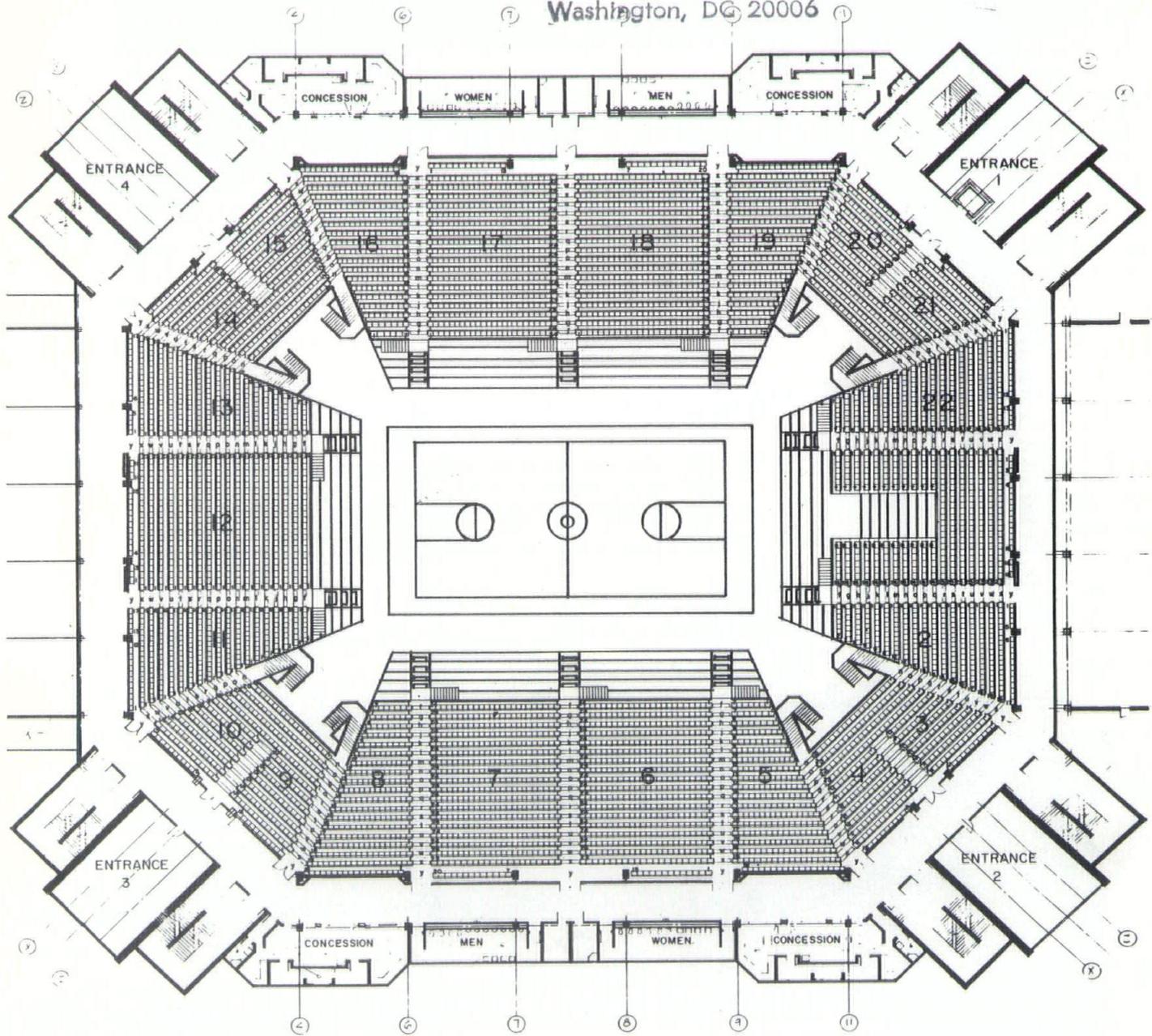


# Northwest Architecture

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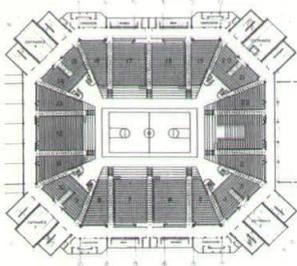
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**Vol. 6, No. 4**

NORTHWEST ARCHITECTURE

## Total of Six Northwest Architects Named Fellows

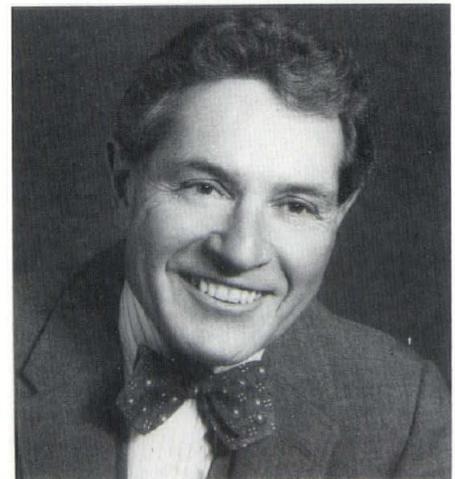
A total of six architects from the Northwest Region were invested in the College of Fellows of the American Institute of Architects at the 1983 national convention. In addition to the three reported on in the previous issue they are: *Dennis T. Toyomura*, FAIA, Honolulu, Hawaii, who has an office for the practice of architecture at 1370 Kapiolani Boulevard.

*David S. Davidson*, FAIA, Great Falls, Montana, senior partner in the firm of Davidson and Kuhr Architects, PC.

*Warren Cummings Heylman*, FAIA, urban designer and principal in the firm of Warren Cummings Heylman & Partners, Spokane.



