



# AIA New Hampshire forum

*For those who shape the built environment*



## ARCHtoberfest! AIA NH Visits Smuttynose Brewery



Please join us for our October 9 Chapter Meeting at Smuttynose Brewery, which moved this year to its new, state of the art facility located at Towle Farm in Hampton. The new campus includes a restaurant and visitors center and is registered to attain gold-level LEED certification.

We'll tour the space and hear from **McHenry Architecture** (Steve McHenry AIA, Jeremiah Johnson, and Brandon Holben AIA) and the Smuttynose founder Peter Egelston about the process, from the inception of design through construction that speaks to the inclusion of integrated energy efficiency strategies. This is an example of the integrated design approach, an important goal of the AIA 2030 Commitment.

It's an ARCHtoberfest, so of course beer tasting and beer drinking are also part of the event, plus some heavy appetizers with a German theme.

The event is sponsored by **Pella Windows and Doors**. Space is limited, so be sure to sign up today! Go to: [www.aianh.org/news/aianh-events](http://www.aianh.org/news/aianh-events). *1 AIA LU applied for.* ■

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The AIANH Editorial Board reserves the right to edit articles for available space and to review all material for appropriateness prior to inclusion.

The editors of the NH Forum seek to encourage a lively discussion of design and other topics of concern to designers. Opinions and proposals presented in the newsletter are those of the writers to whom they are attributed and are not a statement of official policy by AIANH, unless so stated.

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# Perspective

Point of view from the President of AIANH  
 Shannon Alther AIA



There are two interesting shows out in the world right now that, when watched in succession, can be pretty rewarding.

The first show, "Fixer Upper" on HGTV, is about a designer (female)

and contractor husband. They help new homeowners find homes in need of repair, help design interesting options, and then set out to make dreams become reality. The main characters get along great on TV and seem to have a fulfilling relationship and family life. They live and work in Texas.

The second show, "Fast 'N Loud" (Gas Monkey Garage) on the Discovery Channel, is about an automobile "design" shop. The garage finds older cars/trucks in need of repair and, with some ingenuity, creates marketable vehicles for which people pay good money. The owner is a slightly pompous character with employee sidekicks who share the spotlight and give the show some depth. And he recently opened up a "Gas Monkey" restaurant as an added revenue stream. The shop and restaurant are both in Texas.

*Question #1: Why would someone spend quality time watching so-so reality television?*

*Answer #1a:* Speaking for myself, I find it somewhat mindless entertainment although the design aspects actually have merit. For those of us who have the opportunity to work with existing conditions and then are able to work toward enhancing these elements into new and better options, we understand that

**And since there are not many (or any) shows about architects out there now, this is a next best thing.**

what we are watching is quite rewarding.

*Answer #1b:* Watching someone else go through the tasks but not having to stress about them is also pretty rewarding.

*Question #2: Why these two shows?*

*Answer #2:* It's all about the design process. Problem is addressed, problem is reviewed (style, budget, other unintended drama), and finally the problem is successfully accomplished.

*Question #3: What is it with Texas?*

*Answer #3:* Not sure about this one. Maybe since Texas is so big (the second largest state in the nation) there are just so many existing homes/cars in need of updating.

*Conclusion:*

With all of the reality TV out there, these two shows seem to share threads of actual reality, comedic value, and design integrity. And since there are not many (or any) shows about architects out there now, this is a next best thing. Oh, and they both are filmed in Texas.

So if you have a spare hour +, check out these two shows. Try and watch Fixer Upper first then Fast N Loud...and be sure to end the shows before 9:30 pm. Any viewing after this time seems to lose its appeal and more importantly, you have other things to do. ■



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# Emerging Professionals Network

Point of view from the AIANH Associate Director & EPN Chair  
Matt Lawton Assoc. AIA



I want to take this opportunity to announce the AIANH 2015 Emerging Professionals Design Competition. The competition was created to provide an opportunity for interns and young architectural professionals to strengthen their design skills, gain recognition, and assist a community with their design challenges. This competition was created in 2003, and is supported by AIANH and AIANH's Emerging Professionals Network. It is open to all architectural interns and architects within five years of registration throughout New England. Past competitions have garnered entries from the Boston area to Maine, across New Hampshire and into Vermont.

This year's design competition is composed of two parts: developing the existing poorly functioning public parking lot and adjacent park, and designing a multi-tenant restaurant and public amenity stand within an existing building footprint in Franklin, New Hampshire. This year's competition has the added opportunity of realized work, as designs will be presented to the Franklin Falls Downtown Development Authority for implementation. Proposals should create a multidimensional community environment. Site proposals should incorporate permaculture as a guiding element. Building and site improvements should reflect sustainable practices and design ideologies and principles. Review orientation, renewable materials and resources, water

management, façade technologies, heating, ventilation and cooling system efficiency, etc. There is no particular design style, but designs should integrate the existing Main Street storefronts and be sympathetic to the local designs.

The winning entries are selected by a jury and will be announced at the AIANH Awards Banquet January 23, 2015 at the LaBelle Winery. All entries will be on a display at the banquet. The top three submissions will receive a cash award. A presentation of the projects may be made by the entrants for community review.

