



Maine News

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The Maine Chapter of The American Institute of Architects

Renovation Windswept

by Robert W. Knight, AIA



We are doing a lot of renovation work these days—well not a lot, nobody that I know is doing a lot of anything if they are residential architects. But if you have work, it’s probably renovations.

Renovations interest me because I am joining something that is already happening, and may have been happening for a long time—so while there is room to insert new ideas, I should be singing along with the melody of the existing building, and it’s fun to try and learn that melody.

In this sense “Windswept” is especially interesting. It’s a 2000-square-foot +/- colonial revival frame house on one of the most beautiful sites I have ever seen.

The house was owned by Mary Ellen Chase and is on the National Register, not because of any overwhelming architectural merit, and not even primarily because Mary Ellen Chase lived there for many years in the summer, but because it was more or less the lead character in the book that made her famous in 1940—*Windswept*.

What do you keep, and what do you throw away? The building had no foundation, no insulation, exposed plumbing, wildly dangerous wiring, lovely but decrepit windows etc. Our clients wanted a useable house, ideally one that could be used year round, but they had no ambitions to change anything for the sake of change. Nice starting place for working on a house that is on the National Register.

When we knew that we would be replacing everything but the framing and sheathing, we realized that renovation would cost about \$75-100K more than simply replacing the building with a new copy. Our clients mulled that over for the weekend, called me on Monday and said, “Renovate, don’t replace. We want to keep as much of the old place as we can.” Of course when we stripped it down to the frame, we found that the house had many pasts. We found both red and green asphalt shingle remnants, we found that the walls, covered with Western red cedar shingles, had once been novelty siding (which now served as the sheathing). We found that the building had about 16 feet added on to each of its H-shaped wings around the time Chase bought it.

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Above: Site. Left: EXIST WEST. The house as we found it. Extremely simple and appealing interiors, but most, not in nearly this good shape. It was a charming, but exhausted farmhouse. Photos courtesy of Knight Associates.

AIA Maine Officers

Scott E. Brown, AIA
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AIA Maine Staff

Susan C. Koch
Executive Director
8 Ferry Road
Scarborough, ME 04074
tel/fax 207.885.8888
susan@aiamaine.org

Judith W. Harvie, Hon. AIA Maine
Communications Director
9 Sylvan Way
Manchester, ME 04351
tel 207.623.1218
fax 207.623.1930
jharvie@roadrunner.com

AIA Maine News

Judith W. Harvie, Hon. AIA Maine
Editor

R. Dean Bingham, AIA
Editor

www.aiamaine.org



President's Report

by Scott Brown, AIA

As I write this report in April, it looks more like winter than spring outside my office window. This winter has been a busy season for AIA Maine including several excellent programs and a very busy legislative work agenda. Our Legislative Affairs Committee and the A/E Legislative Task Force have been reviewing more than 1400 bills (printed to date for this current 125th Legislative session). The AIA Maine Legislative Affairs Committee has further identified and evaluated those bills that

have an impact on the architectural community and have developed action strategies for each bill. In many cases these strategies include monitoring the bills, meeting with bill sponsors, contacting and educating legislators and preparing and delivering testimony at public hearings on behalf of AIA Maine. Many of these bills have a significant impact on our practice, and I am proud of the efforts of Committee members and the time, hard work and dedication that they have provided during this important session. Without a doubt the bill that has consumed most of our energy to date is LD43 "An Act To Repeal the Maine Uniform Building and Energy Code (MUBEC). Along with other organizations, AIA Maine endorsed a letter to Governor LePage conveying the Chapter's strong support for MUBEC and its importance on Maine's business climate. My special thanks and recognition go to Judith Harvie, Hon. AIA Maine, Jim Pelsor, AIA, and Steve Rich, AIA, for their outstanding work on legislative issues and coordinating the annual Design & Construction Legislative Breakfast. If you would like to join AIA Maine's legislative efforts, please contact Susan Koch, Executive Director, at susan@aiamaine.org.

In February I had the privilege of representing AIA Maine at AIA National's annual Grassroots Leadership and Legislative Conference in Washington, DC. This conference is a premier gathering for AIA chapter leaders and executive directors and is an essential learning resource for effective advocacy for the profession and its practitioners. This year's theme, "Design | Voices," was created to celebrate and strengthen the role of architects while advocating for stronger, better communities; empowering our collective voice; and communicating that design matters.

During the conference John Morris, AIA, and I had the pleasure of meeting with staff members for U.S. Representatives Chellie Pingree and Michael Michaud, and Senator Olympia Snowe. We also met with Senator Susan Collins and her staff. Our discussions included the impact that the recession has had on the Maine design and construction industry and the decrease in employment opportunities in our profession.

