

THE MIDWEST ARCHITECTS NEWSPAPER

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CHICAGO FIRM INVITES KENTUCKY ARCHITECTS TO REBOOT PROJECT

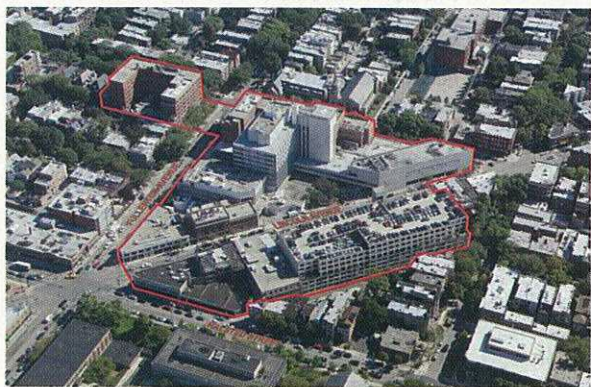


COURTESY STUDIO GANG

GANG OF SIX

Developer Dudley Webb of the Webb Companies didn't make any friends when his company razed an entire block of downtown Lexington, Kentucky dating

to the 1820s. The demolition was to make room for a massive mixed-use tower called CentrePointe, which ended up stalling in the recession. But now **continued on page 4**



OKRENT ASSOCIATES

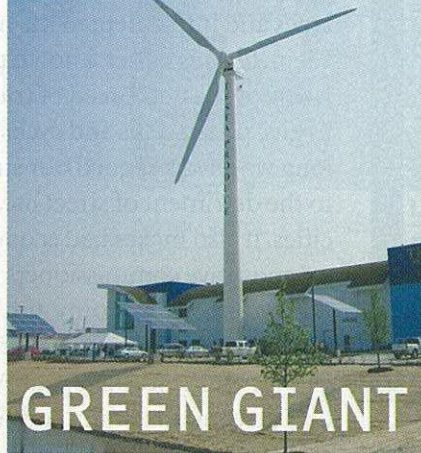
MCCAFFERY & ANTUNOVICH REIMAGINE CHILDREN'S HOSPITAL SITE IN LINCOLN PARK

ROOM TO OPERATE

No one associated with the proposal to redevelop Children's Memorial Hospital in Chicago's Lincoln Park holds any illusions. The project is complex, and the surrounding community is vocal. After an intense competition to purchase the six-acre site, the hospital decided that McCaffery Interests' mixed-use residential and retail proposal, which beat out eight other entries, was the most viable.

"The Children's Memorial Hospital site is one of the most desirable pieces of land in the **continued on page 9**

PRODUCE FACILITY SETS A SUSTAINABLE STANDARD



COURTESY EPSTEIN

GREEN GIANT

With its massive 238-foot tall wind turbine, the new Testa Produce distribution center announces its sustainable bonafides far and wide. Up close, the building has even more to show off, including photovoltaic "tree" electric car **continued on page 6**

CREDENTIALS OF NEW LANDMARKS COMMISSIONERS QUESTIONED

ARCHITECTS MIA

None of the four appointees Mayor Rahm Emanuel announced for the Commission on Chicago Landmarks in early July have formal architectural or historic preservation training, leaving some members of the city's architecture community puzzled **continued on page 2**

DEVELOPERS ISSUE: AN SURVEYS THREE CHICAGO NEIGHBORHOODS WHERE DEVELOPERS ARE BETTING THE REAL ESTATE RECOVERY WILL BEGIN. SEE PAGES 10-13

CONTENTS

06 MATERIALS GET PRICED

22 PRUITT-IGOE REMEMBERED

26 U MICH DEAN GETS CRAFTY

03 EAVESDROP
09 AT DEADLINE
21 DIARY
24 MARKETPLACE

REBUILDING A TORNADO-RAVAGED MISSOURI TOWN



GUNNAR HAND

Hope in Joplin

In mid July, the first in a series of community meetings was held to initiate a planning process to rebuild Joplin, Missouri after the devastating May 22 tornado. Mike Rohr, Joplin City **continued on page 3**



COURTESY PRINCETON ARCHITECTURAL PRESS

THE WORDS OF A GREAT MODERNIST SEE PAGE 22

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COURTESY FXFOWLE

ARCHITECTS COPE WITH RISING COMMODITIES PRICES

MATERIAL WORLD

Rising material prices continue to affect the design and building industries, often in unpredictable ways. Causes range from natural disasters to the availability of raw materials, but architects and manufacturers are learning to innovate within the labyrinth of a shifting market through increased

collaboration with manufacturers and new approaches to material selection.