## 2015 EPN Design Competition

### Centered on Franklin Development

If you are interested, please see the EPN Design competition website at [aianh-epdc.weebly.com](http://aianh-epdc.weebly.com) where you will find complete guidelines, including the program outline, site drawings, photographs, site information, questions and answers. To register, either use the registration form on the website or contact me through the email link with your name, intent to submit a design board, your address, firm you work for, year of registration if applicable, and a contact phone number. Please spread to word to all emerging professionals, as AIA membership is *not required* to participate in this competition.

If you or anyone you know would like to be added to the email contact list, please send a quick email to [matt@agarchitects.com](mailto:matt@agarchitects.com) and you will be added to our list of announcements. ■

## Details...

Congratulations to AIANH Board Member **Liz LeBlanc** and her husband Phil on the birth of their daughter, Madeline Elizabeth in June.

Thanks to **Eric Palson AIA** for donating a series of thumbnails for us to use as lead-in graphics for the *NH Forum*. You may have also noticed a few other changes in look of the *NH Forum*!

Bow Highlands II, a CATCH Neighborhood Housing development that offers affordable rents for individuals and families, is now under construction. Designed by **Warrenstreet Architects**, this phase includes the development of 16 two bedroom townhouse units. **North Branch Construction** is the construction manager. Occupancy is hopeful for the spring of 2015.

The Divine Mercy Parish, located in Peterborough, NH, received their building permit and are hopeful for a fall construction start. **Warrenstreet Architects** was responsible for the complete design of the new 12,990 square foot Catholic Church. The church will accommodate more than 300 in the sanctuary, provide much needed administrative offices and a community meeting room. **Milestone Engineering and Construction** is the construction manager.



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## Job Opportunities, Positions Sought

Job listings and positions sought listings are on the AIANH website: [www.aianh.org/careers](http://www.aianh.org/careers). To submit an ad, please email ad text to [office@aianh.org](mailto:office@aianh.org). Job opportunity listings are free for AIANH members and \$80 for four months for non-members. Listings for Positions Sought are free for everyone. Please include your contact information with your ad listing.

### Submit Your Details...

Do you have an interesting job on the boards or one that is newly completed? How about a new hire, a promotion at your firm, or someone had a baby? Maybe you've recently received an award or had your project featured in a magazine?

Send us the information and we'll print it in our "Details..." columns. Email to [office@aianh.org](mailto:office@aianh.org). Photographs can also be used (300 ppi).

# Monahon Fund Moves Toward Goal

Honoring their passions: architecture, planning, and preservation



When Rick and Duffy Monahon died in early 2013, we lost two generous, dynamic leaders who made a tremendous impact on the communities and people of New Hampshire, and who left unfinished business. Their friends, colleagues, and clients have joined together to create a Fund that honors and advances the work of the Monahons in the areas of architecture, planning, and historic preservation.

We are pleased to share the good news that this group has raised over \$84,500 for the fund over the last year, bringing it near to the original goal of \$100,000 as a startup fund.

The funds are held by the New Hampshire Charitable Foundation and an annual distribution to the NH Preservation Alliance will be used for seed grants for community preservation projects into the future. An advisory committee will assist the Alliance in selecting projects and will include representatives from

communities across the state and agencies including AIANH, Plan NH, and the New Hampshire Division of Historical Resources.

Please consider making a donation or a pledge to the Rick & Duffy Monahon Fund. With your help, we can meet the goal and begin to utilize the fund for small grants this fall. The Preservation Alliance would like to make the first award at its October annual meeting, which is also the announcement of their 2014 Seven to Save. Rick and Duffy were big fans of that event – helping with the preparations, making and renewing friendships at the reception and usually among the last to leave.

Please send your contribution to the New Hampshire Preservation Alliance/Monahon Fund, P.O. Box 268, Concord, NH 03302.

Your gift is tax-deductible. Acknowledgement will be sent to you for your records. Thank you! ■

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# Structural Column

by Jeff Karam PE



I once heard a joke, “How do you torture an engineer?” Answer: “tie him/her up and fold a map the wrong way.” Well, no one tied me down but I have observed this and it was very frustrating to watch. It’s as if the beautiful order of the map’s design was completely ignored. To me it’s almost as if you let the map fold itself and sit back in wonder at the thoughtfulness that went into something seemingly simple.

As an engineer I try to recognize the thoughtfulness and design that goes into many things around us. Often, the conclusion is that there is nothing “simple.” The first time I really thought about something in this way was in college for a Technical Writing assignment. Our task was to write a user manual and describe in detail all of the parts of a “simple, everyday object”. I selected a hand held pencil sharpener. I recall being surprised how many parts there actually were when I looked closely. I love the process of visually dismantling something and asking if what was used was the only solution, the best solution, or just the cheapest solution. I think I ended up writing eight pages or so on something that had only five parts!

In pulling a set of plans together for a project I always marvel at the amount of in-

formation we have to convey. It is as though we are making a manual each time for how to build a structure. So much thought goes into each line on the sheets. Each line, I feel, represents an answer to a question. For my profession the question is always “Is this what’s necessary for this structure to perform as desired under a design event?” The hard part comes in that the design event could be any combination of a snow load, wind load, live load, flooding or a seismic event. Each and every element of the design from a steel beam to the size and spacing of nails may be a weak link in the chain and needs to be considered for all of the different scenarios imaginable. Every line also represents what may be the only solution, the best solution and/or the cheapest solution. Hopefully, with all the thought and care, the plans permit the contractor to assemble the structure as smoothly as one folds a map (the right way, of course.)