*David S. Davidson, FAIA*



*Warren Cummings Heylman, FAIA*



*Dennis T. Toyomura, FAIA*

## How to Get State A/E Consultant Projects

### In Three Easy Lessons and a Word About MWBE

BY: "LARS" CARLSON, AIA/CSA  
Senior Architect  
Division of Engineering  
& Architecture  
Selection Board Chairperson

During my days in private practice, the process of A/E Selection appeared mysterious and frustrating. For architects that now have similar feelings, this presentation hopefully will illuminate the procedures administered by the Division of Engineering and Architecture, Department of General Administration. These apply to all State building projects except those agencies and universities having professional staff.

The established policy *blocks* all pressures of politics, cronyism (wine and dine accusations have no validity), and consideration of fee as a basis for award. This blockage permits achieving the goal of selecting the best firm for each project.

This policy is delineated by "ARCHITECT-ENGINEER SELECTION PROCEDURES, CHAPTER III, SECTION 1" Revised 5/17/83, and is condensed below.

#### **Lesson No. 1 — Inform Yourself**

Three different selection procedures are used depending on the fee involved:

1.1 *For A/E Agreements involving a fee of \$40,000 or more for basic services.* The Division of Engineering and Architecture will assign a project manager upon receipt of a requisition for services from the requesting agency; establish an A/E selection board for each project, consisting of a semi-permanent

non-voting chairperson, two requesting agency members, two Division of Engineering and Architecture members (one is usually the Project Manager), and a private sector representative.

The Project Manager negotiates with the first ranked firm using the Department of General Administration's Schedule for A/E services. Should this fail, negotiations will be initiated with the second ranked, etc., etc.

1.2 *For A/E Agreements Involving a Fee of \$20,000 to \$39,000 for Basic Services.* A licensed member from the Division of Engineering and Architecture (usually the Project Manager) is Chairperson, another Division of Engineering and Architecture member, and a member of the requesting agency make up the Selection Panel for each project. They will select at least three firms from the Division of Engineering and Architecture's A/E file. An MBE or WBE firm will also be selected if not included in the group selected, provided the specialty required for that project can be provided by a MBE or WBE firm.

Each selected firm will present its qualifications in an oral interview with the panel. Members will evaluate, score, rank order, then document their decision on a standard form. A tie will be resolved as in the "over \$40,000" procedures. The Project Manager will then be responsible for negotiating an agreement as outlined in the "over \$40,000 fee" procedures.

#### **Lesson No. 2 — Get Your Submittals Into the A/E File**

1.3 *For A/E Agreements Involving*



*a Fee Less than \$20,000 for Basic Service.* The Division of Engineering and Architecture will designate three staff members to serve on the selection, with the selection committee for each project; they will select at least three firms from the A/E file based on skill/specialty required. An MBE or WBE will be added to the list if not included in the original selection, with the above proviso. The committee will meet to evaluate, score, and rank order forms from the submittals in the A/E file, then document the selection. The Project Manager will initiate negotiations as outlined in the "over \$40,000" procedures.

The Division of Engineering and Architecture advertises for consultants in the Seattle Daily Journal of Commerce, and informs the Washington State Council and AIA Chapters, and Consulting Engineers Council of Washington, requesting submittals of Federal Forms 254 and 255, along with other pertinent brochures.

#### **Phase I Selection**

The voting board members individually score each submittal in relation to pre-determined criteria

(usually qualifications, relevant experience, previous performance, expressed interest, and MWBE participation) modified by pre-determined weights, resulting in weighted scores, then ranking. The rankings are added and at least three (3) firms are selected for oral interviews.

### **Phase II Selection**

The scoring sheets for this phase contain a further delineation of criteria (usually Management Plan, Production Capabilities, Project Scheduling, Budgeting Cost Control, Project Approach, Qualifications-Team Members, Qualifications-Subconsultants, Relevant Projects, Design Clarity, Control and Quality, Minority Participation, Women Participation). Pre-determined weights are assigned for each project.

The oral interviews are scheduled several days after the Phase I selection to give the candidates time to prepare their presentations. Each candidate is given 30 to 45 minutes for the presentation, then a question and answer period of 30 to 45 minutes follows. Each voting member of the board comes up with a TOTAL WEIGHTED SCORE and a RANK ORDER. In case of a tie, tie breaking procedures are employed.

You have probably noticed that there is no way your firm can be selected for projects "below \$40,000 fee" without having your FEDERAL FORM 254 IN THE A/E FILE. Also, other pertinent information and brochures may be included. KEEP THEM UPDATED. Currently the A/E files contain 1982 and 1983 submittals. New

submittals are classified as to name, type, specialties, geographic location, size, MBE and WBE, then are entered into the computer, so printouts are available about monthly. Project Managers use these printouts to access the A/E file.

### **Lesson No. 3 — The Only Changless Thing is Change Itself**

It seems to me that a coordinated, continuing effort by Administration, agencies, and the profession is absolutely essential to (1) prevent erosion of the present respectable status of selection, and (2) improve procedures to ensure that the best firm is matched with each project. The consequences of proliferation of responsibility for State buildings must be carefully and vigilantly assessed in relation to possible impacts on A/E selection. Again, cronyism, changes in procedures must retain the exclusion of political pressures, and consideration of fees during the selection process.

To better understand all of the above, consider a change to the other side of the table. A great way to get a first hand view of the procedure: volunteer to serve as a private sector representative on a selection board.

Change in the quality of total A/E services in a positive mode is an important element. While the Legislature and the Department of General Administration has some responsibility in this regard, I am sure that the individual architect, firm, subconsultant, and the AIA must accept the lead in continuing improvement.

### **A Word About MWBE**

The 1983 Legislature established the Office of Minority and Women Business Enterprises. That office will certify MBE and WBE firms. Until certified lists are developed, that office has recognized two existing lists: Washington State Department of Transportation, and the City of Seattle.