In many cases, a spike in prices comes down to a perfect storm of events. Take cotton, for example. Due to flooding in production countries like Pakistan and Australia, combined with increased demand

from China, the fiber is at its highest price in nearly 150 years. "Those two things mean that cotton has gone through the roof and everyone is trying to find alternatives," said Andrew Dent, vice president of material research for global materials consultancy Material Connexion.

In many cases, though, it's difficult to find an exact substitute in price and volume, especially as even commonplace plastics like polyethylene and polypropylene—used in everything from vinyl wall coverings to packaging—are rising with the price of oil. Recycled material manufacturers also face uncertainty as they search for reliable scrap and trust that virgin material prices stay high. "How do you build a business based on hoping oil prices will go up?" asked Dent.

For structural materials like steel and concrete, which held 58.4 and 20.3 percent market shares respectively in the first quarter of 2011, there is no substitute. Sometimes changes in materials prices may not affect a project as much as one would think—because fabrication and erection comprise most of a structural system's cost, a 10 percent rise in steel pricing would mean about a 3 percent rise

in overall project costs for an average steel or reinforced concrete project. But large fluctuations can happen: steel scrap saw its highest and lowest prices since 2004 in a just four-month span in 2008. That's why protection from swings is critical for fabricators. "As with anything, the real question becomes who holds the risk for those types of changes," said John Cross, vice president of American Institute of Steel Construction, a not-for-profit technical institute and trade association for the steel industry. "Some fabricators will submit a bid with an escalation clause, and some submit it without," he said. "You have to be very careful in terms of what you are specifying."

As everyone in the building industry learns to count on rising costs, architects are using the integrated project delivery approach for more and more projects. A few years ago, Renzo Piano and FXFowle worked with three contractors who were paid \$200,000 each to develop curtain wall mockups for The New York Times Building. FXFowle managing partner Guy Geier estimated that the \$600,000 investment saved at least \$2 million on the project. Now, on a yet-to-be

announced corporate headquarters in Toronto, the entire design and engineering team as well as the primary contractors and owners are making decisions together, he said. The firm has also been able to leverage simultaneous work on projects in Riyadh to get better material pricing. "Because there's not much work in Europe, the competition for work in Riyadh is intense; we're able to get very competitive prices on the curtain wall systems we're using," said Geier.

Ultimately, some materials continue to defy any cost-cutting measures. The huge spike in rare earth elements—necessary for military technologies and smartphones as well as solar cells, wind turbines, and HVAC equipment—caused by soaring demand coupled with China's market control could drive manufacturing prices to new heights. "It's the lesser known materials that have a big impact," said Dent of Material Connexion. But competition and lean times lead to innovation, he added. "Just because you've got an unlimited budget doesn't mean you're going to produce anything better."

JENNIFER K. GORSCHKE



COURTESY EPSTEIN

Photovoltaic charging stations both provide energy to the property and can fuel electric vehicles.

GREEN GIANT continued from front page charging stations, rain gardens, and a banded green roof that meets a series of green walls with vines growing over an array of trellises. Such a public display was very much intended, according to Epstein, the building's architect. The 90,000 square foot building is meant to be a kind of billboard for sustainable technologies and practices.

"It all started with the client, Peter Testa. His vision was to make his facility a showplace for sustainability, both for the industry and for the public," said Rael Slutsky, the project's senior designer at Epstein. "We gave him a building that is a visual diagram of sustainability." The project is expected to be the first LEED Platinum industrial building in Chicago.

Visitors enter through a foliage-covered wall. "We wanted you to encounter sustainable elements as soon as you enter the property," he said. Inside, above the distribution center floor, the mezzanine-level offices are flooded with natural light, and employees share access to outdoor terraces with dramatic city views.