(President's Report continued on page 3)

Upcoming Events

May 4
AIA Maine Board of Directors Meeting
ALL MEMBERS INVITED
3PM-5PM, Reception to Follow
Harriman, Auburn Business Park
Auburn

May 12-14
AIA 2011 National Convention and Design
Exposition
New Orleans
<http://convention.aia.org/>

June 11-12
Maine Home + DESIGN Midcoast Show 2011
AIA Maine Architect's Showcase
Point Lookout, Lincolnville
You are invited to participate
Contact bferro@mainehomedesign.com

June 15
Statutory Adjournment Date for
125th Maine Legislature
(First Regular Session)

September 19-20
AIA Maine & Haystack present
Vision and Legacy: The Haystack Campus at 50
Deer Isle

Rebuild and Renew: The AIA's Plan for Rebuilding Main Street

When architects work, the nation builds.



Thousands of needed construction projects that would employ millions of Americans are on hold because credit is frozen. Banks received billions in federal taxpayer bailouts, now it's time to ensure those banks lend. Congress should support efforts to raise regulatory oversight in the wake of the banking crisis by passing legislation such as the Equal Treatment of Covered Bonds Act, which unleashes the market for sounder, more straightforward financing alternatives to risky, exotic Wall Street securities; and the Capital Access for Main Street Act, which would help prevent large numbers of commercial foreclosures and free up credit to help small business get back to work.



1 UNFREEZE CREDIT, CREATE JOBS

Small architecture firms and solo practitioners know all too well the burden of high tax rates and burdensome paperwork. In 2010, the AIA helped draft a plan to increase payroll taxes on thousands of small architecture firms that organize as S corporations. Now Congress needs to pass the Small Business Paperwork Mandate Elimination Act, which would repeal the expensive and unneeded new Form 1099 paperwork requirement slipped into the health care reform bill.



2 REMOVE REGULATORY BURDENS THAT HOLD SMALL BUSINESS BACK



Architects are the leading edge of a design and construction industry that accounts for one in nine dollars of Gross Domestic Product. Architects are businesspeople and community leaders who design the neighborhoods in which we live and work.

Congress has a chance to enact policies that unleash the entrepreneurial spirit of America's design professionals to create economic growth and rebuild our struggling communities.

This is the AIA's four-step plan for Rebuilding Main Street



Across the country, building owners, state and local governments and school districts want to lower energy bills by retrofitting their buildings, but lack the financing to do it. By increasing incentives for efficient building designs and renovations that show real results, Congress can create jobs while securing our energy independence. Congress should increase the Energy Efficient Commercial Building Tax Deduction from the current \$1,500 to \$3,000.



3 JUMPSTART MARKET FOR BUILDING RETROFITS AS ENGINE OF ECONOMIC GROWTH

Our current transportation system is broken. Crumbling infrastructure and rising congestion have crippled our nation's competitiveness, reduced safety, and increased greenhouse gas emissions. In addition, outdated transportation laws and tax policy have slowed projects down, deprived the public of a voice in the planning process, and forced Americans into longer and longer commutes. Architects have a long record of providing solutions that get our communities moving again; all we need is for Washington to act. Congress needs to enact transportation reform legislation this year that gives people real choices in how they move.



4 PASS A TRANSPORTATION BILL TO GET OUR COMMUNITIES MOVING AGAIN

FOR MORE INFORMATION, VISIT WWW.AIA.ORG/REBUILDANDRENEW, OR CONTACT THE AIA GOVERNMENT RELATIONS TEAM AT GOVAFFS@AIA.ORG. FOLLOW THE AIA GOVERNMENT RELATIONS TEAM ON TWITTER @AIAALSOBYIST.



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(President's Report continued from page 2)

To aid our congressional visits, AIA provided us with a blueprint entitled "The AIA's Plan for Rebuilding Main Street." The blueprint, as shown, includes four key points with the theme that when architects work, the nation builds. This is the AIA four-step plan for Rebuilding Main Street:

- Unfreeze credit, create Jobs;
- Remove regulatory burdens that hold small business back;
- Jump start the market for building retrofits as an engine of job creation and economic growth; and
- Pass a transportation bill to get our communities moving again.

We felt very confident that our representatives heard our concerns and are very familiar with bills that were associated with the blueprint's four key points. It was a good day for John and me, and I thoroughly enjoyed his company during our day on Capitol Hill. M



Renew your membership with the AIA for 2011.

www.aia.org/renew

(Renovation *Windswept* continued from page 1)

So what period do you go back to? I read *Windswept*, noting all the specific references to the house—and it is this house, the lead character in the book—that we decided would be our guide. So, although the house is now almost entirely new, I think it is somewhat more faithful to the house that you would see in your mind as you read the book, than the house we started with. **M**



Above top: Interior dining room window. Above bottom: Shingle wall base. The foundation, which really was pretty good... considering. Very well drained soil kept it from collapsing. Photos courtesy of Knight Associates.



