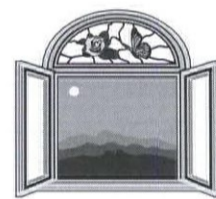
parks. Tour dates are Thursday, August 12th and Wednesday, August 18th. Tour departs from Central Library 14th & Broadway. For more information and to register, call 303.640.6192

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FALL BREAKFAST SERIES ANNOUNCED

AIA Denver's Urban Design Committee will present the six-session 1999 Fall Breakfast Series in beginning September 21 through October 26. The theme for the seminars will be "The Livable City — New Faces of Urban Design." The series will involve a variety of presentations that address the current issues

architects face related to the design of out cities and neighborhoods. Individual slide shows and panel discussions will focus on various projects in the Colorado Front Range recognized as significant contributors to the urban character of the region.

The breakfast series will once again take place at The Denver Design

Center from 7:15 AM – 8:45 AM. Co-chaired by Carla McConnell, AIA and Jim Leggitt, AIA, all AIA members, students and the general public are invited to attend the entire series or individual seminars. Registration forms will be out the last week of August. Watch your mail!

AIA DENVER'S 7TH ANNUAL GOLF TOURNAMENT

OK, it's just about here! By now you should have received your registration for the 7th Annual Golf Tournament at Canterbury Golf Course on Friday, August 27, 1999. Registration deadline is August 16, so be sure to get them mailed in today.

The tournament is limited to 144 players with two-person best ball and four-person scramble competitions. Call the AIA for a registration form if you need one. See you at Canterbury!

BUILDING FORUM

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Walking Tour by Professor Ron Wohlauer: Friday, July 30 from 6-7 PM, 1734 Wazee Street in Denver.
Admission is \$3 or free to members.
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[GALA, from page 5]

research and attempt to include everyone and everything.

The wonderful outcome of this compilation is "IT" will become part of our architectural history. You don't want to be left out and we don't want to leave anyone out. Additionally, we would love to have you join us at our Millennium Celebration, December 2nd at the Broadmoor.

For more information concerning this event, or to receive a submittal information package, please contact either Lynn Ellen Braley 719.635.3533, or Marv Maples 719.548.9001. This event can be great if you participate!

PROMISES, PROMISES PROGRAM BEGINS IN SEPTEMBER

AIA National's Promises, Promises: Forging Healthy Project Relationships program is being offered by AIA Denver this fall. This excellent contract document program, running on eight consecutive Thursdays, is described in the insert in this issue. Registration form is included as well. Sign up today, as class size is limited to 40 people.

DENVER FOUNDATION FOR ARCHITECTURE

Summer Lunchtime Walking Tours

Denver Foundation for Architecture (DFA) is proud to announce five lunchtime tours of Downtown Denver buildings that will be led by local, prominent architects. Each tour will begin at 11:30 AM and run approximately one hour. Come join us and get an architect's perspective on the design and planning of some of Denver's most important buildings.

- July 20th** **The Tritch Building (Courtyard by Marriott)**
Architect: Jim Hartman of National Properties
Meeting Location: Lobby of the hotel – 934 16th Street
- August 3rd** **Colorado Convention Center**
Architect: Curt Fentress, FAIA of Fentress Bradburn
Meeting Location: main entrance of convention center on 14th Street.
- August 17th** **Supreme Court Building**
Architect: John B Rogers, FAIA of RNL Design
Meeting Location: 2 East 14th Street (14th & Broadway)
- August 31st** **16th Street Mall**
Architect: Chuck Ware of Design Workshop
Meeting Location: to be determined
- September 14th** **Tops & Bottoms**
(Norwest and Republic Plaza Buildings)
Architects: Dennis Humphries, AIA of Humphries Poli
Meeting Location: Lobby of Republic Plaza

Cost: \$50 for all five tours. Call 303.779.9193 for reservations.

