

# PERSPECTIVE

BSA+A ARCHITECTURE/INTERIOR DESIGN



P2 NEWS

CONSTRUCTION  
P3 ADMINISTRATION

HIGH SCHOOLS  
P5 OF TOMORROW

P6 ON THE BOARDS

P6 MARKET FOCUS

V/8 1/1



Worcester County Library  
Ocean City Branch

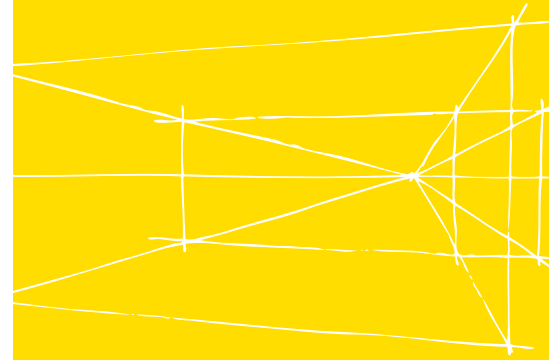


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The new year marks BSA+A's 29th year in business. Reflecting back on the past year, we are extremely proud of our accomplishments. The BSA+A team continues to focus on the fundamentals of our professional service by centering in on our specialty areas in architecture and interior design. Our team works together to deliver solutions that not only meet, but exceed, our clients' needs. At BSA+A, our employees take ownership of each project and are involved every step of the way. We pride ourselves on our open communication with our clients and our ability to deliver projects on time and on budget.

In this issue of Perspective, we spotlight our expertise in education facilities by highlighting how high schools have evolved over the years and how our design has also evolved to accommodate fully comprehensive academic programs. We also sat down with members of our team who are involved in construction administration to discuss the importance of our participation throughout construction, its major challenges, and how our role has changed over the years.

# Groundbreaking News



## *Cape Henlopen High School Topping-Off Ceremony*

On March 4th, the BSA+A team gathered together with the Cape Administration, Board Members, students, teachers, staff, and members of the community to witness the placement of the final steel beam at the new Cape Henlopen High School. BSA+A worked with the District to create a program to replace the existing high school originally built in the 1970's. The design promotes optimal flexibility so that the facility can support several different educational concepts. BSA+A is incorporating energy efficient materials and design solutions throughout the facility and inclusion of natural light is instrumental in the design. The new high school is on track to open fall of 2010.



## *Artisans' Bank Headquarters Ribbon-Cutting and Dedication*

Sharing in the excitement of the opening of the new corporate headquarters for Artisans' Bank, the BSA+A team attended the Ribbon-Cutting and Dedication on March 14th. BSA+A was selected to design the 67,000 square foot, state-of-the-art facility located in Wilmington, Delaware. The design of the new headquarters is based upon the rich history and traditional values of Artisans' Bank while at the same time it incorporates advanced technologies and progressive design elements that will lead them into the future as an established financial institution.



## *AAA Building Grand Opening*

On April 7th, BSA+A team members attended the Grand Opening of the AAA building to celebrate the design of the renovations and upgrades to the facility.



## *Easter Seals Phase II Addition/Renovation Groundbreaking Ceremony*

BSA+A has led the design of the expansion of the Easter Seals facility in New Castle, Delaware. On April 21st, Easter Seals celebrated the official groundbreaking on the new addition. The new addition and upgrades to the existing facility will allow Easter Seals to continue serving as a multi-functional facility that assists hundreds of adults and children with disabilities every day.



## *New Porter Road Elementary School Groundbreaking Ceremony*

BSA+A was hired to design the fourth new elementary school in 15 years for Christina School District in Delaware. The design of the new elementary school encourages social interaction as well as community involvement. The massing of the school complements the surrounding neighborhood by maintaining a child-friendly scale that proves welcoming and inviting. At the same time, a focus on natural light contributes to the sustainability of the building. The Groundbreaking Ceremony was held on April 2nd and the school is set to open for the 2009-2010 school year.

# Under Construction

## *Recognizing The Value In Construction Administration*

The following is an interview conducted with the members of our team who specialize in the Construction Administration Phase to learn more about the importance of CA to the client and to the successful completion of each BSA+A project.



