

Northwest Architecture



Washington Council
A Journal of Design
& Construction

American
Institute
of
Architects

March•April 1981

Comment

A/E Uniform Selection Law

Governor Spellman signed SHB 176 into law on Saturday, April 25, 1981, at 2:30 p.m. Those attending the bill signing included Senator Sam Guess and Representatives Gary Nelson, Lorraine Hine, Phyllis Erickson, Bruce Addison and Mike McGinnis, Architects Gerry Mosman, Dale Brookie, Bob Nixon, Bob Barger, Engineer Art Anderson, Ed Wittmann, AELC lobbyist Bill Robinson and AIA Executive Director Beth Willis.

The Competitive Selection Act, SHB 176, establishes a uniform policy for state and local agencies for the selection of architects and engineers for public works projects. The Act, which has an effective date of January 1, 1982, requires that an agency:

1. Publicly announce requirements for A&E services to increase competition and the opportunity for interested firms to be considered.
2. Use a competitive selection process to obtain the firm most qualified to provide the services required for the particular project based on criteria established by the agency.
3. Negotiate a contract with the selected firm after the scope of work has been defined and at a price determined by the agency to be fair and reasonable.

SHB 176 is modeled after the Federal Brooks Act, the American Bar Association Model Procurement Code, and is consistent with the policies of forty-nine states and most local jurisdictions.

SHB passed the House by a vote of 96-0 and the Senate by a



vote of 31 to 18. The Senate adopted a single amendment relating to minority participation which was not opposed by AELC. The House concurred in that amendment by a vote of 83 to 13.

AIA members should make a special effort to thank those legislators who sponsored or supported the Competitive Selection Act. The House bill was sponsored by Representatives Nelson (G), King (R), McGinnis, Greengo, Ehlers, Erickson, Walk, Addison, and Hine.

Representative Gary Nelson, as majority leader, and Representative Lorraine Hine, who is also Mayor of Des Moines and an articulate supporter of the bill from the viewpoint of local government, deserve special recognition.

In the Senate, the bill was sponsored by Senators Williams, Guess, Vognild, Wojahn, Benitz, Lee and Jones. The floor debate in the Senate was led by

sponsors Williams and Guess. They were articulately supported by the Senate State Government Committee Chairman Jack Metcalf, and Senators Barney Goltz and Ruthe Ridder and others.

Support of SHB 176 came from many groups outside of our profession. All names and addresses of those who called or wrote letters to the governor or legislators would be appreciated by the Council office for special thanks.

Besides the hard work of the Government Issues Committee, members of the AIA, and AELC, a very special appreciation goes to Architect Perry Johanson, Jerry Schlatter, and Engineer John Skilling for meeting with Governor Spellman and discussing the merits of SHB 176.

Copies of the final bill as signed are available by contacting the WC-AIA office in Olympia.

Gerald W. Mosman

President, Washington Council,
American Institute of Architects

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NORTHWEST ARCHITECTURE

"We'd love to put brick on your high-rise building, sir. There's just one catch — it's going to take several months, maybe over a year if the weather doesn't cooperate."

Eight years ago, a specifier would have met with that catch on every high-rise project. And that catch would have been cost- and time-prohibitive. The building would have been sided with another material.

Barkshire Construction Co., Federal Way, Washington, is one of only a few firms in the United States with a viable answer. Owners Bob and Barney Barkshire invented the Barkshire Masonry Panel System, whereby bricks are formed into panels at the factory, shipped to the construction site and put on the building similarly to concrete panels.

The system has won media acclaim throughout the Seattle area because of its potential impact on the skyline. The Daon Building at Eighth Avenue and Olive Way is clad with warm tones of brick, the first in downtown Seattle since World War II. Bay Windows were even possible with just a slight variation in panel assembly. Some who are critical of the many shiny aluminum and windowed facades popping up throughout the Seattle area look at brick as a welcome change.

The Barkshire system has been used elsewhere in the state and in Oregon and Alaska for schools, offices and other applications. The Daon Building is the system's high-rise debut. The architect was Naramore, Bain, Brady & Johansen, with Ron Bolstad the project architect. Bolstad explained that the building was designed with precast concrete panels. "During the bidding stage, we became aware of the brick possibility. Barkshire was invited to bid," he said. Sellen

Construction Co. is the general contractor. Leasing is 30 percent accomplished, according to Steve Johnson of the Gilley Company.

A visit to the panel fabrication facility finds Bob Barkshire Jr. almost apologetic. "It's a simple operation," he states. An aluminum building on tracks houses the assembly system. It consists of several concrete pads on which to lay the bricks, measuring sticks up the walls and strings hanging from the rafters to keep the bricks lined up. The hollow bricks are laid using conventional mortar and eight-foot high panels are formed around steel rebar. Variations such as the bay windows are made by first placing railroad ties at angles from the concrete pads, then laying the bricks on the ties.

Metal plates at the backs of the panels are attached to the rebar within and, in turn, are welded to studs on the building. The panels are waterproofed with silicone and panel backs are given a second treatment of polyvinyl for further moisture resistance. Yes, one has to agree, the operation is simple. It's also extremely effective.

The design process is a little more complicated. Each panel receives individual attention to assure that it will fit precisely. Some 28 pages of drawings were necessary to detail panels for the Daon Building. The panels were separately drawn and each was

Manufacturer	Barkshire Construction Co., Federal Way
Material Supplier	Mutual Materials Company
Project Architect	Daon Building, Seattle Naramore, Bain, Brady & Johansen
Contractor	Sellen Construction Company

(continued on page 9)

Design/Build

Baugh Construction Company, Seattle

(Baugh Construction is a Seattle-based general contractor with projects presently under construction in Washington, Oregon and California. Nearly 75% of its work is in the design-build area.)