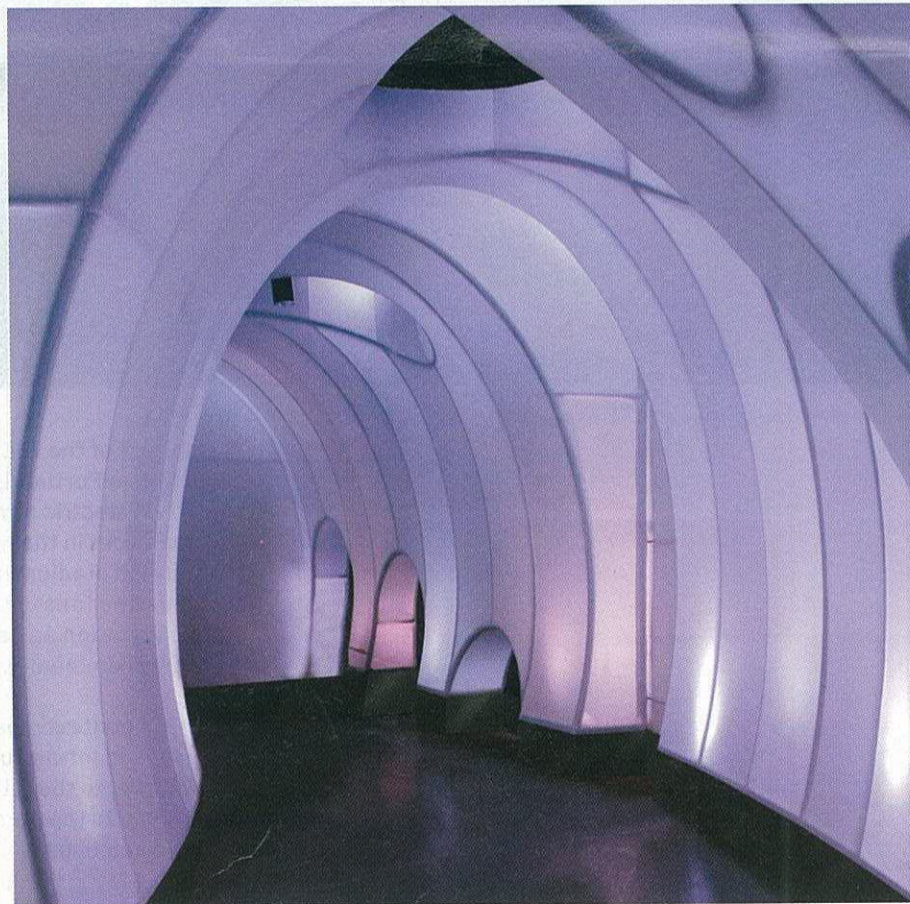
Daylighting is just one of the energy-saving and energy generation strategies employed at the refrigerator-filled facility,

an extremely energy intensive building. With on-site power generation and energy efficient construction, Testa is able to reduce its energy consumption by more than 40 percent. The photovoltaic charging stations feed back into the grid, offsetting the building's energy use, but could eventually fuel electric cars or trucks (the company's fleet currently runs on biodiesel). "They're a key part of the identity of the building," Slutsky said. The project also features solar hot water heaters, further offsetting the company's energy use.

Another area of particular focus was storm water management. In addition to green roofs and rain gardens, the building collects rainwater in cisterns for use as gray water. Parking areas are paved in permeable surfaces, and additional runoff is contained in a detention pond. Epstein collaborated with landscape architects Jacobs Ryan Associates on the project.

Slutsky estimates the building's green features added 15 percent to the overall cost of the project, but given the facility's energy intensive program, the reduced utility bills will likely more than makeup for those costs in a few years.

AGB



COURTESY ADLER PLANETARIUM

STRETCHING FOR THE STARS

When folks wait in line for the Adler Planetarium's rehabbed space theater, they won't be staring at a bland hallway. The new Clark Family Welcome Gallery, designed by Thomas Roszak Architecture corrals the queue at the theater's entrance. The goal for its design: "We wanted people to stop thinking about driving and parking, and start thinking about the mysteries of the universe," says Adler president Paul

Knappenberger. Roszak answered with a tensile structure of aluminum tubing covered by elastic polyester fabric—similar to his Burnham Pavilion with Zaha Hadid. The materials work as a projection surface—for educational and interactive digital games—and a backlit skin that signals the movie's start by glowing in a rainbow of, appropriately, otherworldly colors.

MADELINE NUSSER