Above top: House on cribbing. We moved it, built a foundation under where it had been, and moved it back. Project architect Richard Manzo and I felt it important that it stay exactly where it was. Now, *Windswept* is much stronger. We reinforced most of the truly daring framing (2 x 4 rafters on 30" centers). It has been on an insanely exposed site for almost 100 years and was pretty straight. Maybe we don't need that code! Above bottom: House in snow with green windows. The color change on the outside comes from the book, which talked about dark green trim, but also talked about colors to match the sea outside. We opted for a muted green, and our new shingles will soon be gray. Photos courtesy of Knight Associates.

Alpha One Announces New Access Design Specialist

Alpha One has announced the appointment of Jill Simpson, AIA, as its new Access Design Specialist. She was previously with WBRC Architects/Engineers Education Studio in Bangor where her architectural responsibilities included pre-design analysis through construction documents and construction administration on a variety of project types.

Simpson's accessibility background developed from her relationship with Pine Tree Camp for children and adults with disabilities as a counselor while in college. Currently she has been working with the camp as the lead designer for the camp's master plan and new construction project, which include a wellness center and a new dining hall scheduled to open this summer.

She is a graduate of Drury University's Hammon School of Architecture. At Alpha One Simpson plans to provide universal design information, technical assistance and assessment services for implementing barrier-free access design. She also serves as an ACE mentor at Portland High School. **M**



Jill Simpson, AIA, Alpha One Specialist. Photo courtesy of John Nunan.



by Richard Eustis, PE, FCSI, CCCA
Maine QBS Facilitator

Integrated Project Delivery: What are the issues?

A recent buzz phrase to hit the design/construction community is the term "Integrated Project Delivery" (IPD). A few years ago, the AIA California Council defined IPD as "a project delivery approach that integrates people, systems, business structures and practices into a process that collaboratively harnesses the talents and insights of all of the participants to reduce waste and optimize efficiency through all phases of design, fabrication and construction." Basically this means that most of the firms that are involved with design, construction and material supply are hired by the client before the start of design or very early in the design process.

IPD is of interest to the Maine QBS Council as it is very clear that Qualification Based Selection is the appropriate vehicle for the client to use in the hiring process for all firms involved in the IPD process. If the value of IPD is to be achieved, the most qualified firms must be selected for this approach. However, the QBS Council has focused its activities primarily on professional services in the public sector. This results in a different set of questions for example—is IPD compatible with the public sector?

As one looks nationwide, it is relatively easy to find examples of public entities using Integrated Project Delivery. However, it may mean there are some related issues that must be addressed. Some of these may be easy while others may take time and require an extensive educational program. This also raises the question who should take the lead in addressing the variety of issues and undertaking the appropriate educational program.

Early questions relate to state law, municipal regulations, policies and other legal or regulatory requirements. How many public entities are required to seek publicly advertised bids for publicly financed construction projects? What about the contractor and sub-contractor views of selecting the construction team while the project is only in the concept stage? What about material suppliers for major components that are involved in the design, and as a result there is a sole source for materials? Will the taxpayer feel confident that their tax dollars are being spent wisely?

Based on the published information, there appears to be a clear indication that the IPD process should result in a better facility accomplished in a shorter period of time. It greatly reduces the number of change orders because issues were resolved prior to construction. Also, it reduces or eliminates most of the issues relating to the process of Shop Drawing Submittal because all parties know what is desired and know the products are appropriate before any orders are placed.

If IPD has all of the perceived benefits, what is necessary to bring it to fruition in Maine's public sector? This question is not one that can be solved by the Maine QBS Council, but the Council is prepared to address a variety of questions that are related to the application of the QBS process to a wider spectrum of functions that goes beyond the normal professional services.

The Maine QBS Council query is who will take the lead?

For more information about the Maine QBS Program, visit the QBS Website at www.meqbs.org or contact the Maine QBS Facilitator Dick Eustis, PE, 35 Pride Street, Old Town, ME 04468 (telephone 207.827.2238 or email eustis@infionline.net). ■

James J. Anderson, Associate AIA
John Morris Architects
Camden

Christopher Carroll, AIA
Bar Mills

Stephen Malcom, Allied Member
Knickerbocker Group
Boothbay

Joshua B. Morris, Associate AIA
John Morris Architects
Camden

Mark M. Ouellette, AIA (advancement)
Harriman
Auburn/Portland

Matthew D. Ranger, Associate AIA
SMRT
Portland

Nicole A. Rogers, AIA
SMRT
Portland

Bowdoin Wins ADA Service Award

Bowdoin College has received the 2110 Denis Pratt ADA Award in recognition of what the Maine ADA Coalition describes as "substantial contributions to the implementation of the Americans with Disabilities Act and service to the community."