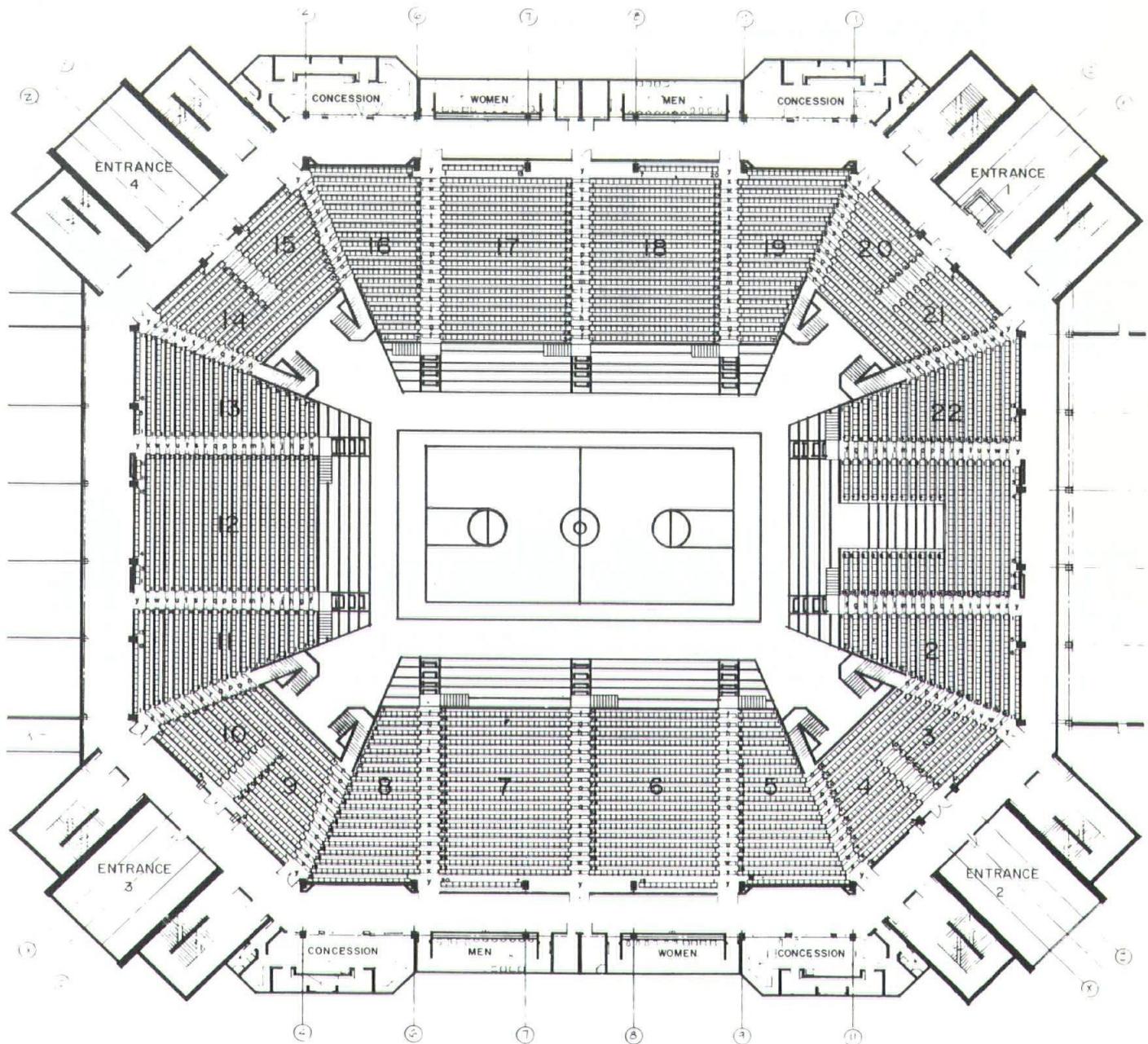
Relating to the consultant selection process just discussed, on the Phase I scoring sheet MWBE is listed as one criteria, and a weighting is applied by the Manager of the Division of Engineering & Architecture in relation to the weights assigned to the other criteria. In the same manner, weights are assigned to MBE and WBE on the Phase II scoring sheet.

All prime consultants and subconsultants claiming MBE or WBE status *must* be certified on one of the above lists. The voting members on selection board will assign a raw score of 100 to all certified prime consultants, and will score certified subconsultants proportional to their understanding of the WBE's and/or MBE's contribution to the total project.

Consultants and subconsultants filling out Federal Form 254 should check "yes" in box 4 only if they are certified. CERTIFIED WBE'S SHOULD INSERT THAT INFORMATION IN BOX 4. Also make it as clear as possible on the Federal Form 255 and other submittals the extent of contribution of certified MWBE to the total services.

Consultants must keep informed on rules and directives emanating from the Office of Minority and Women Business Enterprises.

# Multi-Purpose Pavilion, Boise State University



## PLAN-PARQUET LEVEL

Boise State University required a 12,000 seat multi-use center for sports and major entertainment events with support facilities to accommodate all the needs encompassed by the variety of uses to be made of the center.

The design solution resolved all the requirements. The project location on campus was determined by its proximity to available parking and other associated facilities. Two building types were incorporated into the plan: the arena and its support members on the public side of the campus, and an intramural building on the campus side. The two are zoned inside and outside for security and use of components concurrently or at different times of the day.