Baugh Construction has been in the general contracting business in Seattle since 1946 starting as a one man, one truck, one job contractor. During the past 35 years it has grown from this modest beginning to a firm with nearly 100 salaried employees, some 35 projects in process, and sales volume of \$130 million in 1980.

Of those projects currently under construction some 12 to 15 are design-build. These include Continental Plaza Condominium, Seattle; Bellevue Square Regional Center, Bellevue; Marriott Hotel Addition, Santa Clara; and First Hill Plaza Condominium, Seattle. Sometimes Baugh's input is in the area of systems evaluation and estimating; sometimes it is in construction methods or techniques.

Along with its willingness to cooperate fully with other design team members, Baugh has developed a reputation as an up-front, professional contracting organization. Previous experience with similar work plays a heavy role here, but genuine honesty, the ability to tell it like it is, comes through also.

It's not unusual for Baugh to spend from one to six months working on a complex project with only verbal assurance that it will proceed into construction. That is not to say that the firm will

perform preconstruction services for a client who is only tentatively considering building a project. But their people have the manpower and the experience to spend time with the architect and owner in value engineering, cost estimating and evaluation of building systems. An added plus is the company's policy that the same people who start with the estimating and value engineering continue through into construction of the project itself.

In developing budget estimates for design-build projects, Baugh has sufficient rapport with

subcontracting trades to maintain budget prices until the project is contracted. Selection of individual subcontractors is normally handled by mutual agreement between the architect, owner and contractor with emphasis on the subcontractor's previous experience and timely completion record. In any event, subcontractors hold their prices because they know Baugh will treat them fairly and pay them, if placed under contract, promptly.

When Baugh is included in the design phase interface, the firm can often affect large savings



*Doubletree Plaza Hotel, Seattle
Architect: Peter A. Lendrum &
Associates
Owner: Doubletree Inns*

under the proposed guaranteed maximum price. In addition, many clients have realized returned savings on the contract itself. In 1980, savings of \$375,000 were returned to clients of design-build projects which ranged from \$750,000 to \$7.5 million.

Not only does the client benefit from returned savings, but the contractor also recognizes a powerful incentive to perform. As an employee owned business Baugh can return bonus amounts to those people associated with a project which has generated savings.

When preconstruction services begin, Baugh develops a schedule for those activities which must take place both during this phase and through construction itself. This schedule is a particularly valuable tool to a client as it provides him with the assurance that Baugh can deliver services when the schedule says he will. With such a tool the client can determine how long he needs construction financing, how soon he can plan for permanent financing, how soon he can move himself and/or his tenants into the completed structure. This

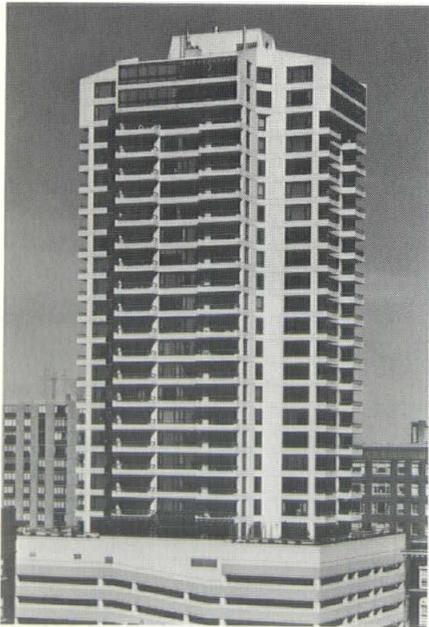
schedule is updated weekly or monthly as needed so that everyone involved with the project understands his own commitments and how they affect the activities of others.

In 1980 two major clients, Doubletree Inns and Marriott Hotels, were moved into their facilities ahead of schedule due to careful monitoring of the construction activities.

Referrals from previous clients, both architects and owners, still account for the majority of the firm's business. Of the projects previously mentioned under construction, two of them: Continental Plaza and Bellevue Square, are for architects for whom Baugh has worked previously: Whiteley, Jacobsen & Associates, and Charles Kober Associates, respectively. Another current project, the Marriott Addition at Santa Clara, is the second project for the Marriott Corporation.

Not only does this pattern hold true in large projects, but in small ones as well. For The Rainier Fund, Baugh has constructed five strip shopping centers in Federal Way, Richland, Everett, Great Falls and Sparks. All of them were design-build. For the McKinley Architects, Baugh completed one design-build project, Washington Education Association, and is working presently on another, KING Broadcasting.

Even in the industrial field Baugh does design-build work. Currently under construction is a plant modification for Calcium Carbonate of Seattle with Greene & Wilson Engineering as designer.



Grandview Condominium, Seattle

Architect: Whiteley, Jacobsen & Associates

Owner: Grandview Associates

Jafco Headquarters, Bellevue

Architect: Jorge De Quesada, Inc.

Owner: The Rainier Fund

Marriott Hotel, Seattle

Architect: Peter A. Lendrum & Associates/

The Callison Partnership

Owner: Marriott Corporation



All photos by REM Associates, Inc., Seattle

A New Method for Acquiring Public Structures

By EDWARD C. WUNDRAM, AIA
Design-Build Consultant

What is it? — How does it work? — What will it do for the public building owner?

Over a long period of time, and in pursuit of what we perceived to be our own best interest, the design professionals and the construction industry have forced public agencies to procure their buildings within very restrictive parameters. Regulations drawn up to prevent dishonesty and discourage favoritism have certainly accomplished that objective in almost every instance; however, they have done little to encourage the well-meaning public official to consider, and adopt, alternative methods that are clearly in the public's best interest. It is these innovative techniques, applied to a common problem, and seeking a similar objective, that I wish to explore.