### ***What are the primary responsibilities for the architect during the Construction Administration Phase?***

The architect's main responsibility is to ensure that the project is constructed to meet the owner's requirements in accordance with the Construction Documents and design intent. In order to achieve this goal our team reviews shop drawing submissions that identify the materials and fabrications to be used on the project to verify conformance with the Construction Documents. This is generally where substitutions are requested for a variety of reasons including but not limited to: availability of products to meet the overall schedule, cost savings to the project, increased quality that may result in an increased construction cost, a rise in the cost benefit analysis, site or project conditions that do not permit a specified product to be used, or simply changes requested by the owner or project architect.

Our team provides direction to the contractor during construction to resolve issues related to interpretation of the Construction Documents. These issues are addressed through a Request for Information (RFI) submitted by the contractor and if change is required in the design or documentation, they are resolved through an Architect's Supplemental Instructions (ASI) that modifies the Construction Documents.

While working with the contractor to meet the project schedule and budget, we are responsible for taking our design and owner's requirements to a successful completion. We must recognize and work with issues of a general contractor, construction manager, and subcontractors such as scheduling delays due to weather and material shortages, labor issues including union problems, and any unanticipated site and project conditions to name a few.

Our team makes periodic visits to the site and provides progress reports as an important part of the CA Phase. These site visits help identify products that are not being properly stored, installed, or protected, and construction issues that could affect the completed project. Our team is there to ensure that the work is being done in compliance with the Construction Documents and owner's requirements. We also provide payment approval, change orders, and close-out documentation. Our team periodically reviews the contractor's invoices based on percentage to verify that the work is done and we recommend approval for payment by the owner. The work is reviewed for both percentage of completion and quality.

At the conclusion of the project, we do a final review of the project and prepare a punch-list of items for the contractor to correct or

complete. We obtain all maintenance and operation manuals to be turned over to the owner, schedule and document training sessions for equipment, identify warranty items, verify final payments, release of liens, and final occupancy permits.

Our final responsibility takes place one year after project completion. Generally, a project has a one year warranty at which point we schedule a walk-through to verify proper operation and maintenance.

### ***What is the biggest challenge during Construction Administration?***

The biggest challenge is meeting the scheduling demands of the construction process. With construction projects on fast track schedules and increasing requirements to complete and occupy due to financial pressures, interest rates, etc., the demands are increased on the construction administration process to review submittals as quickly as possible while still doing a thorough review. These demands on the contractor to meet these shortened schedules and limited budgets increase the need for a review of substitution



products, of construction methods and in some cases design changes. With contractors, subcontractors, and material suppliers holding prices for sometimes less than 30 days, products need to be reviewed and approved months or even a year or more before they will be needed so the order can be placed and the current price maintained.

***What level of involvement do you expect from team members during CA?***

We have developed a team approach that includes the contractor, the project architect, consultants, owner, and in some cases, building inspectors and code officials. Using this team approach, we can resolve issues efficiently to maintain the project schedule and budget.

***How has Construction Administration changed in the past 10 years?***

In the past, a general contractor was, with the exception of a few specialized trades, responsible for all construction on a project. This contractor was responsible for understanding all the Construction Documents and ensuring that all the subcontractors understood the interrelationship of the documents; for example the fact that a change in steel affected a change in the duct work. Under this arrangement, the design and Construction Documents were 100% completed before the project went out for bidding or construction.

In the construction management process, the company manages multiple subcontractors, each with their own prime contract. This has the advantage of allowing the owner to review multiple bids for each trade to select the bid that best meets project requirements. This also allows the construction to be performed in phases. While this process has many advantages to the owner, it has also complicated the Construction Administration Phase. The participation of several individual subcontractors as opposed to a single general contractor creates challenges with scoping and coordination. In many cases, the review and

approval of shop drawings is dependent on an item of trade that has not yet been issued (i.e. the approval of structural steel and openings for duct work before the mechanical contract is issued), requiring creative solutions by the architect to anticipate any issues that will arise as the project progresses.