Thank you for reading. If you have comments or suggestions for future columns relating to the practice of structural engineering please contact me via [jeff@evergreenstructural.com](mailto:jeff@evergreenstructural.com). ■

— Jeffrey Karam PE is the principal of Evergreen Structural Engineering, PLLC, [www.evergreenstructural.com](http://www.evergreenstructural.com)

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**AIAVT/AIANH Joint Annual Meeting**

**October 23, 2014 / 3:45-8:30 p.m. / King Arthur Flour / Norwich, Vermont**

**Tour of Moffatt-Johnson “MOJO” Building (White River Junction)  
Presentation, Tour and Cocktail Reception at  
King Arthur Flour Bakery, Café & Education Center (Norwich)**

2.5 AIA LUs / **Details & Registration [www.aianh.org/news/events](http://www.aianh.org/news/events)**

## Details...

**RPF Environmental, Inc., (RPF)**, an environmental consulting and testing firm, has been awarded the New Hampshire state wide contract for asbestos inspections, testing, analysis and air monitoring services. The contract is provided through the NH Department of Administrative Services and is available for use by all state agencies as well as other public entities through the State.

One of the primary services to be provided under the contract will be the performance of federally mandated building inspections prior to any renovation and demolition activity. Asbestos was commonly used in many building products such as insulations, roofing, surfacing material, and miscellaneous material such as flooring, ceiling tile, adhesives, caulks and more. Current state and federal regulations require an accredited inspector check for asbestos before the start of any renovation or demolition. If found, asbestos must then be properly remediated by a licensed abatement contractor. The abatement work must be testing and inspected by a firm, such as RPF, independent of the abatement contractor.

# St. Lydia's Baptistery

Text & Photos by Bruce Hamilton AIA



St. Lydia's Baptistery, located near the Northern Greek City of Kavalla, close to the ancient city of Philippi and next to the banks of the Zigaktis River, is a small unique church used only for Baptisms. This stone built church has an early Christian austerity; an open sanctuary and a font in the middle. The central dome is a series of colored stained-glass windows, modern but tied to the past and to tradition by means of both iconography and their technique. The ceiling within the dome is adorned with a fresco of Christ's Baptism. Fresco painting is a method in which earth pigments were combined with water and applied into freshly laid lime plaster to create magnificent murals, an art form dating back more than 30,000 years ago. As recorded in the Acts of the Apostles (16:12-30), Lydia of Philippi was the Apostle Paul's first convert to Christianity in Europe. Her conversion came after hearing Paul's words in Philippi proclaiming the Gospel of Christ during his second missionary journey.

Lydia, a gentile convert, is the first female in the Bible that receives specific mention as being baptized. A merchant of fine purple cloth, she provided leadership in the early

Christian communities. In this view, the narrative in Acts seems to emphasize the significant role women played in the expansion of the early Christian communities.

Today, the Baptistery of Saint Lydia and the Church of Saint Lydia are erected in her honor. It has been an axis of attraction for Christians from all over the world, a pilgrimage for descendants of the Philippians, a holy site of prayer and a hall awed by Apostles as a place of worship. The Christian church honors Lydia of Philippi as a Saint and venerate her memory every year on the 20th of May. While this may not be the exact spot where Lydia would have been baptized, the monuments serve as a reminder of the first influential female Christian in Philippi. ■



Mosaic Floor Outlining the Journey of Apostle Paul.



St. Lydia's Baptistery, Kavalla, Greece



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# AIA+2030 Series, Session V

The mission of the AIA 2030 Commitment program is to take the aspirational goals of 2030 and transition to the reality of achieving tangible, strategically targeted, performance goals on every project we touch.



Jordan Goldman LEED AP, CPHC speaks to the AIA+2030 attendees at Session V, August 21, 2014. Dale Doller's review of the AIA+2030 Sessions will continue in the October NH Forum.



AIA+2030 Series Session V presenters were (from left) Colin Schless LEED AP, CPHC; Jordan Goldman LEED AP, CPHC; and Troy Peters, LEED AP. Far right is David Ely AIA, who coordinated this session and who chairs the AIANH Environmental Guild. Photos by John Hession.

## AIANH

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*Session VI: Sept. 25, 2014*

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## Details...

**Fulcrum Associates** recently began construction of a 3,600 square foot addition to Primary Care of Hudson. Fulcrum partnered with **Dennis Mires The Architects P.A.** of Manchester for the design-build effort.

Originally developed in 2006 by Foundation Medical Partners and the Southern New Hampshire Health System, the addition will house Primary Care of Hudson's expanding practice. The existing facility also houses Immediate Care of Southern New Hampshire, Southern New Hampshire Rehabilitation Services as well as laboratory and radiology services.

Site engineering was prepared by Hayner/Swanson Inc. Gary Manoogian and Ralph Fair are leading the team for Fulcrum along with **Steve Peach AIA** from Dennis Mires P.A. Target completion for the project is late fall. You may follow the projects progress at [www.fulcrum-nh.com](http://www.fulcrum-nh.com).