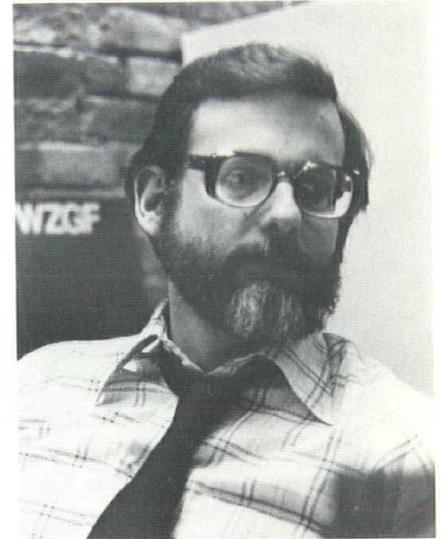
Let's review, in very general terms, the situation in which the public building buyer must operate:

— For *legal* reasons, he must comply with the public contract laws. These include laws and regulations which on one hand state that the builder must be selected on price, because this is a sound, objective basis for such a choice. On the other hand, design professionals must be selected without price competition, because the quantity and quality of their product is subjective, and the law gives the bureaucrat little credit or encouragement to make subjective decisions. If it is a good idea for a contractor to sell his management and building skills on a competitive basis, then it seems

reasonable that architects and engineers should, under certain circumstances, subject their designs to the same competition.

- For *political* reasons, he will want to allow as many designers as possible to have a chance at the project. However, it's very hard to defend a politically unpopular decision solely on subjective grounds. So he looks for pragmatic evidence, like cost per unit, previous experience with the building type, or scale of project, size of staff, number of change orders, and other relevant, or not so relevant, criteria. This procedure leaves little room to consider radically new designs or innovative construction methods.
- For *budgetary* reasons, he must get as much for the public dollar as possible. No argument here, but how does he know when he has been offered the most cost-effective design, or even if the design firm he has selected is capable of producing an economical building?
- For *procedural* reasons, public budgets are often established before the needs are fully defined or explored; certainly, before the building is designed and a firm price established.
- And for *many other reasons*, he feels that he cannot demand a wide variety of design solutions from the designer, nor expect a guaranteed cost estimate when making design choices.

In summary, the public owner is required to operate in a fragmented market, restricted by out-of-date procedures, deal with individuals with considerably more political clout than himself, but he



Wundram is a registered architect in the states of Oregon, Washington, Georgia, Alabama, North Carolina, New Jersey, Pennsylvania and California as well as the United Kingdom. He is principal in his own architecture and project management firm in Portland and was design-build consultant on the Tacoma Sports and Convention Center and the Public Service Building, Portland.

is expected to obtain a better product at a bargain price than his counterpart in the private sector.

Not completely unresourceful however, these same individuals, these guardians of the public purse, have attempted to devise methods to circumvent these obstacles by using their open recognizable advantage, market share. The public construction market, in most communities, is the largest, most consistent, most recession-proof, and readily

accessible market for private designers and builders. How does he leverage this advantage?

Design Competitions: Almost every major public building in our country is the result of a public design competition. From early American history: the White House, the U.S. Capitol, Washington Monument, etc. Most state capitol buildings were the result of a competition. Hardly a month goes by without our professional journals announcing another competition. They are gaining in popularity, and I think most critics will agree, the results are decidedly better than designs obtained by traditional methods. Certainly, more thought provoking.

Building Systems: Initiated in California in the early '60's, when 22 school districts pooled their construction projects to get the most cost effective response from the construction market, bidding on common performance specifications for similar building components. A genuine attempt to match market response with need.

Construction Management: A desperate attempt on the part of building owners to bring forward the construction and market knowledge of the builder, and integrate it with the skills of the designer; theoretically, to obtain the most cost effective building possible. Properly motivated, and armed with sufficient authority, the Construction Manager can be very effective in meeting the client's objectives.

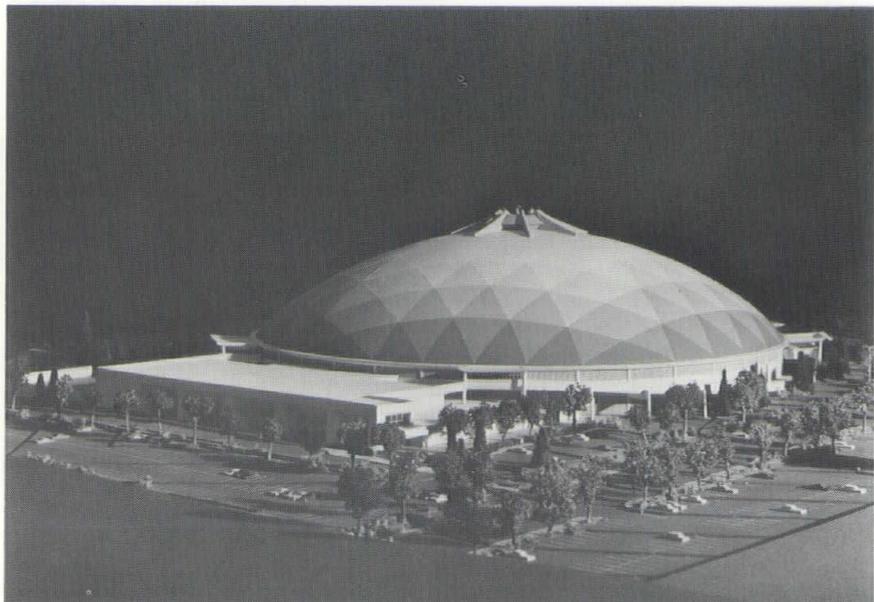
Now a fourth technique that combines the positive aspects of all three methods:

- competition among designers
- performance specifications
- integration of the builder into the design process.