The service award was recently renamed to commemorate the life of Denis Pratt, AIA, who died unexpectedly in July 2010. ■

The Bureau of General Services Planning, Design & Construction Division's Update

by Joe Ostwald, Director

In the February issue of *AIA Maine News*, I mentioned the BGS Professional Services Prequalification List. The application period has been open, and you may have noticed that several seldom-used disciplines were removed in the 2011 application. We are always trying to streamline the process because your interface with state government should be simple and direct.

(Quick facts: 160 applications were submitted in 2009, and 151 were accepted. There were 1000 names listed under "Key Personnel." Thirty-eight firms checked the Architectural box on the application, the same number for Structural Engineering, plus 53 for Civil Engineering.)

On the theme of simple and direct, we tried something new on the recent Request for Qualifications at a community college. We created a standard fill-able

form Word document for the architect and engineer firms to complete as the core piece of the qualifications package for the selection committee to review. The seven items on the form directly corresponded to the criteria in the RFQ. This was an effort to help the selection committee with their evaluation of firms. We asked firms to submit just one paper copy of their submission and the electronic copy of it. This was to limit the burden on firms to produce paper copies of the qualifications packages. We did not restrict the length of the responses or the submission of additional material (we have received bound, hardcover books in the past).

There were a variety of responses to the modified RFQ. Roughly half of those who responded fulfilled the basic requirements in the RFQ although the requirements were clearly spelled out. We strive for clarity in our documents.

Still, we see a surprisingly large number of mistakes or oversights in submissions across the board. Some things are easy to deal with but some we have to ask: how can we fairly complete our review or evaluation in light of the deficiency? We certainly try to be understanding.

The simple point I want to make about the Professional Services RFQ and in other situations where BGS asks for acknowledgement or documentation—please follow the instructions. I appeal to you to look more closely at the instructions and regulations, and do your best to comply. Let me know if we can simplify the requirements or make any improvements. Thank you. ■

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Each month, *Maine Home+Design* showcases the depth of talent that defines our state's community of incredibly talented architects. From tastefully designed small spaces to grand constructions of breathtaking beauty—we stand in awe of the discoveries we've made and are able to share with our readers.

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MUBEC Faces Challenges in 2011 Legislature

by Stephen Rich, AIA, Co-Chair AIA Legislative Affairs Committee

The Maine Uniform Building and Energy Code (MUBEC) enacted as Public Law 2007, Chapter 699, in 2008, is now under attack. Legislative Document (LD)43 An Act To Repeal the Maine Uniform Building and Energy Code would repeal it completely. Other LDs working their way through the legislative process would also modify it.

We worked very hard for more than eight years to get a Maine Uniform Building and Energy Code, which has been in place for about two years. Its enforcement has just come into play for some communities. Unfortunately, many members of the new ruling party in this 125th Legislature are striving to achieve smaller government and less regulation. This fervor has resulted in LD43, an act that would eliminate MUBEC and also not reenact the 2004 Maine Model Building Code or the energy efficiency standards that were in place before the creation of MUBEC. The AIA Maine Legislative Affairs Committee and the Architects/Engineers Legislative Task Force have been attempting to rally resistance to this repeal.

If you are interested in more information on this issue, you can go to our Website at www.aiamaine.org to view a copy of the AIA Maine "testimony in opposition" that was provided at the LD43 Repeal MUBEC public hearing on April 7th before the Legislature's Joint Standing Committee on Labor, Commerce, Research and Economic Development. Once you reach the Website, click on the "Resources" tab, and within the Drop-down Menu, select "Legislative Affairs." You can also find the latest weekly issue of our A/E Legislative Status Chart at this location.

Our "opposition testimony" outlines the Chapter's basic position. It gives a close-to-home example of why modern codes are needed. It provides a brief history of the building code evolution nationally and in Maine, and it concludes with a summary of potential tweaks that could be considered if the committee or other legislators need to find space between "All...or Nothing."

Our primary position is that the State of Maine cannot afford to lose the basic IBC Code. It is essential for the work we are licensed to do. It is an up-to-date tool we need in place to help us fulfill our fundamental obligation to the general public for protection of health and safety. In this era of political polar opposites, some form of compromise will most likely be needed, but the essential blocks of the ICC's IBC Code need to be retained. **M**



Above top: Steve Rich presents AIA Maine testimony opposing the repeal of MUBEC before the Labor, Commerce, Research & Economic Development Committee. Above bottom: John Morris, AIA, also testified against the repeal of MUBEC along with Jim Pelsor, AIA, and Lyndon Keck, AIA. Photos courtesy of Judith Harvie.