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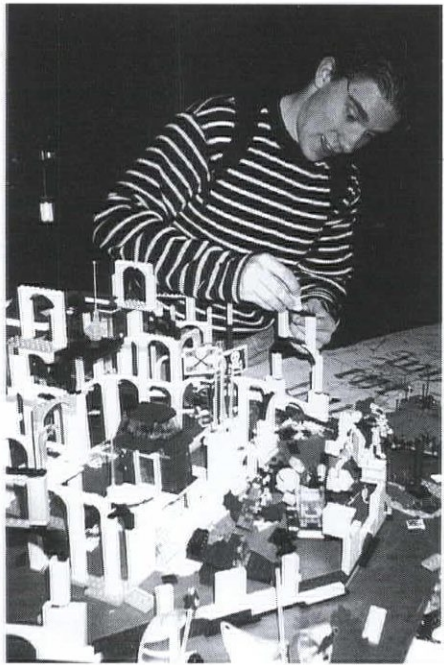
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- ◆ The "Center for Understanding the Built Environment," includes our poster in their Box City package.
- ◆ Pop-up and children's activities for the Colorado Springs Fine Arts Center.
- ◆ Blueprint Web site! Within the KCIC/Pikes Peak Library District site, it includes a special CS Carnegie Library project. Check out <http://imagine.ppld.org>

One of the major problems we face in the schools is the pressure teachers feel to satisfy state education accountability requirements; they simply don't have time to integrate an unfamiliar (to most) subject into their courses. Another problem is funding. There are numerous other children in architecture programs in Colorado. I believe we need an AIA Colorado coordinated program, offering an opportunity for ongoing exchange of ideas, state education curriculum additions, outreach activities and assistance with funding.

Can we make a difference?

[GOOD BULDINGS, from page 5]

In a technological age, should buildings be designed differently than in the past?
Is bigger better?
Is architecture art?

A brief summary of Blueprint activities:

- ◆ Production of the Blueprint for the Future posters and teacher guide.
- ◆ General and selective workshops for regional teachers and others.

[KIOWA, from page 6]

be working. The community enjoys full use of the fitness facilities. Aerobics classes are also offered. "Tae Bo has become very popular," says Mr.

Finally, Mr. Kruthaupt suggests one other benefit to this open-use facility. "The interaction between adults and students is a wonderful thing. Every evening, community volunteers super-



The new signature gymnasium features stadium entrancing and below-grade positioning. Humidity levels are controlled by a humidistat placed below the gymnasium floor.

Kruthaupt. "We hold classes in the wrestling room a couple of times a week. The padded floor and walls make the location ideal."

visit the fitness center. Students have someplace to go and positive role models to talk with. It's worked out very well and we are extremely pleased."

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BLENDED FAMILIES

It was 1953. JFK and Jackie got married, Watson and Crick decoded DNA structure, and "Ozzie and Harriet" were parenting America's favorite family on weekly television. Across the country, a new housing industry was emerging to meet the huge demand for homes created by burgeoning post-World-War-II families. And coast to coast, these new "production builders" were constructing homes for Ozzie-and-Harriet-type families.

Builders identified a progression of market segments: "entry level," "first move-up," "second move-up," and "executive family"—mostly correlated with family size and income. Together, they comprised the "family market," and would represent the bulk of housing production in the United States for the next 40 years.

Design programs for each segment were predictable, related mostly to numbers of bedrooms and baths; "formal" dining rooms versus dining "nooks," and the quality level of finishes and builder-supplied appliances. Builder success stories depended primarily on "good times," demand, and competitive pricing.

Changes in expectations of buyers, of such family housing, were slow to come. As a result, builders were inclined to stick with their "formula" solutions, rather than search for new ideas. Over the years, their architects mostly addressed elevations and rearranged floor plans.

Today, however, huge changes in attitudes about family housing are underway. And builders and architects are replacing their "reliable plans" with innovative, more responsive concepts. The 1990s have evolved a family market

that is seldom associated with Ozzie and Harriet—and considerably more complex than "entry level," and "first move-up."

The entry-level market, for example, has long been identified with small, affordable homes for young, married couples who plan to have children. In today's world, first-time buyer is a more appropriate label for this market segment. This is "Generation X." Its buyers are under 35, but generally older than the traditional entry-level profile; they may or may not be married or planning a family; and size and affordability do not define the product



GENERATION "X"ERS

as consistently as in the past.

Generation X is buying homes later than their baby boomer parents because they've been in school longer, traveled more, and been content living "at home," renting, or sharing homes with roommates. Their late arrival to home buying and relaxed attitudes about owning homes doesn't mean they're naive or expecting less, however. These buyers are financially savvy, and they're looking for quality and value. They view their homes as investments and expressions of themselves, and they want quiet, crafted architecture that ages well.