CASE HISTORIES

Sports and Convention Center
City of Tacoma, Washington

SIZE	Programmed:	378,000 GSF
	Proposal:	404,658 GSF
	Seats:	25,000
	Functions:	football, soccer, hockey, basketball, indoor track, concerts convention center, etc.
COST	Budgeted:	\$24,150,000
	Proposal:	\$24,150,000 (plus alternates for \$6,199,964 of additional work)
TIME	Programmed:	1 July 81 to 1 April 83
	Proposal:	1 July 81 to 1 April 83
FINALISTS:	1. Tacoma Dome Associates (winner) Merit Construction Co., Contractor McGranahan, Messenger and Associates, Architects Rossman and Partners, Assoc. Architects.	
	2. Huber, Hunt & Nichols, Inc., Contractor Finch-Heery, Architects	
	3. Baugh Construction Co., Contractor The Luckman Partnership, Architects Tsang and Merritt, Assoc. Architects	



A New Method for Acquiring Public Structures continued

Design-Build-Bid, a process whereby the owner establishes a need, defined by a program, budget, schedule and performance specifications; and he competitively obtains a single source for complete responsibility for both design and cost.

The process is simple. The steps are clearly defined. They are:

1. Establish a need for the project and determine the suitability of the process.
2. Determine internal resources.
3. Write the program.
4. Prequalify Bidders.
5. Determine Compensation.
6. Document the Procedure.
7. Set up an evaluation process.
8. Receive and evaluate proposals.
9. Award Contract.
10. Exhibit Entries.
11. Monitor design and construction.

Design-Build-Bid is not just a clever device to make market competition work for the Owner, but the return of the Master Builder. Part architect, part engineer, part builder, but from the point-of-view of the public building owner, a single point of responsibility for art, technology, craft, management and absolute financial responsibility from conception to occupancy.

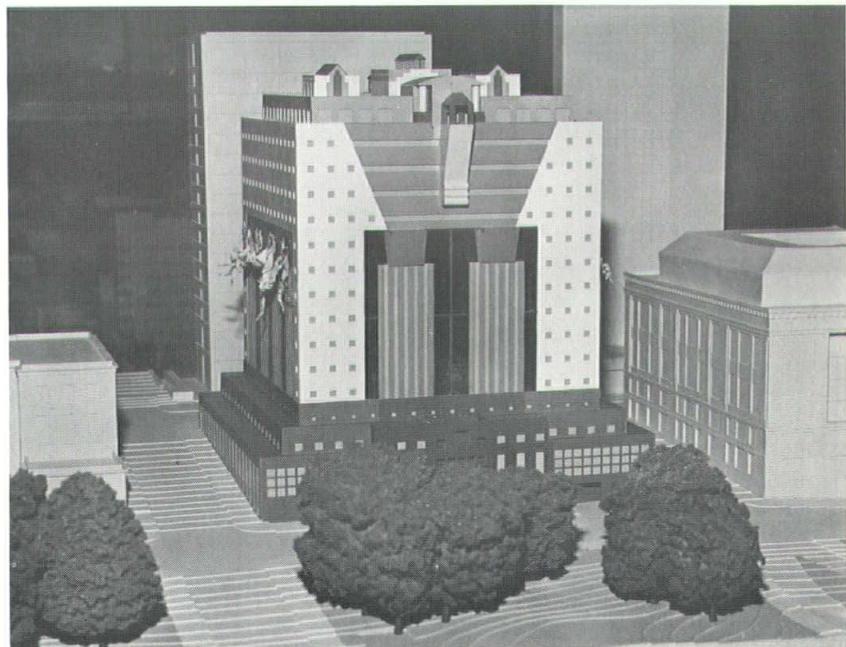
I think the future will see a variety of methods used to procure public buildings, and the Design-Build-Bid procedure will be prominent among them. Architects should make a serious effort to study the process, and consider their own involvement in this very competitive and exciting approach to building design and construction.

CASE HISTORIES

Public Service Building
City of Portland, Oregon

SIZE	Programmed:	400,000 GSF (320,000 NSF) 406,705 GSF (356,382 NSF)
COST	Budgeted:	\$22,420,000 (\$51.49/GSF not incl. fees and artwork)
TIME	Programmed:	1 January 1980 to 1 October 1982
	Proposal:	23 April 1980 to 1 October 1982

- FINALISTS:
1. Pavarini/Hoffman, Contractor (winner)
Michael Graves, Architect
Emery Roth & Sons, Associate Architects
 2. Dillingham Construction, Contractor
Arthur Erickson Associates, Architects
SRG Partnership, Associate Architects
 3. Williams & Burrows and
Howard S. Wright Construction Co.,
Contractors
Mitchell/Giurgola, Architects
Broome, Oringdulph, O'Toole, Rudolf,
Associate Architects



Daon Building, Seattle

assigned a code to ensure that they would be attached to the building exactly as they were designed.

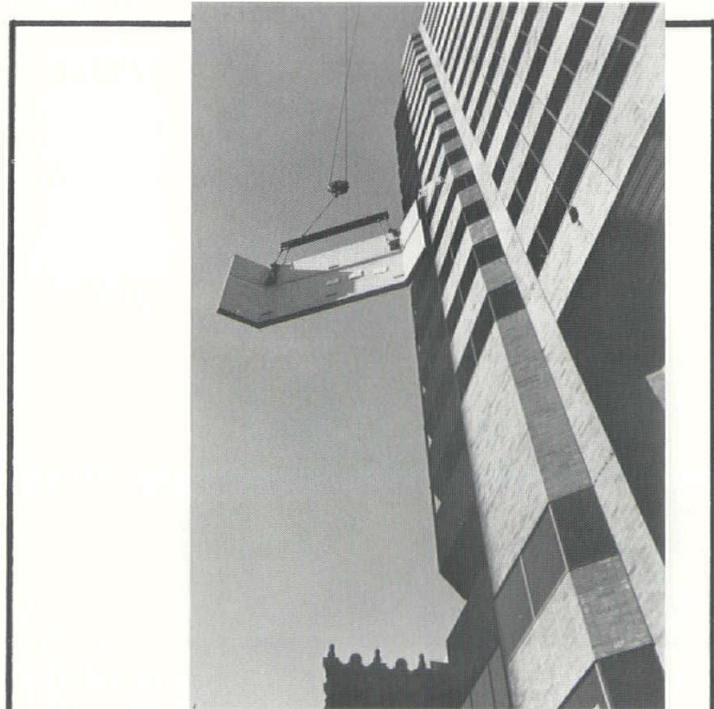
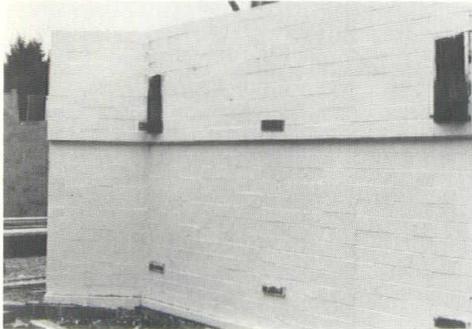