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The Green Column

by John Gordon, AIA

Earlier this year I had the privilege to teach an online course through Boston Architectural College's Sustainable Design Institute. The course was entitled "The Building Envelope." I taught nine students scattered around the world and enjoyed the opportunity to do some learning myself. The application of building science principles in diverse locales and climates that included Mongolia, South Korea and Florida presented some challenges to an architect accustomed to practicing in Maine!

This *Green Column* will present a variety of information and resources I utilized in the teaching of *The Building Envelope*. Some readers will be familiar with some of this. Others will discover new, valuable information. One thing is for sure, consistent with our information society, there are a lot of resources for expanding one's knowledge in the world of "green" design. I hope you find this of interest and topical to your own work.

Climate Consultant 5: An incredible (free) tool capable of providing hourly weather data files for over 2000 locations across the country including temperature, humidity and wind information. Caution—the information is dense. CC5 takes all this information and presents it in 17 different charts. Here's a partial listing...3D Charts categorize ranges of air temperature allowing for easy recognition of temperature patterns. Wind Wheel assists in planning natural ventilation, orientation of building entries, etc. Psychrometric Chart (often referred to as the PSYCHOMETRIC chart) is the most useful chart. It provides hourly temperature/relative humidity data points for one year. Then, by selecting various design strategies, you can evaluate individual and cumulative effects on thermal comfort. Very useful and powerful tool. www.energy-design-tools.aud.ucla.edu.

Whole Building Design Guide: The home page for this program of the National Institute of Building Sciences states "The goal of Whole Building Design is to create a successful high-performance building by applying an integrated design and team approach to the project during the planning and programming phases." Check out the comprehensive article "Windows and Glazing" for an excellent topic overview. You could spend days browsing here at www.wbdg.org.

Building Green: Most readers are aware of Building Green and their esteemed publication *Environmental Building News*. I have been a member for about six years, but it wasn't until teaching the BAC course did I regularly visit and utilize BG. If you are not a member, you should join. For AIA members a one-year individual membership fee is a discounted \$139. Alex Wilson, Nadav Malin, Peter Yost and the rest of the gang at BG have an incredible skill for presenting technical subjects in a very approachable manner. I thoroughly enjoy learning while reading their near prose. A good example is the article "Design for The Birds: Protecting Birds From The Hazards of Glass." And if you need those sometimes elusive AIA Continuing Education Units, BG has an excellent offering of Continuing Education courses at www.buildinggreen.com.



Photo courtesy of John Gordon.

Efficient Window Collaborative: This web resource is based in large part on two printed resources (books), *Residential Windows* and *Window Systems for High-Performance Buildings* both by John Carmody et al. The information is somewhat dated (ca. 2004), but other than missing some of the newer window products available, the physics and principles are the same today. Again, lots to explore here including Window Selection Tool, Window Options and Manufacturers and Products to name a few. The technologies and selections are tied to actual manufacturers and products. I have referenced both books and have found them to be of enormous value. Check it out at www.efficientwindows.org.

Green Building Advisor: Subtitled "The Complete Source for Building, Designing and Remodeling Green Homes," this is a joint effort between Taunton Press and Building Green. Again, lots of information to wade through. I have found the Comments in response to published articles, podcasts, blogs, etc. to often times be lively, if not contentious. As a result, I find that there's a certain social aspect at GBA. So if you have the patience for sorting through the format, you will find some good information. If you do go, make sure you check out Phil Kaplan, AIA, and Chris Briley, AIA, and their podcast entitled "The Green Architect's Lounge." There you can listen as they discuss green building topics while sharing cocktail recipes, music preferences and their professional experiences at www.greenbuildingadvisor.com.

Carbon Nation Movie: I watched this important documentary while eating lunch at the NESEA Conference in March. In my opinion it contains some sensationalism and exaggerations, but overall, very compelling. I recommend that everybody watch this movie at www.carbonnationmovie.com.


Sustainable Preservation—Greening Existing Building, Jean Carroon, John Wiley & Sons, Inc. A recent addition to my library. If you are interested in building preservation, then this book should be on your shelf, too. In September 2009 Ms. Carroon presented a very informative and well received AIA Maine Program on Sustainable Preservation. This book supports the popular adage "The greenest building is the one that already exists." Hardcover, 402 pages.

Building Envelopes—An Integrated Approach, Jenny Lovell, Princeton Architectural Press. Another recent addition to my bookshelf. I wish I had found this book before I taught *The Building Envelope* class. From the back cover, "a process-based toolkit that advocates designing building envelopes in an integrated way, where appearance, use, context, energy performance, structure and cost are inseparable and considered together." On page 14 you will find a Diagram Key that is a comprehensive listing of "a collapsed composite of associated and multiple variables"—think damage functions, design factors and energy performance. This book presents the topic of Building Envelopes in a comprehensive manner with excellent graphics. Its focus is commercial and institutional buildings, not single-family residential. Paperback, 152 pages.