Single-parent families represent another new opportunity—and complexity—in the family market. Comprising a booming market segment, these buyers do not fall easily into any of the earlier "traditional" family niches. With incomes often halved, single-parent buyers are necessarily value-oriented, yet reluctant

to give up all aspects of their former family homes. However, they are likely to place a higher value on personal space and security than previously.

And while gated communities may appeal to single-parent buyers for security reasons, they will be anxious that inside, the community design encourages social interaction and play and recreation opportunities.

Blended families have also asserted themselves as an important segment of the family market. These families combine children from previous marriages—often with children from the new union—and frequently represent a mix of "full-time" and "part-time" living-in needs for a variety of ages.

While individual blended families have distinctive needs, most share a common characteristic—they need space! These buyers are looking for floor plans that are expandable and adaptable; and homes that will grow with them gracefully and economically.

The likely baby boomer parents of these Generation Xers and single parents—and grandparents of the blended families—also paint a more complex picture of housing needs today than in the recent past. Previously, parents of children old enough to live on their own were lumped together in the marketplace as empty nesters or move-down buyers. Builders presumed they no longer needed their large family homes, and that their large yards were overly demanding and under utilized.



SINGLE PARENT FAMILIES

[See **DESIGNING** on page 12]

CALL FOR ENTRIES

Look in your mail for the 1999 AIA/CNC Design awards coming out in early August. The submittals will be due in early October. Winners will be announced at the annual dinner on November 12th, 1999.

[DESIGNING, from page 11]

Thus homes that were smaller, easier to care for, and less expensive became the "norm" for builders' empty nester products. But while "easier" seems to be on target with most empty nesters, "smaller" and "less expensive" are not as predictable as expectations. In fact, this "niche" market of empty nesters is proving to be a very large collection of buyer types—who just happen to be linked by their common age!

Some are still buying smaller, simpler,

and less expensive; but others are buying "down" in size and "up" in price! Some are motivated by "active lifestyle" amenities; others look forward to slowing down. Some represent new marriages, and their own version of blended families. While they're not planning on children living with them full-time, they're anxious to accommodate the blending process with room for family dinners and visits. Others, however, look forward to being invited to their children's homes or entertaining elsewhere, and don't want to provide the family gathering place!

THE MOUTON RESIDENCE

The Mouton Residence sits on a lake just north of Fort Collins. It was designed by The Architects' Studio, Fort Collins and received an AIA 1998 honor award. The house was built by Cox Design Builders of Fort Collins.

The clients—a restaurant owner and artist with their five children—wanted to create a casual environment for their family to live, play, and entertain friends. They wanted the house to take advantage of the impressive views of the lake and the mountains beyond, to be a good place to display art, and to absorb the Colorado winter sun.

The understated east face of the house is defined by the two masonry walls and planters that intersect at the entry and stretch out beyond the interior spaces. These walls form the street view and shelter the private spaces from the public space. The west portion of the house is composed of decks, patios, glass, and the hanging garden to form an informal living area that blends interior and exterior space.

The plan is simple, with the wide gallery functioning as a place for art and the main circulation system. The bedrooms are grouped to provide future guest quarters as the children get older and move out of the home.

Yes, as we enter a new century, the economy is booming, the Internet is an integral part of life, and Ozzie and Harriet's family defines a very small segment of the housing market. Traditional family housing has certainly not disappeared from the marketplace, but even it is evolving and responding to a different world. Changes in the marketplace represent new challenges and greater design opportunities for residential architects than ever before. Flexibility, an open mind, and an appreciation of the complexity of the marketplace are requirements for residential architects in the new millennium.

—Glenn Konen, *The Architects' Studio*
AIA Colorado North Chapter

The materials used in the house are again understated and casual. Ground face concrete block, sand stone, natural wood, and concrete are used for both exterior and interior finishes. The interior concrete block walls and the polished concrete floors are used as heat storage for the expansive glass walls on the south face of the living areas. The house also has an active solar hot water system.

This house is designed to live in, not look at from the street! As the landscaping grows in, the house will become one with the site and disappear from the street. A tour of the house is tentatively scheduled for September 21, .

NEW RESUME BOOK POLICY (AS OF JUNE 1, 1999)

As members and friends of the AIA, you may be unaware of one of our most resourceful services, The Resume Book. The Resume Book is a collection of resumes of Architectural Job Seekers with all levels of qualifications and experience. It is a service that benefits both the job seeker and the prospective employer.