Once at the construction site, each panel is hoisted above its final resting place. A crew positions the panel and it is lowered into place, "hanging" the metal fastener on the stud. Then the panel is welded onto the building at the fastening points. A soft joint caulking is used between panels to achieve a uniform look.

Bob Jr. and Barney's son Jerry now share in management of the business with Bob Sr. and Barney. The 40-year old firm is presently doing about half panel work and half conventional masonry. "Now that the panel system is proven," said Bob Barkshire Jr., "it's much

easier to sell. It provides a cost-competitive alternative to concrete casting." The panels are sold directly by Barkshire in conjunction with Mutual Materials of Bellevue, Washington, which also supplies the brick used on the panels.

The 1,105 panels for the Daon Building took Barkshire six months to fabricate at the plant before they were shipped to the site. The entire 19-story building was faced in 43 working days. Over 700,000 bricks were used on the building, according to Bob Barkshire Jr. That raises some speculation as to how long conventional masonry would have taken.



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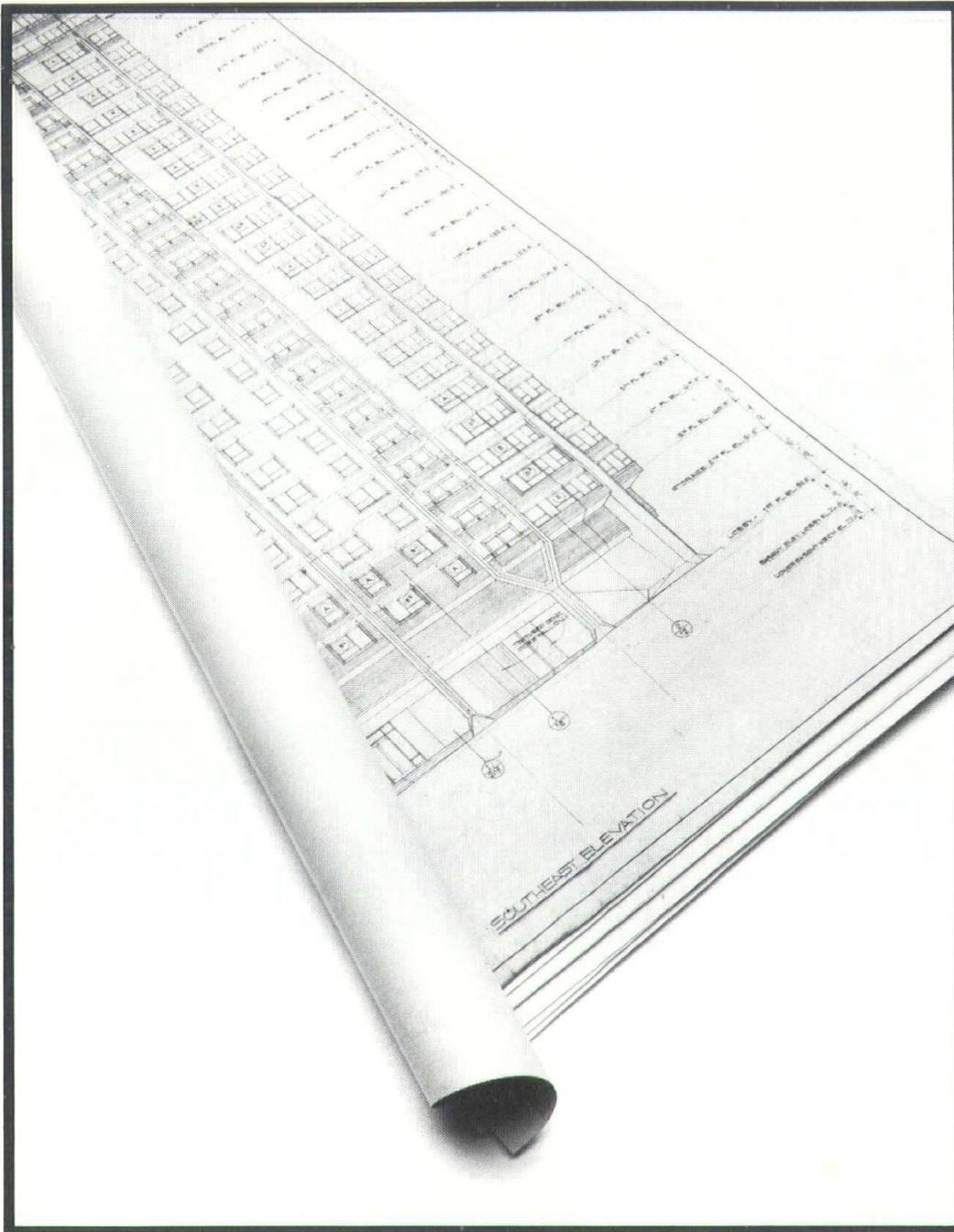
Suppliers of Brick for Seattle's Daon Building

605-119TH N.E., BELLEVUE, WA 98005, (206)455-2869

Photographer/Reporter: Patti Brewer

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News

30th Northwest Regional Conference, American Institute of Architects, White Pass, Washington, August 21-23

"1981 a line on design" will be the theme of the 30th Northwest Regional Conference, American Institute of Architects, hosted by the Central Washington Chapter.