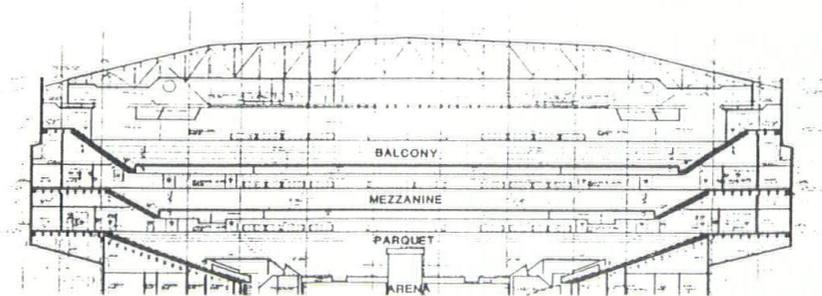
The arena is organized into three seating levels to bring all seats as close to the action as possible. Audience lighting can be dimmed by zone to permit blacking out of the portion of the arena not used for any given event or audience size. Public services, restrooms, and concessions are located on the north and south sides of the seating areas on the parquet and mezzanine levels. Four corner entrance lobbies with two stair towers at each and elevator service at the northeast lobby adds the ability to control access and audience movement under different setups. Complete use of the facility has been provided for the handicapped.

The key to the Pavilion is flexibility of space, multiple-usage and security/zoning.

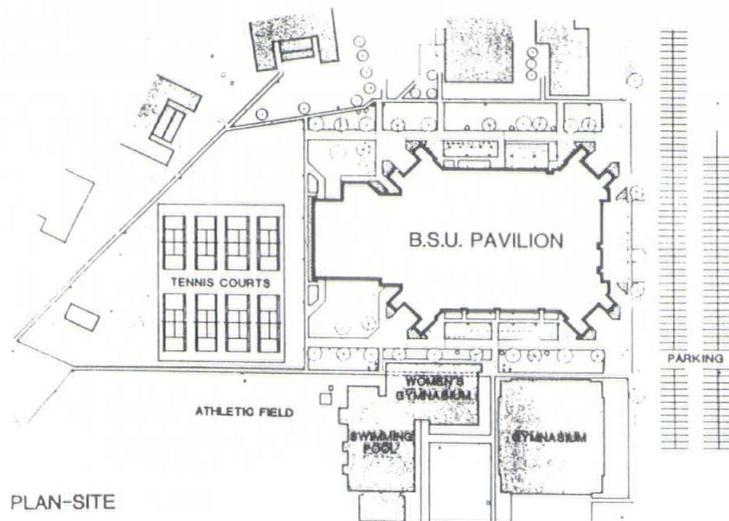
The cost, estimated early in 1983, was \$19.7 million. The project is slab on grade, cast-in-place concrete with steel exterior xolum-

na and steel roof structure. Exterior walls are steel stud with metal skin and Dryvit. Interior walls are CMU or steel stud with drywall. All exposed arena wall surfaces are perforated metal panels with internal sound batts. The arena ceiling is exposed black acoustical duct liner, and the roof is board insulation on metal decking with aluminum coated built-up roofing.

<b>Owner</b>	Division of Public Works & Boise State University
<b>Architect</b>	CSHQA Architects/Planners
<b>Structural Engineer</b>	Reaveley Engineers & Associates
<b>Mechanical Engineer</b>	Bridgers & Paxton Consulting Engineers
<b>Electrical Engineer</b>	O'Rourack Engineering, Inc.
<b>Theatrical</b>	Jerit/Boys, Inc.
<b>Landscape Architect</b>	Neil H. Smull, AIA, ASLA
<b>General Contractor</b>	ASC Constructors, Inc.
<b>Photographer</b>	Kelly Powell



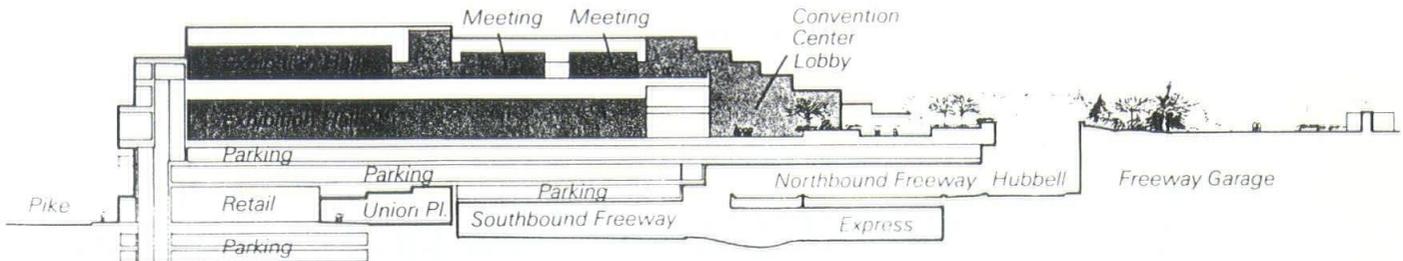
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B.S.U. PAVILION



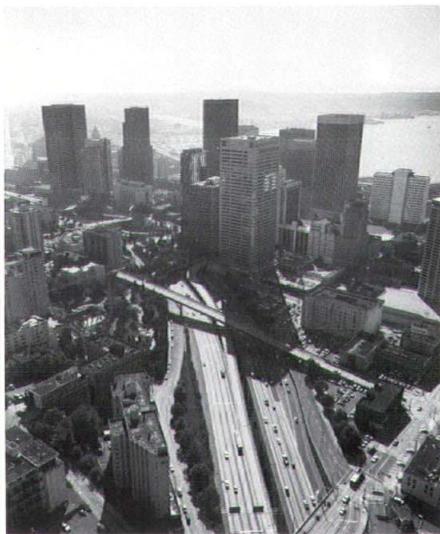
PLAN-SITE

## Arena/Convention Centers

# Washington State Convention and Trade Center



This cross-section, looking east, shows how the multi-level convention center will span Interstate 5. From the top down are the upper conference level, the main exhibit level, three levels of public parking, retail spaces facing into the public galleria leading from Pike Street up to the main lobby and park areas, and an additional level of parking below grade.