(*Green Column* continued on page 9)

(Green Column continued from page 8)

Sustainable Construction—Green Building Design and Delivery, Charles J. Kibert, 2nd ed., John Wiley & Sons, Inc. In typical Wiley & Sons fashion, this book is a cross between reference manual and textbook—straightforward presentation and graphics, well-organized and packed full of useful information. The companion Website offers this description/overview: *up-to-date survey covers the new approach to delivering high performance “green” buildings in an easy-to-understand style...Broad enough to cover the needs of faculty and students in architecture, engineering, landscape architecture, interior design and construction management...Provides a reference for building owners and buyers of construction services to learn about a new emerging process that make both good economic sense but which are also environmentally sound.* Hardcover, 411 pages.

Designing The Exterior Wall—An Architectural Guide to the Vertical Envelope, Linda Brock, John Wiley & Sons, Inc. I know this book intimately as it was the textbook for my BAC course. This book “presents the basics of building science along with a prescribed set of details to help architects understand why buildings fail and how to design them to be more durable.” An excellent mix of residential and commercial wall construction. Chapter 3 is entitled “Air Barrier Systems, Vapor Retarder and Insulation” wherein you can learn the difference between an air barrier and a vapor retarder. Page 29 contains a description and section details for Face-Sealed Barrier wall, Internal Drainage Plane Wall and Drainage Cavity Wall. The differences are important and distinct. If you design buildings with exterior walls, you should read this book. Hardcover, 375 pages. 

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As part of a series of programs coordinated by AIA Maine’s Outreach Committee, architectural photographer Robert Darby makes a presentation at the Bangor Public Library earlier this year. 

Photo courtesy of Gary Frankel, AIA.

Maine Receives Grant

The U.S. Department of Energy, through its Building Energy Codes project, has granted a total of \$7 million, divided among 24 states, to help fund activities related to the adoption of, and compliance with, current energy codes. Maine grant funding will go toward conducting a baseline study of commercial and residential buildings to understand the current level of compliance; develop a curriculum customized for builders and contractors in Maine; and offer the commercial curriculum through the Maine Community College System.

For more information contact Amanda Lessard, State of Maine Planning Office, Building Code Training Coordinator. Her email address is Amanda.Lessard@maine.gov. 

AIA Maine COTE

by Judy L. Johnson, AIA
AIA Maine COTE Chair

AIA Maine's Committee on the Environment (COTE) continues to focus on programs that demonstrate our commitment to educate members on sustainable design practices that reduce the carbon footprint. We have great depth of expertise in Maine, and our speakers have generously shared their time, talent and experiences with this lofty goal.

The series of 2011 programs commenced in snowy January with Mike Chonko, PE, and Ron Wiley, PE, of SMRT. They presented GE Healthcare's new 230,000-square-foot clean manufacturing facility in North Greenbush, NY, which has received LEED Good certification. SMRT designed and engineered the facility to increase energy efficiency by 27% compared to a baseline building in compliance with ASHRAE standards. Projected energy savings of \$750,000 annually

should result in a payback period of 2.1 years for the investment made in sustainable and renewable energy features.


In February Jesse Thompson, AIA, of Kaplan Thompson Architects, presented an insightful program on Passive House. Passive House (or Passivhaus in the original German) is a European building energy standard that strives for a radical 90% reduction in heating energy. It is a concept gaining popularity rapidly in Germany and Austria (20,000–30,000 completed structures), and has attracted a great deal of attention in the U.S. in recent years for being a possible path towards the deep reductions in greenhouse gasses that we need. Jesse is a Passivhaus Consultant in training, who has completed the rigorous nine days of training required by the German Passivhaus Institute. Currently Kaplan Thompson Architects has several Passivhaus projects under design.

The AIA Maine COTE Committee wants to extend its warm appreciation and thanks to each of these presenters for

donating their time and sharing their experience with us.

The next COTE presentation will be on May 26 at Harriman's Auburn office. Along with Frank Crabtree, PE, I will highlight Harriman's recently LEED Certified Platinum Call Center in Auburn, and the firm's progress with the 2030 challenge.

AIA Maine COTE has also been keeping a watchful eye on legislation to repeal or modify the Maine Uniform Building and Energy Code (MUBEC). We strongly support the efforts of the Chapter's Legislative Affairs Committee and all the good work that Steve Rich, AIA, Jim Pelsor, AIA, and others (too many to name) who have been actively testifying on behalf of AIA Maine.

The COTE Committee continues to be very active and welcomes the participation of other interested members. If you are interested, please contact me at jljohnson@harriman.com or telephone 207.775.0053. 