The policies for *job seekers* are: both members and non-members can place their resume on file in The Resume Book. The cost for this service is \$20 for members and non-members. This fee keeps a resume on file and active for four months. AIA will notify the job seeker by mail when this time has expired. A resume should be one page only. AIA can only fax, mail, or photocopy the first page of every resume.

The policies for *prospective employers* are: resumes can be viewed in person or sent by fax or mail. This service is free to members, \$10 for non-members. If a non-member requests this service over the phone, a credit card number is required. If a non-member comes into the office to view the book, there will be a \$10 charge, no exceptions please. AIA will provide a maximum of 10 resumes for each request. Resumes can be mailed, faxed, or photocopied if the request is made in person.

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 Colorado West Chapter
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Several years ago in Washington, D.C. during grassroots, I was riding in the metro with a herd of architects when a lively discussion arose about the awards process for architects, by architects, to architects, etc. The tiled walls of the metro system in D.C. echoed with a brisk discussion about the ability of small firms versus large firms to afford the time and money required to participate in the process. Who really benefits from the awards? Do our elbows hurt from patting ourselves on the back?

I ended up concluding that a celebration of design excellence is most assuredly important for our profession; however, the importance of the client and their perspective on the design process is also important and should be considered by us all as worthy of recognition.

While returning to our small three-person office I thought to myself perhaps the clients who are a joy to work with should also be given an award. Throughout my career I have recognized that one of the most challenging keys to a successful project is the strength of the relationship with the client. My satisfaction with a project is

not just based on whether I liked the design or whether it fit my hopes and dreams for the job, but also on satisfying the needs of my client.

Working with a client, learning about their lifestyle and personal needs, and then creating a project that reflects their lifestyle and needs can result in a better project. It sounds so simple and yet it is very difficult to do. With each new client you must teach them about the creative and political process involved in developing their dream project. A client's financial restraints and personal needs can get in the way of the vision I have for a site, but with the right client, the vision can grow and become better.

My idea about rewarding clients with some kind of award resurfaced several times over the next few years and so, with much prodding and coaxing from Skip Doty, I'm writing this article to bring you—the architects of Colorado—the idea of an annual "Client of the Year" award. Maybe we could hold the event at the Brown Palace?

Do our egos get in the way? How important are clients to our process?

Consider this architect and his version of our responsibility to our profession and to our clients. William Wurster designed hundreds of modernist houses in northern California from the 1920s to the 1960s. Wurster's goal was to create, "the picture frame, and not the picture." He recognized that an architect should consider creating a living space that not only reflected who his client is, but creating a comfortable place for his clients to be who they are.

He said that the best design is, "the unlabeled thing, that looks as inevitable as something that came out of a frying pan just right, like an omelette in France." And so, like the perfect omelette I have a nominee for client of the year in the Western Slope. They came to me two years ago when they wanted a new ranch house on a hill overlooking a valley. They lived with numerous horses, dogs and cars. They had never built a house before and as the process unfolded they maintained their ability to focus, no matter how fast things were changing.

They accepted an unknown process and trusted me to guide them through. Working with them was delightful. I was the picture frame and they were the picture.

1999 AWARDS BANQUET

One of the issues that I set out to work on when I became President of the Colorado West Chapter was to get as many of the different groups of architects in the region as possible involved with AIA activities. At the beginning of 1999, I identified the Vail Valley as an area that could be much more involved.

At this time, I am glad to report that much progress has been made in the Vail area. Jim Morter, FAIA, has been very helpful in recruiting architects for different causes. There is still much work to be done, but people are now aware of the existence of AIA at the local level.

To continue with this theme, the Awards Banquet has been scheduled for Vail in early October. It will be a catered affair, and it will be held at a public building in the town. I think it is important that we make a public gesture toward the community we work and live in.

Although we live and work in the Wild West, much of what we do has serious urban design overtones. Proposed light rail projects, infrastructure, low-income housing, planning for resorts that will double the population of an area are issues that much larger communities deal with. Therefore, I have invited David Lee, FAIA, of the firm Stull and Lee in Boston, to be the guest juror and speaker at the banquet. His firm has been recognized throughout the country for their expertise in urban design and planning. I think that it will be both interesting and challenging to get a different perspective on the issues we face.

This will be a slightly different program than what has been done in the past. I want to extend a warm invitation for all of the architects in the chapter to participate this year—especially the architects in the Vail and Summit County areas. There will be more information about this banquet and awards program in the mail and next month's issue of the newsletter.