The scene will be the White Pass Ski Resort and the dates, August 21, 22, 23.

Scheduled speakers are Robert Lawrence, FAIA, first vice president of the American Institute of Architects, Oklahoma City, who will speak on goals for the Institute and architects in the 80's and

beyond; Michael Graves, A.I.A., Princeton, New Jersey; designer for the Public Service Building, Portland, Oregon; Ed Lindaman, past president of Whitworth College, Spokane, who will address the overall context for design aspects of energy utilization; Robert Marquis, FAIA, San Francisco, will discuss the direction he feels architecture must take and what the influence the energy problem will have on that direction; Ed Mazria, AIA, Albuquerque, will discuss passive

solar design for commercial structures, and Dave Scott, FAIA, dean of Washington State University School of Architecture, who will serve as moderator for the conference.

Several special events are planned including an architectural tour of homes and award-winning projects in Yakima.

Ed Weber, AIA, is chairman of the conference. Information concerning registration and housing is available by writing Central Washington Chapter, American Institute of Architects, 633 Miller Building, Yakima, WA 98901, (509) 248-5020.

Council Directors Back L. Jane Hastings

At its last meeting in Spokane on May 28th the WC/AIA Board of Directors unanimously voted the Council's support for the candidacy of L. Jane Hastings, FAIA, for the position of Northwest Regional Director of the American Institute of Architects.

The Directors noted her long involvement in Institute affairs, the leadership role she has maintained both locally and nationally, and her commitment to emphasizing the priority that the Institute must give to activities at the Regional and Chapter levels. She stands for our being involved rather than just being informed.

Voting for the Regional Director will take place at the Regional Conference in White Pass, August 21-23, 1981.

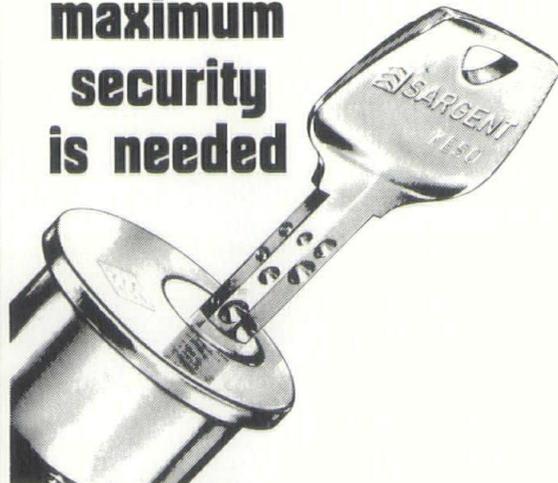
Northwest Architect/Artists Included In Octagon Exhibition

"The Architect As Artist" exhibition recently displayed at the Octagon, Washington, D.C., was a juried exhibition sponsored by the College of Fellows of the American Institute of Architects. Of the 26 architect-artists on view, three were from the Northwest. All of the exhibitions were shown at the national convention in Minneapolis in May.

Included in the exhibit were Robert L. Durham, FAIA, Seattle; John R. Sproule, AIA, Seattle; and Jeremy A. Jones, AIA, Spokane.

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Miscellanea

People

Clayton R. Joyce, AIA, has formed a new company, Clayton R. Joyce Architects, a professional service corporation for architecture and urban design, with office at 119 S. Main, Seattle.



Associated with Joyce in the 20 member firm are Gary Wakatsuki, design manager; David C. Layton, production manager, and R. David Jackson, contact administration supervisor.

The landscape architecture and site planning firm of Thomas L. Berger and Associates has

organized under the new name of Thomas L. Berger Associates, P.S. The announcement acknowledges Steven P. Shea as a principal and Robert Shrosbree as an associate. Offices are at 2021 Minor Avenue, Seattle.

Robert J. Smith, president and chief executive officer of Bouillon, Christofferson & Schairer, Seattle, has been elected president of the Consulting Engineers Council of Washington for 1981-82. Ben

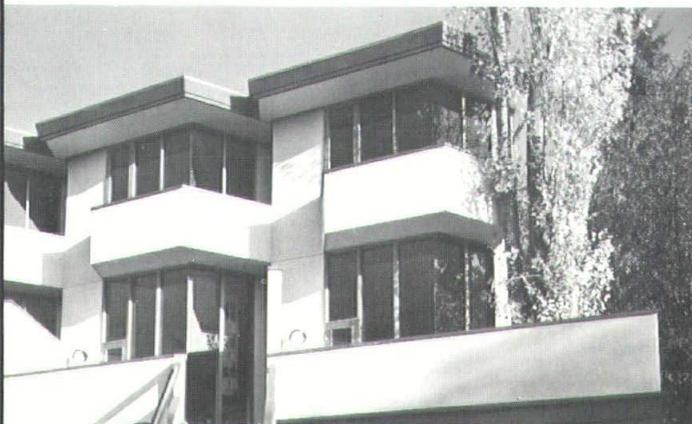


Notkin of Benjamin S. Notkin &

Associates, Inc., Seattle, is president-elect; other officers are: Ark Chin, Kramer, Chin & Mayo, Inc., Seattle, and Larry Peden of L.H. Peden & Associates, Spokane, vice presidents. Elected as directors for the coming term were Ray Miller of Shannon & Wilson, Inc., Seattle, and James Travis of Beverly A. Travis & Associates, Inc., Seattle. Hold-over directors are Dick Stern, Stern Associates, Seattle, and Bill Ward, Skilling, Helle, Christiansen, Robertson, Seattle.