**Fulcrum Associates, Inc.** has also broken ground for the 11,300 sq. ft. Pepperell Medical Office Building for Southern New Hampshire Health Systems, Foundation Medical Partners at 68 Main St. in Pepperell, MA. The new building will accommodate medical offices for Pepperell Family Practice primary care, Immediate Care of Southern New Hampshire, radiology and will include lab services.

The new single story multi-gabled building is designed to complement the existing area architecture with a blend of classic roof lines, clapboard siding, eave brackets and classic New England style trim detailing.

Dignard Architectural Services provided design services while Allen & Major Associates provided civil engineering services for the project.

# Is your Banker Green? He or She Should Be.

Interview with Steve Scott, conducted by Shannon Alther AIA



Steve Scott is a banker from Provident Bank which has offices in New Hampshire and Massachusetts. I had a chance to talk to Steve about bank lending in today's up and coming sustainable market. Not all banks see the value of renewable resources and how that can add value to a loan note. Not all bankers understand that encouraging and rewarding lenders for thinking about operational costs and future costs is a must in today's financial environment.

*Shannon:* Steve, a few simple questions to set the stage; how long have you been a banker?

*Steve:* Since 1989

*Shannon:* How do you personally see/ utilize renewable or sustainable practices?

*Steve:* I have an array on my roof that I had installed in July 2012. As a member of SEAREI (Seacoast Area Renewable Energy Initiative), I'd received a notice around February of that year that the grant funds at the state were dwindling. The incentive at that time was \$4,500 from the state and a 30% Federal Tax Credit, so I decided that rather than continue to talk about it, I'd go ahead and install a PV system.

*Shannon:* Do you see a positive gain for what you are doing personally?

*Steve:* The panels that I have are sufficient to completely cover the electricity demands that my house has...and then some. Other than the charge to be connected to PSNH and "the grid," I don't see an electrical bill of

any consequence any longer. The fact that I know that the electricity that I use is created very cleanly is really kinda cool. The next project will probably be solar hot water to supplement the forced hot water system and domestic hot water needs that I have.

*Shannon:* How does your bank help lenders with new loans where renewable aspects are involved?

*Steve:* We've been fortunate to be working with several different solar companies. We probably started in 2009 or 2010 and provided loans to fund PPAs (power purchase agreements) where an array is installed on a building and the owner of the array becomes the provider of electrical power for the tenant. The Bank has been supportive of the lenders by helping us to understand the benefits and ways that the loan needs to be secured. It's a little different than some since the array owner and the building owner may not be the same entity and if there is already a mortgage on the building we need to make sure that the mortgagee acknowledges that although the array is affixed to their building or to the ground, it is not part of their collateral. That educational support has been great since many of the lenders "speak solar" and our senior management team on the lending side understands what's involved.

*Shannon:* Can existing loans be refinanced to accommodate renewable aspects in a reasonable/easy fashion?

*Steve:* Yes, absolutely. Commercial notes

*Continued on p. 14*

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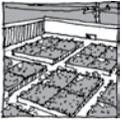
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# Vegetables Before Dessert!

By Kate Hartnett Hon. AIANH



AIANH's Environmental Guild thanks Steve Scott and Shannon Alther AIA for taking the lead on encouraging green banking practices. We are providing this companion article to supplement the excellent information in theirs.

To succeed, the business world needs to be adaptable. That has been the history of the U.S. since its founding. And today, the pace of that adaptation is speeding up. To help NH citizens keep up, the NH Environmental Guild works hard to provide current information on the most effective and efficient strategies and practices to minimize your need for expensive energy while at the same time improving your comfort and quality of life inside buildings, where most of us spend most of our time.

Ed Mazria FAIA, author of the 2030 Challenge ([www.architecture2030.org/2030\\_challenge/the\\_2030\\_challenge](http://www.architecture2030.org/2030_challenge/the_2030_challenge)) has the data to show that the most practical and cost effective path to energy efficiency (and increased comfort) is:

**STEP #1:** Reduce energy needs by 70-80% through using the design, construction, and operation practices that minimize the need for an energy supply to power heating, cooling, lighting, ventilating, motors, appliances, and electrical items;

**STEP #2:** Meet the 20-30% remaining supply needs through renewable technologies from sunlight, wind, and water, from both on-site and off-site sources.

Steve and Shannon discuss some of the challenges, opportunities, and benefits of taking step #2. By taking step #1 of demand reduction first, you can make the most use of your money, because you don't pay for more supply than you need. Sure, the practices we are talking about are not as "sexy"—who

**If you follow the two-step process above for new construction or any major renovation, your wallet and your bank account will reflect your financial smarts.**

sees passive solar, air sealing to reduce drafts, insulation, installing the most efficient HVAC, lighting, equipment, and appliances, and using power strips on all 24 hour loads (computers, flat screens, etc.) as hot new technologies? But in terms of ROI ("return on investment"), it's the path to take.

So, the NH Environmental Guild suggests that you keep the following saying in mind as you read the interview between Steve and Shannon: "Please don't eat your renewable dessert until you have had your energy efficiency vegetables." If you follow the two-step process above for new construction or any major renovation, your wallet and your bank account will reflect your financial smarts.

Still, as Steve and Shannon noted, most appraisers believe that they still do not have sufficient data to account for the clear value high performance buildings provide. With those less visible but very cost effective demand-side practices, and given the cost of energy, comfort considerations, and ability to weather the lack of heat, cooling, ventilation, and light, a well-insulated building could look the same as an average-insulated one, but certainly should not be valued the same.