BILLING RATES ON THE RISE

Billing rates among architecture, engineering, planning, and environmental consulting firms are up according to a new survey. The 1999 Fee & Billing Survey of A/E/P & Environmental Consulting Firms (Zweig White & Associates, Inc.) reports that most firms (83%) annually update their billing rates—a finding reinforced by the one-year increase in median hourly billing rates for several positions covered in the study.

For more information, contact Zweig White & Associates, 600 Worcester Street, Natick, MA 01760 Phone: 303.651.1559, Fax: 508.653.6522, or e-mail: info@zwa.com

NEW MEMBERS

Thomas W. Conyers, AIA
 Michael Grish, AIA
 Morter Aker Architects
 Mary A. Holley, AIA
 Mary A Avijian Architects, PC
 James F Knight, FAIA
 J. Lee Neely, AIA
 Snowdon And Hopkins Architects PC
 Tom Perterson, AIA
 Morter Aker Architects
 Karen Smuland, AIA

4 WAYS TO MANAGE YOUR RISK

—Ed Hays, Sr. Vice President
Van Gilder Insurance Corporation

NEW ON-LINE ROOFING AND WATERPROOFING LIBRARY

It is virtually impossible for architects to eliminate all risks from their professional design practices. Therefore, what can you do to manage the risks you do assume?

1) Negotiate Some Form of Written Agreement include the following:

- ◆ Develop an accurate description of the scope of services, compensation and schedule for performance of Services.
- ◆ Allocation of risk including Limitation of Liability provisions. If your client decides to exclude certain services (e.g. construction observation), you need to get contractual protection in the form of a "hold harmless Indemnification" clause. Since your reward or profit on a given project is limited, should you accept unlimited liability?
- ◆ Dispute Resolution Provision (AIA B141-1997 Articles 1.3.4-5), Mediation has a wonderful track record, it is a proven means to inexpensively settle most disputes and possibly save the business relationship with your client.

2) Select Projects and Clients Carefully

- ◆ Do you have the capability or expertise to handle a certain type of

project?

- ◆ Is the project adequately timed?
- ◆ Does the client have a history of claims and litigation?
- ◆ Does the client have a reputation of either slow payment or non-payment of fees?
- ◆ Identify "Deal Breakers." Some risks are so significant you should not accept them.
- ◆ Explain to your client that "perfect" projects don't exist.

3) Eliminate Liability Illiteracy

- ◆ Make sure you and your employees learn how everyday business practices affect your exposure to risk.
- ◆ Have a policy of making and retaining notes of all telephone conversations, meetings, and field observations in accordance with sound professional practice.
- ◆ Attend seminars and continuing education programs on a regular basis to stay abreast of trends and developments in your profession.
- ◆ Periodically review the current regulations of the State Board of Architectural Registration.
- ◆ Make sure you have adequate quality assurance procedures or programs in place for the production and review of all drawings, specifications, report and

other written material issued by your office.

- ◆ Periodically review your insurance coverage with your broker. Does it meet the requirements of all of your contracts?
- ◆ If a request from a client seems odd or unusual, contact your lawyer and/or insurance broker before agreeing to it.

4) Promote Partnering

- ◆ Not a new idea, but a way to promote good faith and fair dealing.
- ◆ Use this concept to dispel the adversarial us-venus them relationship.
- ◆ If the owner, contractor, and design team are working together toward a mutually beneficial goal, dispute avoidance should be possible.
- ◆ If you or your client thinks the cost for a one or two day workshop is excessive, consider the cost of giving a deposition in a lawsuit.

The ideas and concepts discussed in this article were developed in conjunction with Design Professional Insurance Company (DPIC) and Tyrone Holt, Counselor at Law.

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APPEALS COURT VALIDATES B141



with the date of substantial completion, as stated in B141, and not later, as provided under state law. Because of the lack of precedent in state courts on this issue: because the federal appellate court was ruling with respect to two states, Nebraska and Maryland; and because the beginning of the statute of limitations (the date of accrual) has been a point of some confusion for decades, the Fourth Circuit court opinion may stand as a strong precedent reinforcing the validity of B141 provisions regarding the date of accrual.

Use AIA contract documents whenever you can.