Walker McGough Foltz Lyerla, P.S., Architects & Engineers, Spokane, announce the addition of

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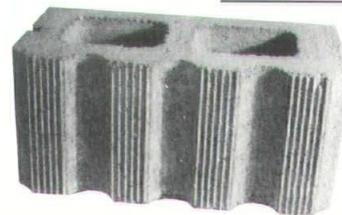
MT. BAKER RIDGE
TOWNHOUSES
Seattle, Washington
Architect:
MILTON STRICKER

325 Second West
Seattle, WA 98119
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or 284-7160
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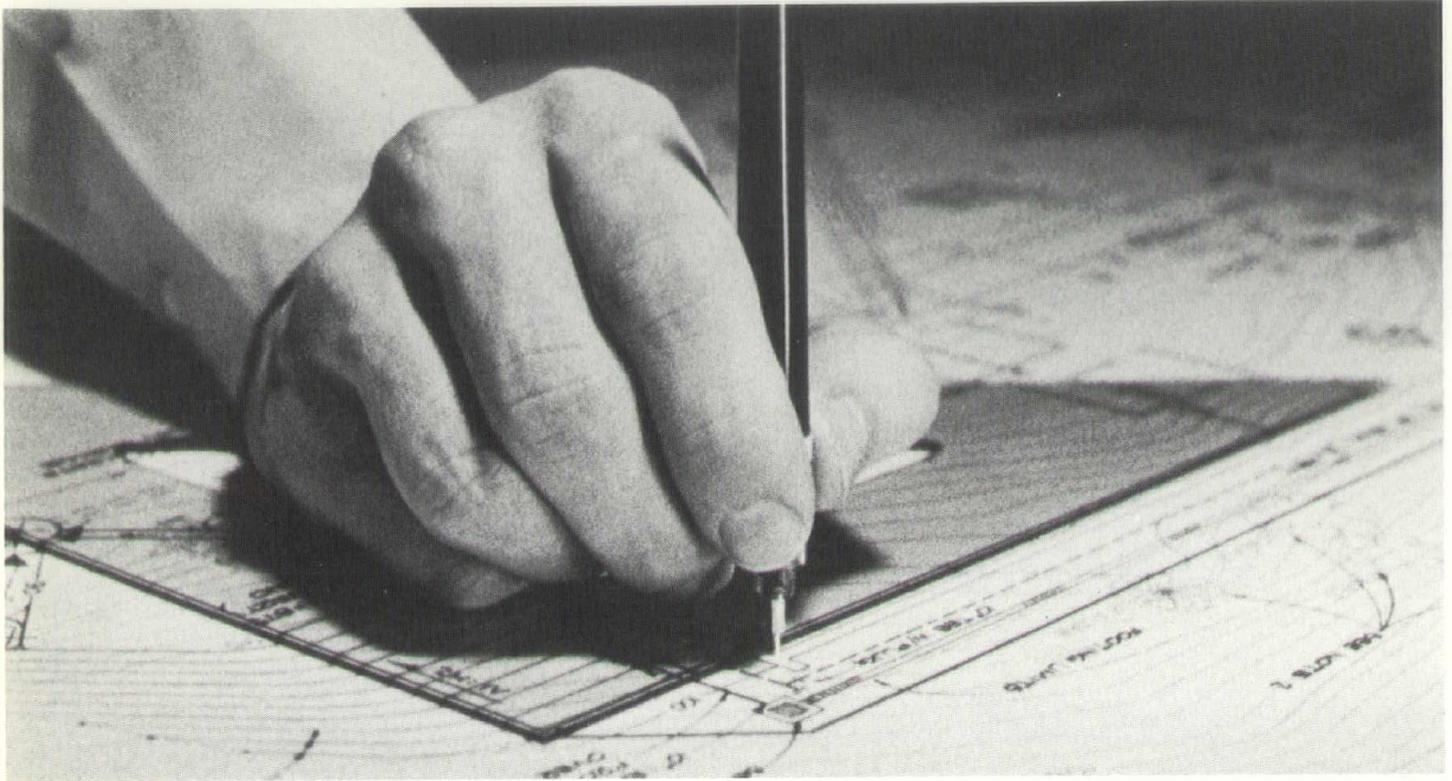
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Miscellanea

People

Bruce A. Murray and Jon J. Danielson to the staff. Murray will complement the planning capabilities in justice and human service systems and Danielson will manage the contract administration department.

Bazemore Associates, Architects and Planners, Bellevue, has promoted **Alan L. Atkinson** to project manager. He joined the firm in 1980.

John Graham and Company, Seattle, architects, planners and engineers, announce three new associates: **Alfred H. Fast**, AIA, who has 20 years experience in the Graham office; **Carl F. Peters**,

director of the environmental studies group, a position he assumed in 1977, and **Gerald Van Slyck**, AIA, who joined the firm in 1970.

Traid Associates, Kirkland, has named **Michael Miller**, P.E., as project engineer. In this capacity he will manage the planning, design and construction inspection for residential and commercial development projects in Snohomish and King counties.

Ervin Engineers, consulting mechanical engineers, formerly Ervin/Halvorson & Associates, has been re-established and relocated to 1950 - 112th Ave. N.E., Bellevue.

Dixon A. Ervin, Jr., principal and former senior partner, will head the firm.

Helge Helle, partner in the firm of Skilling, Helle, Christiansen, Robertson, Inc., Seattle, has been named Engineer of the Year by the Consulting Engineers Council of Washington. Helle, who retired at the end of 1980, is a past president of the CECW.