For more info on the NH Environmental Guild, please go to [www.aianh.org/content/environmental-guild](http://www.aianh.org/content/environmental-guild).

For more on AIANH, see [www.aianh.org](http://www.aianh.org).

For more on the AIA+2030 series in NH, see [www.cvent.com/d/b4qln9](http://www.cvent.com/d/b4qln9). ■

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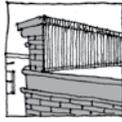
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## Explosion Green

A Review of David Gottfried's book, by Wes Tator, LEED AP



*Explosion Green* by David Gottfried is essentially a memoir by the principle founder of the world's Green Building Councils, both domestic and international. The US Green Building Council, USGBC, is, of course, the creator and steward of LEED, the most widely adopted system in the world for demonstrating that a building is indeed green. Perhaps more importantly, USGBC is the source of education for thousands of professionals reinventing themselves to be able to generate a building stock that is green.

Theodore Roosevelt once said, "It is not the critic who counts... The credit belongs to the man who is actually in the arena, who strives valiantly, who errs and comes short again and again." David's story is such a story and as such is inspiring for anyone who is committed to the transformation of the built environment. It tells of David's successes and his failures.

David, USGBC, and LEED all have their detractors, many with solid arguments for what is missing and what is wanted and

needed next. David's account barely touches on these, elements like the importance of BREEM in providing a foundation for the LEED framework, the role of the Committee on the Environment of the AIA, the importance of the controversy over insuring energy performance in early LEED versions, and the focus on outcomes provided by The Living Building Challenge. The focus is on what was in front of David all along the way, providing insight to what it is to be singularly focused.

There are some elements that stand out, particularly well told by tight writing. The account of transforming a virtual "teardown" of a house in an ordinary neighborhood is an inspiring story of not only the physical transformation but David's personal transformation in relation to his family. "The GBC movement at 20" is a wonderful essay on the elements that have led to the extraordinary, unpredictable growth of LEED. The last chapter is an essay on the current topics of our time. This is not an essay on "the list of current topics," it is the perspective of "the man in the ring." ■

## Guide on Access to Outdoor Sites



A new guide on achieving accessible outdoor sites, including trails and camping areas, is available from the U.S. Access Board. The 100-page document discusses and illustrates provisions of accessibility guidelines the Board issued last fall for outdoor sites developed by the federal government. The guidelines provide detailed specifications for accessible trails, picnic and camping areas, viewing areas, beach access routes and other components of outdoor developed areas when newly built or altered.

The new guide serves as a companion resource to the guidelines by explaining the intent of various requirements and how they can be met. It discusses provisions for trails and trailheads, outdoor recreation access routes, and beach access routes such as those addressing surface characteristics, width, and running and cross slopes. Outdoor constructed features, including viewing areas, camp

sites, tent pads and platforms, picnic tables, grills, fire rings, and toilet and bathing facilities are also covered. In addition, the guide explains exceptions in the guidelines that may apply where compliance is not practicable because of terrain, prevailing construction practices, or other specified conditions.

The provisions for outdoor developed areas are part of the Architectural Barriers Act Accessibility Standards and apply to federal agencies that develop outdoor areas for recreational purposes, including the National Park Service, the Forest Service, the Fish and Wildlife Service, the Army Corps of Engineers, the Bureau of Land Management, and the Bureau of Reclamation. However, the guidelines and companion guide can be used as a resource by other entities, including those subject to the Americans with Disabilities Act (ADA). More information at: [www.access-board.gov/guidelines-and-standards/recreation-facilities/outdoor-developed-areas](http://www.access-board.gov/guidelines-and-standards/recreation-facilities/outdoor-developed-areas). ■

# UIA Adopts 2050 Imperative



At the International Union of Architects (UIA) World Congress last week, member organizations representing over 1.3 million architects in 124 countries worldwide unanimously adopted the 2050 Imperative, a declaration to eliminate CO2 emissions in the built environment by 2050.

As important, all of the regional Architect Councils of Europe, Asia, the Americas and Africa also signed on to the declaration, something that is unparalleled in the 65-year history of the UIA.

The 2050 Imperative was initiated and drafted by Architecture 2030, then delivered subsequently by the AIA to the UIA World Congress in Durban, South Africa. Australian Institute of Architects CEO David Parken, with support from UIA President Albert Dubler, guided the 2050 Imperative through a number of committees and introduced it onto the floor of the Congress where it was unanimously adopted on August 8.

The 2050 Imperative states that:

- failing to act now on climate change will put future generations, and those already affected by extreme weather, natural disasters, and poverty, at great risk;
- urban areas are responsible for over 70 per cent of global CO2 emissions, mostly from buildings;
- over the next two decades an area roughly equal to 60 per cent of the world's building stock will be built and rebuilt in urban areas; and
- this provides an unprecedented opportunity to reduce fossil fuel CO2 emissions to zero by 2050.

The UIA is committed to influencing ethical and socially responsible development throughout the world. With the adoption of the Imperative, member organizations are charged with promoting the planning and design of carbon neutral cities, towns, urban developments, and new buildings, in order to achieve the 2050 target.

The action items in the 2050 Imperative are based in part on the recent "Roadmap to Zero Emissions" developed by Architecture 2030 and presented at the UN Climate Change meeting in Bonn, Germany on June 10th, 2014.