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Boston Architectural College Distance Master of Architecture Program

by Tom Parks, AIA, BAC Program Director


At an informal gathering at the AIA Miami Convention, a firm principal spoke to colleagues about a young man next to him: "Joe's been an excellent employee for a few years, but since starting work on his master's degree, he's grown from being a good employee into a leader. The transformation has been amazing to watch." The subject of this praise replied that in addition to the degree he was seeking in attending the Distance Master of Architecture program at the Boston Architectural College, he'd discovered a new confidence in his design ability, and new aspirations for contribution to the profession and to his community.


The Boston Architectural College (BAC) created the Distance Master of Architecture program for individuals like Joe. The program makes available to qualified candidates the BAC model of concurrent practice and academic study regardless of where they live. It aims to leverage digital technologies in a combination of online study and intense face-to-face residences in Boston. Course instruction is accomplished primarily through frequent online interaction—graphic and written work is posted, discussed and critiqued with instructors and peers in both asynchronous and synchronous modes. Balancing the online experience, one week per semester is devoted to a residency at the BAC where eight days and nights living and working in a charrette-like atmosphere provides a sense of identity and common purpose among students.

Skeptics ask, how can a studio be taught online? Where's the studio culture in cyberspace? Yet the combination of online and face-to-face communication in this program provides compelling evidence that distance learning offers the promise of a powerful learning experience well-suited to globally-connected practice.


One reason from the first three years is that not surprisingly, the program is not for everyone. The typical student is a graduate of an undergraduate pre-professional or technical architecture program and has significant work experience in an architectural office—a few are even firm principals. Students who flourish in the program tend to be mature, highly motivated, self-disciplined and sufficiently experienced to be preparing for leadership roles in the next phase of their careers.

The foreseeable future holds many challenges. The architect of the future should be a leader whose work is shaped by a critical understanding of environmental, social, cultural and technological forces at work in a global context, and who will be able to adapt to and engage new modes of global communication, design methods and construction technologies. The Distance Master of Architecture aims to prepare design leaders for the next generation.

(Tom Parks is Director of the Distance Master of Architecture program at the BAC. He has taught at the BAC and Wentworth Institute and has worked in architecture firms in Boston and in Albuquerque.) 



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- Central food/ beverage area for clients and attendees to linger and relax
- University of Maine Augusta architecture students will be invited to hang examples of their group work at one end of the Pavilion to give their program public exposure

For more information contact **Bob Ferro**
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Coastal Maine Botanical Gardens


by Scott Simons, AIA

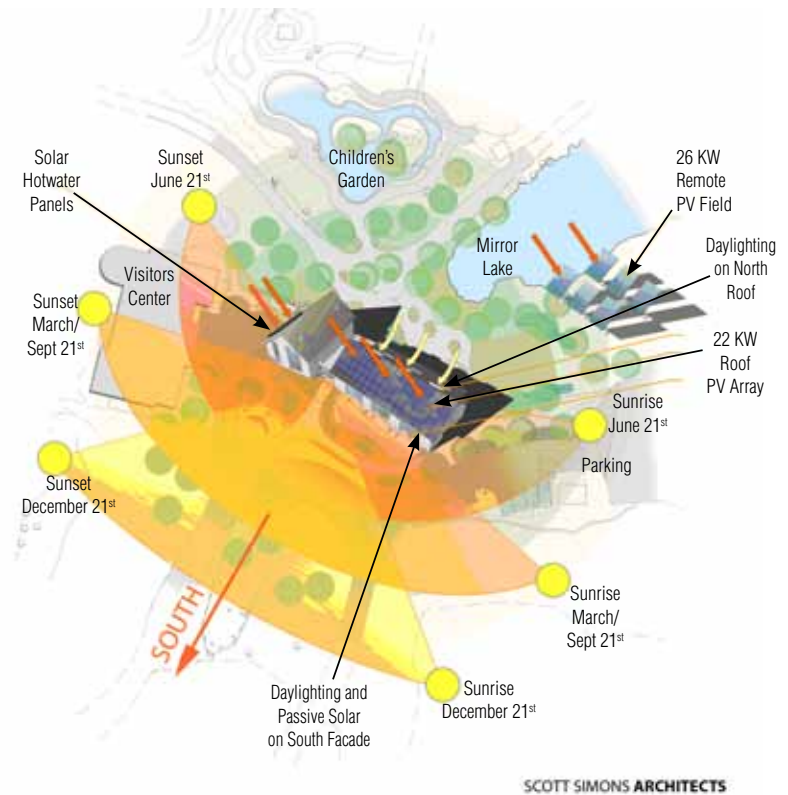
Maine's first ever Net-Zero/LEED Platinum commercial building is now under construction at the Coastal Maine Botanical Gardens in Boothbay. It is the Bosarge Family Education Center designed by Scott Simons Architects and Maclay Architects. The 8400-square-foot building is the result of a unique collaboration among the architects, Fore Solutions, Becker Structural Engineers, Allied Engineering and Andy Shapiro, an energy consultant from Vermont. H.P. Cummings is the construction manager for the project.