The State of Washington expects to be a strong competitor in the convention and trade show market when it opens its new center in Seattle in 1987.

This multi-level convention and trade center is being designed by TRA of Seattle supported by HNTB of Bellevue for the Washington State Convention and Trade Corporation, a public, non-profit corporation established by the Washington State Legislature in 1982.

The proposed site for the new state facility is in a stratum of air rights spanning Interstate 5 north of Freeway Park. This site was designated by the corporation's board of directors as the "preferred alternative" last spring, after an intensive, public-involvement process during which sites at Seattle Center, the Kingdome and the downtown freeway were carefully studied. Final site designation will not occur until environmental reviews are completed and governmental approvals have been received.

TRA + HNTB is proceeding with design development to meet

target dates for contract bids late next year and opening of the 360,000-square-foot center in 1987.

The center's main level will feature 100,000 square feet of flexible exhibit space, enough to meet the needs of 87 per cent of all national conventions and trade shows. The conference level above the main exhibit floor will have 50,000 square feet of exhibit/meeting space. Other levels will feature parking for more than 900 cars, a public galleria, retail spaces and new park areas tying the convention and trade center into Seattle's award-winning Freeway Park.

TRA + HNTB has based the design on economic and marketing consultants' recommendations that Washington attempt to attract mid-sized national and international conventions and trade shows, which attract 2,000 to 10,000 delegates.

To finance initial cash requirements for the project, \$92.75 million in state general obligation bonds were sold in January 1983 at a very favorable 8.85 per cent

Architects	TRA + HNTB
Design Consultant	Pietro Belluschi, FAIA
Environmental Design	Danadjjeva & Koenig Associates, Urban Designers & Architects
Structural Engineer	Skilling, Ward, Rogers, Barkshire, Inc.

interest rate. Bond debt retirement and other project costs are financed by a special room tax on Seattle and King County hotels and motels of 60 units or more, meaning that the cost of the convention center will be borne largely by visitors rather than resident taxpayers.

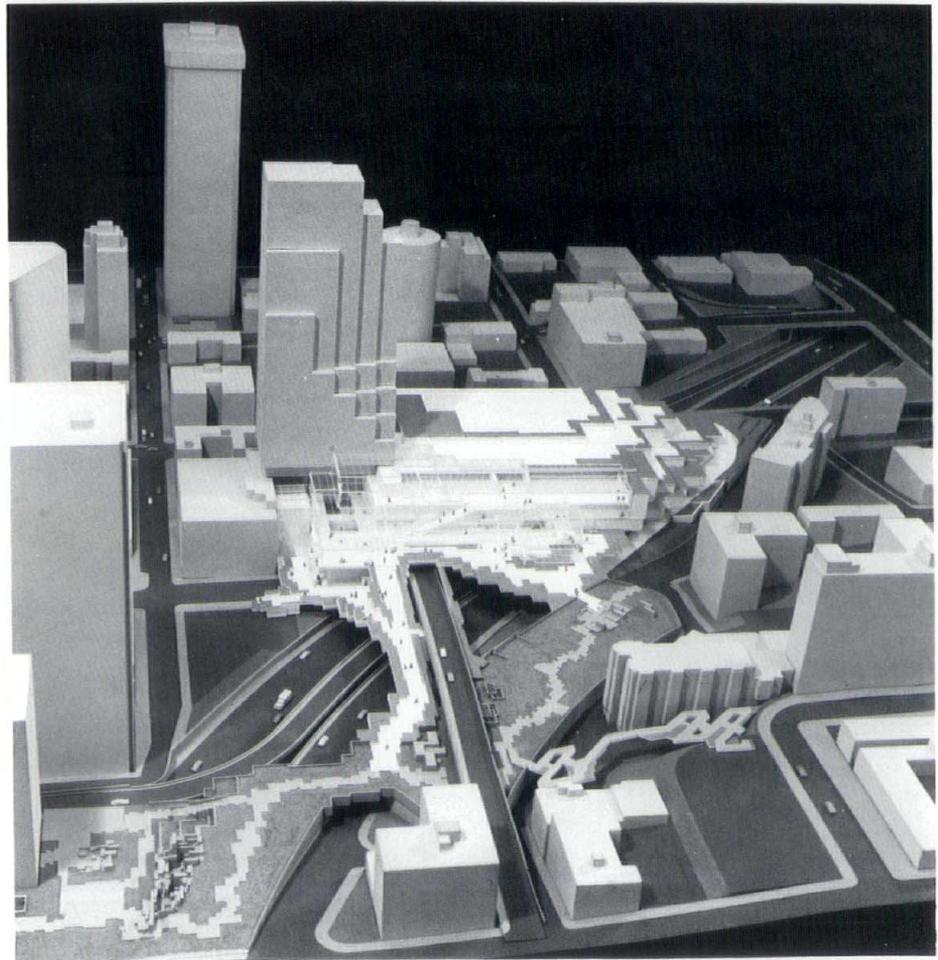
Although a \$90 million limit on the use of state bonds for construction was imposed by the Legislature, an expanded project is made possible by the corporation's plans for joint development with a private interest, which was encouraged in the enabling legislation. The convention center corporation has completed an option agreement with CHG International, Inc., which owns the private property over which the proposed facility would be built. Under the terms of the agreement, CHG will convey the necessary air rights to the convention center at no cost and will pay for substantial portions of the project, including a large parking garage, a public galleria, street improvements, elevators, escalators, stairways and the shell of 20,000 square feet of exhibit space on the main level. The current estimate for the total project is more than \$121 million, including CHG's commitment. CHG plans to build a major hotel in its air rights above the convention center construction.