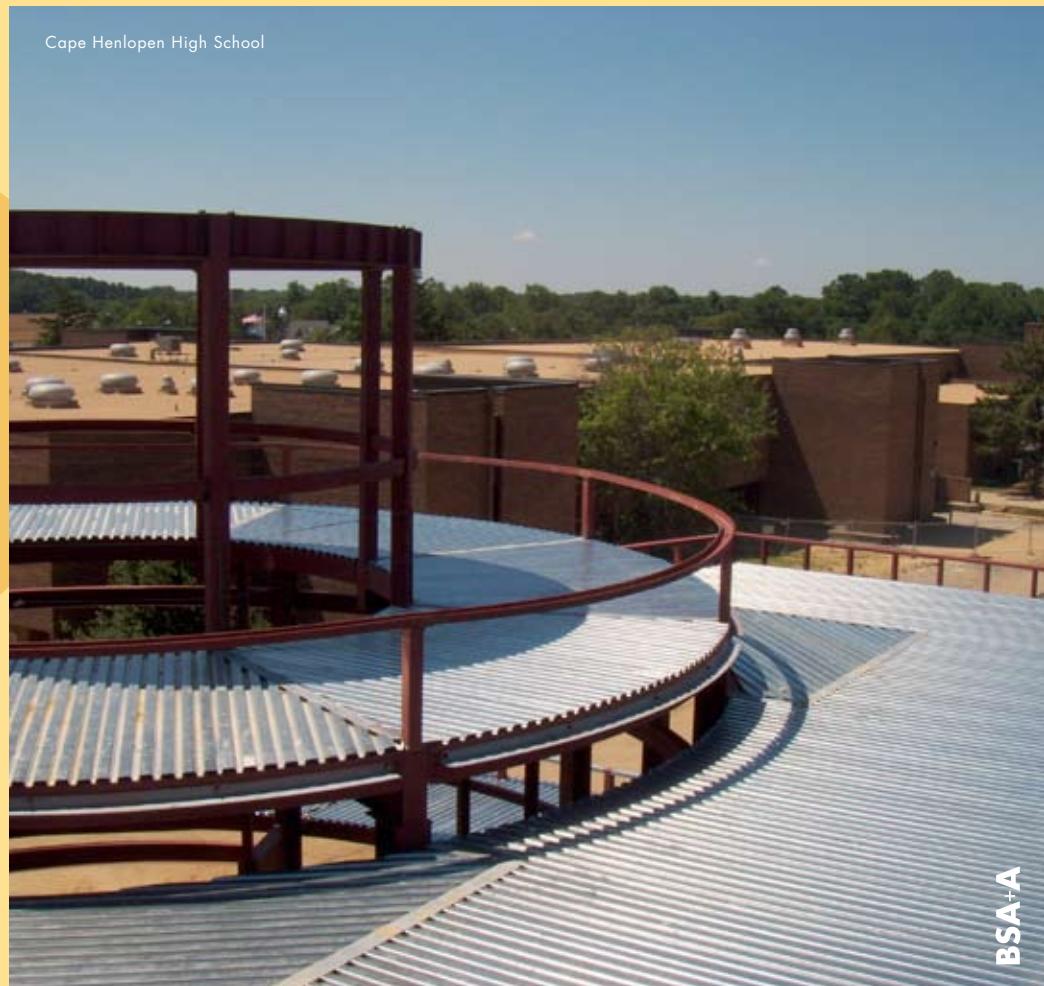
Like all aspects of life, technology has had a significant impact on the Construction Administration Phase. Computer programs such as Primavera, Prologue and others are used to maintain accurate RFI, shop drawing and change order logs as well as developing and updating construction schedules and project budgets. E-mail allows for instant communication amongst all parties involved, aided by the ease in bringing wireless internet connectivity to any job site. By utilizing internet communities the architect can discuss job related problems, issues, and solutions

with other industry professionals online from around the world.

***Anything else?***

In many architectural firms, the Construction Administration Phase is renowned as an unrewarding responsibility. The stimulating part of designing the project is over, the arduous work to detail and document the construction is done, and all that is left is to get it built. Yet, construction administration truly determines a project's success or failure.

While the owner and public will certainly appreciate a well designed building, it is the performance of the architect during Construction Administration that maintains the project schedule and budget, while retaining the design intent that truly shapes the owner's final evaluation of the project.



Cape Henlopen High School

# High Schools of Tomorrow

## *Secondary Students Better Prepared For Life After High School*

High schools are evolving into comprehensive schools, both functional and flexible, to enhance teaching and learning. Vocational programs of today are perfect examples of how high school education has become more focused to provide an earlier platform for a career path and different learning styles. The key to a successful vocational high school or career and technical education center is a facility that is designed to meet specialized programs while providing a functional, flexible and safe environment.