**"We're delighted that the UIA has adopted the 2050 Imperative. We look forward to working with all UIA member organizations to ensure that their architects and planners can meet its goals."**

— Ed Mazria FAIA, Founder and CEO of Architecture 2030

"We have made great strides towards a sustainable built environment, but we still need to advance the industry to make sustainable design the de facto standard for all construction projects," said AIA President, Helene Combs Dreiling, FAIA. "Sustainable design practices implemented by the world's architects will mitigate climate change and ultimately save lives."

You can download the full 2050 Imperative declaration at [uia\\_declaration\\_full.pdf](#). ■

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## NH Wood Energy Council



A non-profit partnership of public sector and private business interests has launched the New Hampshire Wood Energy

Council to promote and provide technical assistance in support of heating commercial and institutional buildings with a local and renewable New Hampshire resource – wood.

Funded in part by a \$250,000 three-year grant from the U.S. Forest Service, the NH Wood Energy Council will provide advice, support and direct assistance to municipal, school and business building owners, architects, and engineers considering wood as an affordable and renewable alternative to expensive and non-renewable heating fuels like heating oil and propane.

“New Hampshire has a very high dependency on fossil heating fuels, and we send over \$1 billion out of the state every year by importing these fuels,” said Rick DeMark, coordinator of North Country Resource Conservation and Development Council in Gilford, which will oversee the new council. “This program will help owners of bigger buildings switch to wood pellets or wood chips using advanced technology to save money and keep our fuel dollars in our economy.”

NHWEC brings together individuals, organizations, businesses, industry associa-

tions, and government agencies interested in the sustainable use of our renewable forests to help bring energy independence and economic prosperity to the Granite State.

The program will provide trained, impartial experts to meet with community or business leaders, and the building professionals who advise them, to help evaluate their options and determine whether heating with wood is right for their building. In addition, the program will provide “coaches” to help project leaders connect with qualified vendors and engineers. These services are without charge. For building owners who want to prepare a detailed financial and engineering analysis, the program can help fund the cost of comprehensive feasibility studies.

“Heating buildings with wood fuels has been around for centuries,” explained DeMark. “But new technologies and refined fuels like pellets and chips make this fuel very clean to burn and convenient to use. In just the last five years, over 75 municipal, school and commercial buildings in NH have switched to advanced wood heating systems. We’re here to help more folks evaluate this option and save money.”

Heating with wood can cost 50-60% less than with oil or propane, according to data from the NH Office of Energy and Planning. Other benefits of heating with wood include:

- Keep fuel dollar in local economy – NH consumers export \$1 BILLION annually for fossil heating fuels
- Reduce dependence on imported oil/propane
- Reduce greenhouse gas emissions; wood is low carbon fuel in comparison to fossil fuels
- Support strong markets for low-grade wood – keeps forests undeveloped
- Create jobs in New Hampshire
- Reduce certain air pollutants (e.g. sulfur dioxide which causes acid rain)
- RENEWABLE, SUSTAINABLE

For more information, go to [www.nhwoodenergycouncil.org](http://www.nhwoodenergycouncil.org) or visit the Council on Facebook or Twitter. ■



**Biomass Commodities Corp 3.5 MMBTU pellet boiler at Mascenic High School, New Ipswich**  
Credit: Biomass Commodities Corporation

# William Maclay's Road Map to Get Off the Grid

Bill Maclay AIA of Waitsfield, VT, was one of our presenters at Session III of the AIA+2030 Series in May. We found this nice interview with him in the NY Times.



Books by architectural firms are often vainglorious marketing efforts that keep the content glossy and light. But an ambitious new book from William Maclay, an architect in Waitsfield, VT, and his associates, challenges the genre.

Four years in the making, *The New Net Zero: Leading-Edge Design and Construction of Homes and Buildings for a Renewable Energy Future* (Chelsea Green Publishing, \$90) marshals detailed architectural drawings and impressive pie charts to show that net-zero-energy buildings (those that make as much — or more — energy than they consume) not only offer long-term advantages for the planet, but can also save their owners money from the start. The book is an informed plea from a 65-year-old architect who has long concentrated on designing such buildings, making the most of renewable energy sources, such as solar and geothermal power.

The book is replete with examples, from highly efficient mobile homes in Vermont to a 5,000-square-foot luxury home in the Boston suburb Newton, MA. Among the larger projects are a courthouse and an adjacent state building in Bennington, VT, and a visitors' center at Zion Canyon in the national park in Utah.

This is not a cranky or (beyond its basic urging of energy efficiency) preachy book. Its 576 pages do not promote a single strategy for getting to net zero, but they provide an à la carte menu of technologies and inspirations, including a generous number of examples conceived by other firms.

*The following interview was edited and condensed:*

Q. Do you think most Americans know what the term “net zero” means?

A. No, definitely not, but more and more people are recognizing its importance and learning what it is; if we're aiming toward a fossil-free and carbon-neutral future, the new number really is zero.

Q. Who is your book intended to reach?

A. Everyone. This is such a huge time of transition in terms of energy culture and quality of life and how people live.

There are definitely messages for both consumers and design professionals. It covers the big picture down to the nitty-gritty of how to do it. The middle part is more technically focused. And then there are the parts looking at the larger environmental and ecological picture.