Susan G. Woodward has been named vice president of new business development for the Seattle office of RMM, Inc., space planning firm. Woodward succeeds **Katie Berg**, past president of the Seattle office, who is opening an RMM office in Dallas.

James O. Halvorson, **Donald E. Beach** and **Harry E. Bower** have established the consulting engineering company of Halvorson, Beach & Bower, Inc., with offices at 11049 - 8th Ave. N.E., Seattle. The three were formerly affiliated with Ervin/Halvorson & Associates.

Benjamin S. Notkin & Associates, Inc., consulting mechanical engineers, has promoted **Paul C. Lary** to project manager, **Bryon (Max) Baker** to project engineer; **Lee Fleming** is production coordinator and **Nancy J. Evans**, coordinator of administrative services.

Design & Architectural Products (DAP) has opened its new wholesale showroom at 1515 - 12th Avenue, Seattle. **Jeannine Bronson**, is marketing director with **Cathie Johnson** and **Mark Crawford**, manufacturer representatives. The 7000 sq.ft. showroom features products for the architectural and interior design professions.



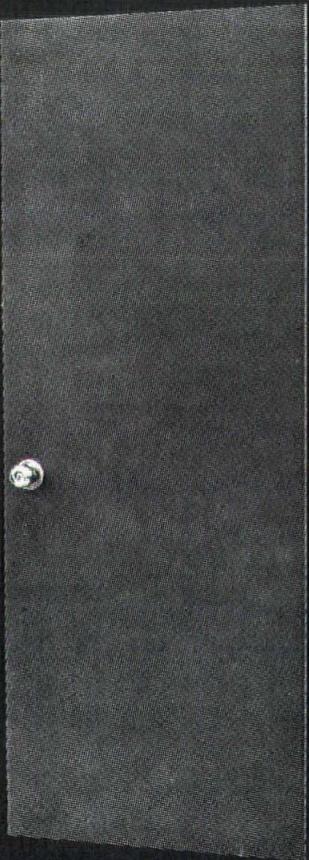
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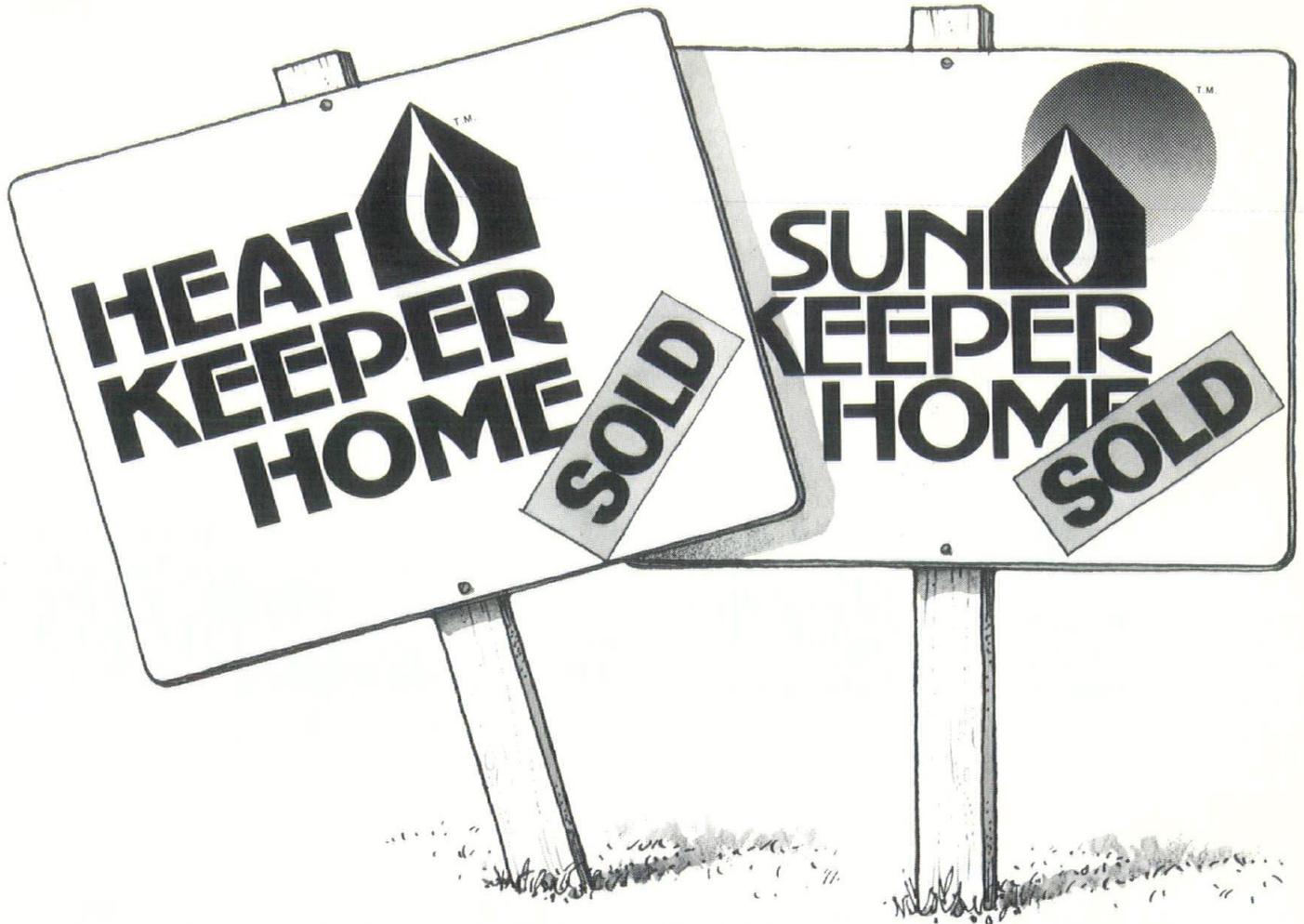
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