The client's goal was to have a new building to house administrative offices and a large, flexible teaching/meeting space. They wanted it to blend with their existing shingle style visitor's center and the spectacular woodland setting. From the start the building was intended to be Net-Zero/LEED Platinum, thanks to the efforts of Gunnar Hubbard, AIA, so the design effort required careful attention to all aspects of the siting, material selections and the envelope design.

The design organized the offices in a small, two-story gabled structure on the west edge of the site, immediately adjacent to the existing visitor's center. On the east side of the site is the multipurpose space which includes a 2000-square-foot gabled, timber frame space that can be divided into three classrooms or left open for large receptions or presentations. The front slope of this roof faces due south, to maximize its solar orientation. It carries 24kW of photo-voltaic panels; another 24kW are located on a remote site. The PV's provide electrical power that goes directly onto the grid through a reverse meter. Coastal Maine Botanical Gardens then buys power back from Central Maine Power to power the air-to-heat pumps that heat and cool the building, as well as all the lighting, plug and air exchanger loads. Between the two shingled parts of the building is a glass connector that serves as the entrance hall and net-zero education space. Visitors will be able to enter the building and learn how it works from a series of interactive screens and pass through the building to the gardens beyond. Fore Solutions and Allied Engineering have designed a metering system and flat screen monitors to track the performance of the buildings energy systems, including photo-voltaic energy production, solar hot water production, lighting and plug loads, water conservation and whole building import from the utilities.

Another unique aspect of the project was the collaboration with the Bensonwood team from Walpole, New Hampshire, who fabricated the R-40 wall panels and R-60 roof panels. This effort saved the project money, and, more importantly, two months of winter construction time. The panels were fabricated in Bensonwood's workshops and shipped to the site in February, where they were erected in five days. The R-7.6 Unilux triple glazed windows arrived from Germany and will be installed in April. Other innovative features include ground and polished concrete floors, nano-gel skylights that helped us achieve a 90% daylighting factor, and a rainwater harvesting system that provides grey water for the building and feeds rainwater gardens around the building.

Construction will be completed by the end of June. I encourage everyone to visit the site and experience the incredible gardens that have been developed, and to see and learn from this very unusual project. 



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Spring Semester

by Tyler Brown, UMA AIA Student Chapter President

The spring semester has welcomed a new era for both the AIAS and the architecture program at the University of Maine at Augusta. The renovations for the recently acquired Gannett building in downtown Augusta are nearing completion with the first, second and fourth floors completed. The first and second year studios now occupy the second floor with the third and fourth years settled into their dedicated studio spaces on the fourth floor. With all the studios meeting on the same days, a new atmosphere has been created at the building that encourages cooperations and intermingling amongst the different studio years.

The acquisition of the Gannett building has brought a renewed interest for the UMA architecture program as we are hosting more and more events in Augusta's downtown. In February we organized UMA's annual architecture lecture series titled "Concept: An Architectural IDEA." Our new building was also the setting for the AIAS's spring design clinic. The event saw an increase in participating clients seeking both architectural consults as well as an interest in the building and the program from potential students. Some of the clients were local Water Street business owners who expressed how excited they were to have UMA's presence during the revitalization of Augusta's downtown.

The arrival of spring also saw the opening of UMA's annual architecture student exhibit in the Danforth Gallery at Jewett Hall. The selections continue to increase in skill, and 2011 was no different with

many impressive works on display. The students would like to thank the jurors for volunteering their time.

With the semester coming to an end, the Gannett building will continue with its renovations through the summer and will be completed by the fall with all four floors ready for students. Our new home continues to be a positive presence for the University and will hopefully become a contribution to the revitalization efforts of Augusta's historic downtown district. **M**

UMA architectural students participate in a spring design clinic. Photo courtesy of Tyler Brown.



2011 Design & Construction Legislative Breakfast


The annual Legislative Breakfast is sponsored by AIA Maine, American Council of Engineering Companies, and Associated General Contractors Maine. In April close to 60 legislators, architects, engineers and contractors attended the event to discuss the status of the Maine Uniform Building and Energy Code (MUBEC). This legislative session has several bills to modify it and one to repeal it. The position of the design and construction organization is NOT to repeal. Other issues included lifting the bond moratorium; updating the School Revolving Renovation Fund; and extending the State's Historic Preservation Tax Credit. **M**

Right top: Lyndon Keck, AIA, talks public policy with Senate minority leader Sen. Barry Hobbins (center) and Portland Senator Justin Alford (right), assistant minority leader. Right bottom: Steve Rich, AIA, discusses the importance of MUBEC with Rep. Beth Turner. Rep. Turner is a member of the Legislature's State and Local Government Committee which will hear a few MUBEC bills. Photos courtesy of Judith Harvie.



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