The convention center corporation also has negotiated a procedure for the lease of air rights over the freeway from the Washington State Department of Transportation. The air rights were appraised at more than \$12 million, but deductions allowed for

the extra costs involved in building over the freeway reduced the net value to less than \$2 million. The corporation will receive credits against future rent for the actual costs for constructing certain highway improvements, including additions to Freeway Park, landscaping, pedestrian walkways and overpasses, and walls to reduce highway noise. Current projections indicate that credits for these highway improvements will be adequate rent during the 66-year life of the lease.

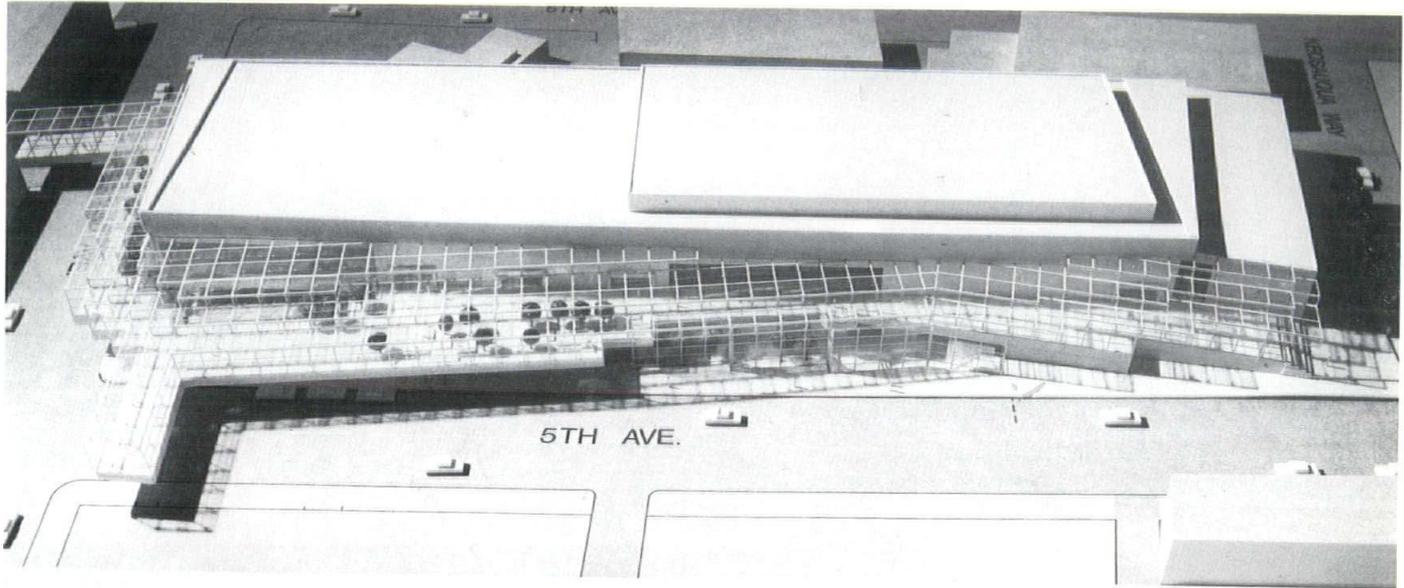
Both of these option agreements

will be exercised only if the freeway site is selected for the convention center. It is expected that the SEPA review will be completed in February, followed by the NEPA review in November 1984, allowing construction to begin during the winter of 1984-85.



## Arena/Convention Centers

# Des Moines Convention Center



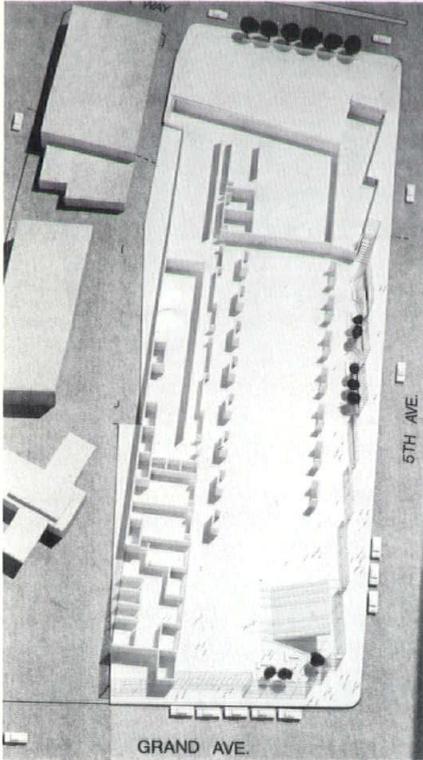
*In this aerial view from the east, 5th Avenue slopes downward approximately one floor level from right to left. The solid portion of the building contains all the exhibit, meeting and support facilities with circulation accommodated in the glazed concourse at the perimeter. The overwhelming bulk of this two block long facility has been comfortably set back from the street and surrounded by an appropriately scaled faceted glass facade.*

The Des Moines Convention Center (DMCC) is a midsize convention facility the design of which capitalizes on the trend toward convention events requiring a greater demand for meeting room capacity and a lesser emphasis on flat floor exhibit area. The CBD of Des Moines already separately provided a sports arena and a performing arts-concert hall which in turn focused the program emphasis for the new facility toward convention events only.