Q. What are you most excited about in terms of advancements in building science?

A. There have been incredible changes in heating systems in just the last few years. An air source heat pump is now less expensive than using oil and propane, and close to being as cheap as gas. And it can be powered with renewables.

Q. Does that mean boilers should be extinct?

A. Yes. At this point, I think it's a poor investment. If you look at the total cost, using these machines is cheaper than putting in a boiler. That, to me, is so exciting about where we are right now.

Q. If you could write your own rules, what would you insist on?

A. I'd make sure every new building or renovation goes through the kind of analysis we do, showing what it would take, and cost, to be merely code-compliant versus what it would take to be net-zero-ready. I'd also require large buildings to publicly report their energy use, as New York City does. Then everybody knows how their building is performing compared to their neighbors', and everyone learns from the experience.

Q. Should there be a national building standard?

A. I certainly would be an advocate of that. There is an international building code that has been adopted all over the United States, which is better than not having anything. But we need to move a lot further than where that code is. It's not a baseline. Like the car industry with mileage standards, we should be setting the bar much higher. We should be taxing things that are bad, for example, reliance on fossil fuels, and adding incentives

*Continued on p. 14*

## Details...

Durham, NH, is a hotbed of construction activity these days as multiple projects are underway to provide housing and retail space for university students. A groundbreaking ceremony was held recently for Madbury Commons, a **TMS Architects**-designed project being built by **Pro-Con Construction**. When completed, by the fall of 2015, it will provide UNH students with 126 residential apartments and commercial space on the ground floor of both buildings.

**Cowan Goudreau Architects** has been awarded the contract for campus Master Planning of The Derryfield School in Manchester. CGA was also selected to complete Schematic Design of a new athletic/wellness center and dining commons. Cowan Goudreau will serve as Architect of Record in collaboration with the firm of Centerbrook Architects from Connecticut as design consultant.

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### IS YOUR BANKER GREEN? Continued from page 8

and mortgages can be modified in order to re-advance and provide additional capital. On the consumer side, home equity and home improvement loans are the typical products of choice to accomplish the additional capital needed.

*Shannon:* A few code related issues seem to come up in net-zero buildings where a building inspector might not give a certificate of occupancy if there is no primary heat source. Have you come across this in your business dealings?

*Steve:* I haven't come across that as yet.

*Shannon:* Appraisers (which are a critical piece to loan approval) tend to not value renewable aspects as high as they could. Do you think this can change to allow additional loan amounts to lenders who can see a noticeable operational cost savings on their project?

*Steve:* I think that you've nailed the biggest challenge. The newness of the technology and how it contributes value to the particular property is really an unknown. I had my house appraised after I'd had my array installed and the only value that it contributed according to the appraisal was \$2,000. (The array's cost net of the tax credits and rebates was more than ten times that and provides approximately \$2,000 in electricity on an annual basis). I don't blame the appraiser. It's hard to put an estimate of the value of the array without knowing its impact to the consumer. Further without being able to directly compare what a motivated buyer is willing to pay for a house with an array versus what they're willing to pay for the same house without an array, it's somewhat of a crap shoot for the appraiser.

Until and unless there's enough critical mass in terms of the sale of housing inventory (with renewable energy components to them) to demonstrate a trend, I'm not sure what can be done. The appraisers have to

be able to support their value estimates with hard data. And without that hard data it's difficult to make that leap. One way for the appraiser to see if there is any real value to the array would be for them to request the electricity bills, however that would involve a lot of data crunching and a lot more time for the appraiser and ultimately cost for the consumer for the additional work that the appraisal required. If the consumer didn't need that for financing, I'm not sure that the Bank could justify the added cost burden.

*Shannon:* Are there other lending options out there for individuals / groups who are energy conscience and should be rewarded for their forward thinking?

*Steve:* There are.....recently approved through the legislature is the concept of solar gardens where the energy from an array would be used by a group of individuals.

#### Conclusion:

Financing for renewable energy projects is definitely possible. Like everything, do your research on the opportunities for tax credits, state and federal grants and rebates to maximize the overall return. Depending on the type of facility that is being installed (PV, hot water, etc.) there are a myriad of state and federal credits grants and rebates that could be out there, but they require applications. Many of the installers are aware of the opportunities which can vary from municipality to municipality.

The best part of the process of installing an array is that once the array is live and creating electricity you can literally watch your electric meter run backwards.

*Shannon:* Steve Scott can be reached at the Provident Bank 603-334-1263 x1704 or via email [sscott@theprovidentbank.com](mailto:sscott@theprovidentbank.com) if you want to find out more about financing sustainable options on a project. ■

### BILL MACLAY'S ROAD MAP Continued from page 13

for things that are good: using more sustainable alternatives.