Career pathways in vocational education give students hands-on experience in specialized fields from engineering to nursing to information technology and beyond. Instruction in an occupational environment also offers students the opportunity to be well-prepared to compete in the workforce upon graduating due to applied experience. In some instances, these students have the opportunity to earn workplace certifications by graduation, thus accelerating their career path.

As an example of how courses and vocational education is changing, it's not just your typical home-ec class being offered anymore. Students now have the opportunity to specialize in courses such as culinary arts by taking hands-on courses in an industrial-size kitchen at school and by running a student café. Corporate partnerships are also becoming more and more popular. The vocational program at the new Appoquinimink High School features a "Main Street" corridor designed by BSA+A with school-to-work linkages including a café, school store, broadcast station and more where students will gain real-world experience while exploring career pathways.

The new Cape Henlopen High School in Lewes, Delaware has a separate wing for its vocational program and the classrooms located in this wing have exterior access. The ag science classroom is located adjacent to the greenhouse and culinary arts is placed next to the main kitchen to facilitate learning and guidance through hands-on participation. BSA+A went through a well-organized planning process in order to design the wing so that it provides students with the functional needs of the program.

BSA+A is currently designing the new comprehensive Cecil Technical High School for Cecil County Public Schools in Maryland. Career pathways include Health & Human Services, Engineering & Technology, Fine Arts and Freshmen Academy. By designing a facility



with adaptable, flexible and multi-use learning areas that is both functional and inviting to students, staff and the community, the design supports a wide range of learning activities.

Existing vocational high schools are also implementing new design features and curriculum standards to be able to stay competitive with newer facilities. An example of this is the Carver Vocational Technical High School in Baltimore, MD. The existing facility will be modernized from a functional standpoint, creating a new arrangement that properly meets the new programmatic needs of the school. The design clusters career spaces by similar discipline, and the core academic spaces are co-located to facilitate shared use of resources and promote inter-connectedness of the curriculum.

BSA+A takes into consideration critical design elements unique to vocational programs such as interior lighting, interior design, noise separation, and appropriate signage all of which affect the learning environment.



**McIlvaine Early Childhood Center**  
Caesar Rodney School District

Due to Delaware's mandate to implement all-day K by 2009, BSA+A has been hired to complete a 17-classroom addition and renovation of the McIlvaine Early Childhood Center. Renovations include a new administration and entrance area, upgrade of the multi-purpose room, complete ADA upgrades, inclusion of special needs students, and increased parking and circulation.



**Easter Seals of Delaware**  
New Castle, Delaware

BSA+A is completing a 25,000 SF addition and renovation to the existing facility. The building will maximize the usage of natural light and will exceed ADA requirements to promote a usable environment for children, adults and staff. Progressive, universal design will be incorporated into materials, technology and the spatial layout.



**Cecil Technical High School**  
Cecil County Public Schools

BSA+A has been hired to design the new comprehensive technical high school for Cecil County Public Schools. The BSA+A team is working with CCPS to create a workable program from the clusters that will offer students the opportunity to explore possible career choices while still in high school at CCPS and at the same time receive a comprehensive core curriculum.



## Market Focus

### Healthcare & Science

BSA+A's focus on healthcare and science facilities encompasses a range of types, from medical clinics to research laboratories. BSA+A works with each owner to create an environment that communicates a specific message to patients as well as a supportive and motivational work space for their staff. We understand the technical requirements and many governing regulations of healthcare facilities. The following are some examples of healthcare and science projects currently on the boards:



#### Gastroenterology Associates

BSA+A is currently completing interior renovations and expansion of the office of Gastroenterology Associates to accommodate examination rooms, offices and staff space needs.

#### Colon and Rectal Surgery Associates of Delaware

Renovations and expansion includes interior finish upgrades, space planning, additional examination rooms and offices, and re-design of existing areas.

#### Human Ecology Building, Delaware State University

The science building will house research and teaching labs to accommodate Chemistry, Biology, Microbiology, Applied Food and Fashion & Merchandising programs.

#### ◀ New Medical Office Building, Newark, Delaware

BSA+A is designing a 4-story office building to be located on Red Mill Road. The office will house both medical and general office space.



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