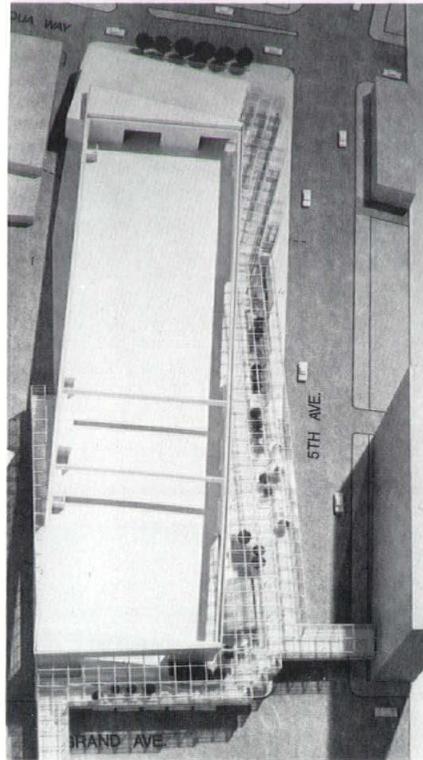
The DMCC is composed of two major massing elements organized to promote a level of interaction between public and center circula-

tion thereby creating a street level sense of life and activity. The solid internal rectangle houses meeting rooms, exhibit areas, administration and support functions while the transparent perimeter element contains concourse, circulation and connections to the CBD sky walk system.

The geometry of the site is purely rectilinear and the facets of the concourse element relate to the street grid which undergoes an orientation transition at this location. A site grade differential of one level in the length of the site permits at-grade access to both of the facility's major levels. Ultimate



Lower level



Upper level

Owner	City of Des Moines, Iowa
Design Architect	Loschky Marquardt & Nesholm
Des Moines Architect/ Engineer Affiliate	Brooks Borg & Skiles
Electrical Consultants	Krishna Engineering Consultants
Acoustics	Robert A. Hansen Associates
General Contractor	Ringland - Johnson - Crowley

expansion of the center is anticipated on the remaining portion of the oversized block.

The lower level with a major grade access from Grand Avenue contains 64,000 sq. ft. comprised of meeting room modules, lobby administration and support area. The upper level has at grade access from the service dock and contains 76,000 sq. ft. of larger meeting-assembly-exhibit spaces and the major circulation concourse. Of the total 140,000 sq. ft. facility, 74,000 sq. ft. is convention-exhibition rentable area. Of the rentable the largest single contiguous space configuration is 50,000 sq. ft.

## Why Landscape Architects?

By John Sterling, ASLA, Boise

Although sometimes considered a nurseman or gardener the landscape architect in truth has interesting and impressive design responsibilities. He plans and designs projects ranging from back yards to State and National Parks; from developing an urban street-tree concept to devising an outdoor exercise course for handicapped children.

Landscape architecture has been enjoying increased growth and stature, particularly during the

last decade. Recognition of the important contribution the landscape architect can make to a successful project continues to grow. As a result the number of landscape architects has doubled; there are 20,000-25,000 in practice today. An estimated 1,200 are graduated annually from the 45 programs accredited by the American Society of Landscape Architects.

Often considered to be strict anti-growth environmentalists and conservationists, the practicing landscape architect in actuality is

an integral part of the construction and development industry; a member of the design team. He establishes the important connections and relationships between buildings and the surrounding environment by making maximum use of the site and by developing the optimum quality of space and function.

As such, the landscape architect is part planner, part artist, part psychologist as well as part nurseryman. As a planner, he deals with shaping the earth; not only deciding where to place the trees and shrubs, but also locating hills and lakes and groves. He can design roads so they least disturb the natural environment and best circulate traffic. He can create pedestrian routes, greenbelts and urban walkways.

The landscape architect must also be a sometime psychologist, understanding the needs of man in his environment. He uses his materials to create, shape or reinforce spaces for man to enjoy.

The design of the landscape requires artistry in its true form, a complement to and in harmony with nature. It is also part of the role of the landscape architect to design and/or select sculptures and water features.

While the landscape architect is concerned about the design principles in his field of influence he must always maintain his knowledge of what to plant where. This knowledge far exceeds a basic understanding of plant materials. Deciduous trees can be used for solar purposes — but which plant and how many will be needed to accomplish what pur-

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pose are variables. Lawns and broadleaved plants can be used to give off moisture. Some trees, like honeylocust, create a beautiful sun filter. Others, like the norway maple, totally obscure the sun and ward off the worst of a rainstorm.

The landscape architect must be aware of the interrelationships of plants used together — considering their mature sizes, shapes and textures; taking into account the soil conditions and exposure requirements which must be coordinated to insure a successful planting. The coordination of plantings for maintenance purposes is also an integral part of the selection process. Irrigation requirements must be considered, grouping materials which respond to the same type of water and chemical maintenance. It is the creative use of the plant materials (along with the practical considerations) that justify the use of the landscape architect.

All too often the landscape architect is called in by the owner or the architect at the tail end of the project. By that time the physical constraints leave little or no room for creativity and the budget allowances for landscaping have been diminished by construction change orders or have never been established. On a sensitive building design the resulting landscape development is not as complimentary as it might otherwise be; and possibly, it becomes a disappointment to the building architect or client.

For those who realize the great impact a good landscape treatment can provide, early utilization of the landscape architect in the

design process can simultaneously insure surroundings more in concert with the building and a prioritized budget for the landscape development established and protected so that it cannot be whittled away. Statistics show that the allocation of as little as 4 to 5% of the total budget to landscaping can impact one's perception of the building as much as 60%. The numbers may vary somewhat depending on the project, but the sales-appeal and

added feeling of quality are definitely influenced to a greater degree than the percentage of the landscape budget would indicate.



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## Miscellanea

### People

The Boise architectural firm of Hummel Jones Miller Hunsucker, P.A., has opened an office in Suite 1260, Seafirst Financial Center, W. 601 Riverside, Spokane. *Vernon T. Miller, AIA.*

*Gilbert H. Mandeville* has retired from the partnership of Mandeville & Berge, Seattle architectural/engineering firm. The business will continue with *Gudmund B. Berge* and *Duane H. Box* as partners under the name of Mandeville, Berge & Box. Offices remain at 500 Union Street.

vice president of the firm, is resident managing partner.