That's the important lesson for architects everywhere drawn from a recent decision by the U.S. Court of Appeals for the Fourth Circuit. The June 3rd decision promises greater certainty in determining the starting point of the statute of limitations for architects' professional liability. The decision underscores the message we've all heard: That the documents have been developed through a strenuous consensus process that dates back almost a century. And that they have been thoroughly validated through case law.

The Court ruled that (specifically, when using AIA Document B141) the statute of limitations period begins

NEW ASTM STANDARDS AVAILABLE

American Society for Testing and Materials (ASTM) Standard E 1557, Classification for Building Elements and Related Sitework—UNIFORMAT II has numerous applications in building design for all architectural and engineering disciplines as well as in facilities management. These include design-build performance specifications (as recommended in CSI/CSC Practice FF/180, design management, building condition evaluation, capital replacement budgeting, value engineering, energy analysis,

and life cycle costing. E 1557 was first published in 1993 and revised in 1998 by ASTM Subcommittee E06.81 on Building Economics within Committee E-6 on Performance of Buildings. Originating from the GSA/AIA UNIFORMAT and the Tri-Services TRACES Work Breakdown Structure, UNIFORMAT II is an elemental building classifying system which offers a common language to building project participants from initial planning through operations, maintenance, and disposal, that will help to clarify reporting in all stages of construction.

ASTM standards are available through the Web site (www.astm.org), or Customer Services (610.832.9585).

JOB BOARD SERVICES ENHANCED

AIA Colorado is pleased to announce an improvement to its Job Board service. As of August 1, 1999, AIA Colorado's Job Board will be advertised weekly in the *Denver Rocky Mountain News*, and monthly in *Architectural Record* and *AIArchitect*. This additional advertising is expected to significantly increase circulation of the Job Board, promoting more local and national exposure. The weekly rate to post an ad on the Job Board will increase to \$40 for members (previously \$35), and to \$80 for non-members (previously \$70), to help defray the additional advertising costs. For additional information, please contact Taryn Jensen at 303.446.2266. Thank you for your support!

ON THE BOARDS

Design Concepts, a community and landscape architecture firm based in Lafayette, Colorado, has created a new **Micro Master Plan for Norlin Quadrangle** that ensures the preservation of the character of the most historic area on the University of Colorado's Boulder campus. The Micro Master Plan updates a previous master plan completed by Design Concepts in 1991 to preserve the campus' historic resources while allowing for growth in response to the educational needs of the 21st century.

OZ Architecture on Team to Renovate Downtown Boulder Mall

Colorado-based OZ Architecture has been retained to provide master planning and design services to renovate the Downtown Boulder Mall. The original 1976 design team for the mall was recreated for this project. The team, in addition to OZ, consists of CommArts of Boulder, Sasaki of Boston, MA, and RRC Associates of Boulder. OZ Architecture has studios in Boulder, Denver, Colorado Springs and Summit County. The firm was rated the fourth largest architectural firm in Colorado by *Intermountain Architecture* (based on in-state gross revenues for 1998).

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EVENTS

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
2 5:00 PM, Denver Foundation for Architecture, AIA Office	3 Noon, 2001 Committee meeting, RNL Design	4 Noon, Committee on the Environment, AIA Office	5 5:00 PM, Denver Board, AIA Office	6
9	10	11	12	13
16 AIA Denver Golf Registration Deadline	17 7:30 AM, Housing Committee, AIA Office ◆ 3:00 PM, North Chapter Board of Directors, TBD	18 7:00 AM, South Chapter Board of Directors, Desks Inc. - Colorado Springs ◆ 7:30 AM, Urban Design, AIA Office	19 7:30 AM, Design/Build, AIA Office ◆ Noon, Design Communications, will be at David Owen Truba Architects	20 11:00 AM, Editorial Board, AIA Office ◆ 12:30 PM, Finance, at Dixon's ◆ 12:30 PM, Presidents' Lunch, at Dixon's ◆ 2:00 PM, Colorado Board, AIA Office ◆ North Chapter Golf Tournament
23	24	25	26 7:30 AM, Historic Preservation, AIA Office WMR Conference Tucson	27 Denver Annual Golf Tournament
30	31	For more information on any of these events, call AIA Colorado at 800.628.5598, unless otherwise noted.		

SEPTEMBER

HIGHLIGHTS

- 6 Labor Day — AIA Offices Closed
- 21 Breakfast Seminars Resume
- 23 Reception for John Anderson, FAIA at David Owen Tryba Architects
- 29 Member Lunches Resume

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Banking on Design



PAGE 7

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