Thomas & Greiner/Architects, P.C., Bellevue, announce the appointment of *George Kellock, AIA*, as a project architect.

*John Cannon* has been named an associate of Lewis/Nelson Associates, Bellevue architects. He was previously director of architecture for Triad Associates.

*James Greco, AIA*, has been named senior architect on the Juneau staff of Kramer, Chin & Mayo, Inc. (KCM).

*Stewart Ankrom* and *Thomas Moisan* have formed Ankrom Moisan Associated Architects, 1732 S.E. Ash, Portland. The principals were with Griggs, Leef, Ruff, Ankrom Architects.

*Roger A. Baer, AIA*, has formed Roger Baer & Company, 1715 Market Street, Suite 106, Kirkland. Architecture, planning, retail design and land use analysis services will be provided.

Northwest Architectural Company (NAC), Spokane architectural consortium, has announced a major reorganization. The firms of Tan-Brookie-Kundig Architects and TSG/architects have merged into the NAC organization while the firm of Environmental Concern, Inc., has ended its formal affiliation with NAC to concentrate on individual projects. NAC was formed in 1978 as a partnership of three Spokane firms to design the largest school project in the state of Washington.

The Spokane firm of Adkison Leigh Sims Cuppage Architects has named *Gary Dinwoodie, AIA*, and *Ritch Fenrich, AIA*, as partners. Both have been with the 36-year-old firm since 1971.

WEGROUP/Architects & Planners, has purchased Trivet Towers building at 122 S.W. Third Avenue, Portland, in the Old Town Historic District, and moved offices to the new location.

*Bruce Dees, ASLA*, has formed Bruce Dee & Associates for the practice of landscape architecture, at 2501 East "D" Street, Suite 205, Tacoma. Dees was with Wilsey & Ham, Inc., for 11 years.

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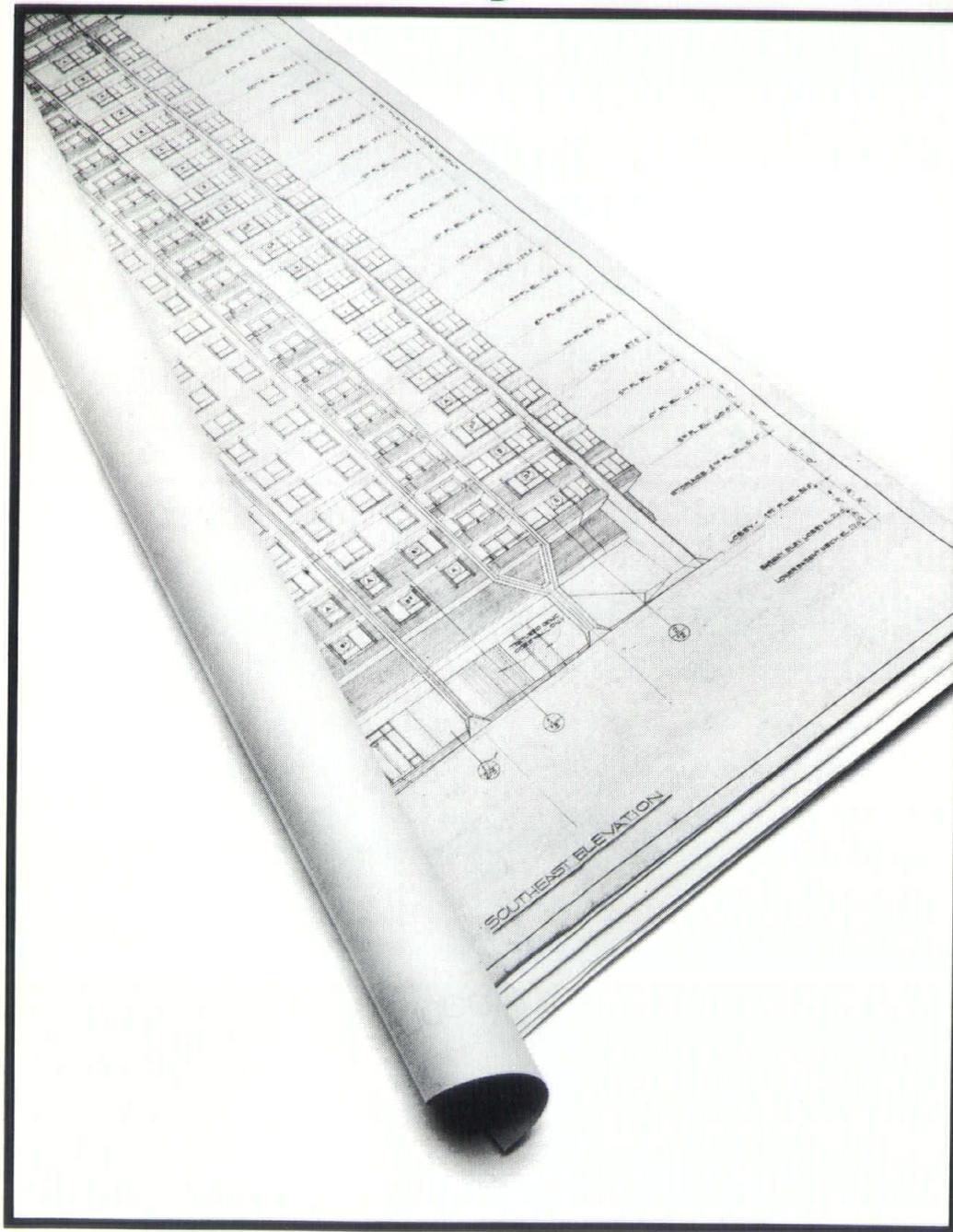
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