Q. If you could prescribe a takeaway from your experience, and from the book, what would it be?

A. From my perspective, the real goal that we have is to get rid of the fossil fuels.

That's the standard to me that makes most sense. It's the definition of net zero. This is not rocket science; we already have the nuts and bolts of how to get there. It's not that unusual or weird, and there's no reason not to do it right now. ■

# Construction Summary

**Project Type:** State House Room 100 Door  
**Cost:** \$78,499  
**Location:** Concord, NH  
**Owner:** State of NH-DOT  
**Architect:** Lavallee Brensinger PA  
**Engineers:** Rist Frost Shumway Engineering, Foley Buhl Roberts & Associates  
**Gen. Cont.:** Tier One Construction

**Project Type:** Northumberland Town Offices (Renovate The Former Groveton Paperboard Office Building)  
**Cost:** (Base Bid) \$284,866  
**Location:** Groveton, NH  
**Owner:** Town of Northumberland  
**Architect:** Bast & Rood Architects  
**Engineers:** Lee Carroll, Yeaton Associates  
**Gen. Cont.:** Ruggco Inc.

**Project Type:** Entrance Improvements (Sherman Adams Building)  
**Cost:** \$496,630  
**Location:** Sargents Purchase, NH  
**Owner:** State of NH DOT  
**Architect:** HL Turner Group  
**Gen. Cont.:** T Buck Construction

**Project Type:** Construction Management Services (Baggage Conveying Equipment & renovation to create new TSA CBRA) (Manchester/Boston Regional Airport)  
**Cost:** \$3,500,000 - \$4,500,000  
**Location:** Manchester, NH  
**Owner:** Manchester / Boston Regional Airport  
**Architect:** Lavallee Brensinger PA  
**Const. Mgr.:** Harvey Construction Corp. of NH

**Project Type:** Student Housing (Multiple Buildings) (UNH Campus)  
**Location:** Durham, NH  
**Owner:** Orion UNH LLC  
**Co-Owner:** The Dolben Co.  
**Architect:** DeStefano Architects  
**Engineers:** Allen & Major Associates Inc., Wozney/Barber & Associates  
**Gen. Cont.:** Fulcrum Associates

**Project Type:** PreEngineered Metal Building Addition (Sampson Manufacturing)  
**Cost:** (Base Bid) \$491,200  
**Location:** Keene, NH  
**Owner:** Monadnock Econ. Dev. Corp.  
**Architect:** DB Architects LLC  
**Gen. Cont.:** Osgood Construction

**Project Type:** Elderly Housing Building (The Meeting Place) (39 Units)  
**Cost:** \$4,494,356  
**Location:** Exeter, NH  
**Owner:** Avesta Housing & Redevelopment Corp.  
**Architect:** Burnell/Johnson Architects  
**Engineers:** Civilworks, Downing Engineering, Anderson Consulting Engineers  
**Gen. Cont.:** Cheshire Builders

**Construction Summary is provided by  
 Construction Summary of NH, Inc.  
 734 Chestnut St., Manchester, NH 03104**

**Project Type:** UNH Housing Lounges  
**Cost:** \$325,000  
**Location:** Durham, NH  
**Owner:** University of NH  
**Architect/Engineer:** Manypenny Murphy Architecture  
**Gen. Cont.:** Allied Cook Construction Mgmt

**Project Type:** Hudson Senior Center Maintenance & Storage Garage  
**Cost:** \$133,275  
**Location:** Hudson, NH  
**Owner:** Town of Hudson  
**Architect:** Warrenstreet Architects  
**Engineers:** SFC Engineering, Swift Current Engineering Services, Design Day Mechanicals, TF Moran  
**Gen. Cont.:** Wrenn Construction Services

**Project Type:** Riverside Landing Condominiums Building Shell Renovation & Additions  
**Location:** Durham, NH  
**Owner:** Riverside Landing Condominiums  
**Architect:** Barker Architects Inc.  
**Gen. Cont.:** Ryan Construction Management

**Project Type:** Window Replacement (New London Elementary School)  
**Cost:** \$174,400  
**Location:** New London, NH  
**Owner:** Kearsarge Regional School District  
**Architect:** Sheerr McCrystal Palson Arch.  
**Contractor:** NH Glass

**Project Type:** Counseling & Human Relations House (Demolition/Renovations)  
**Location:** Plymouth, NH  
**Owner:** Plymouth State University  
**Architect:** Stewart Architects  
**Engineer:** CPB & Associates  
**Gen. Cont.:** Hunter Homes

**Project Type:** Building Improvements (Pease International Tradeport)  
**Cost:** \$135,580  
**Location:** Portsmouth, NH  
**Owner:** Pease Development Authority  
**Architect:** HL Turner Group  
**Gen. Cont.:** Careno Construction

**Project Type:** Rivers Edge Apartments  
**Location:** Laconia, NH  
**Owner:** Laconia Area Community Land Trust  
**Const. Mgr.:** Eckman Construction

**Project Type:** High School Renovations  
**Cost:** \$22,000,000  
**Location:** Pelham, NH  
**Owner:** Pelham School District-SAU #28  
**Architect:** Lavallee Brensinger PA  
**Engineers:** Tighe & Bond, Yeaton Associates, Foley Buhl Roberts & Associates  
**Const. Mgr.:** Bonnette Page&Stone

**Project Type:** Dairy Queen Restaurant (76 Seats)  
**Location:** Manchester, NH  
**Owner:** Dairy Queen Grill & Chill  
**Architect:** Dennis Mires, The Architects P.A.  
**Engineer:** Keach Nordstrom Associates  
**Const. Mgr.:** Sullivan Construction

**Project Type:** New Automotive Building (Lakes Region Community College)  
**Cost:** \$3,300,000  
**Location:** Laconia, NH  
**Owner:** Lakes Region Community College  
**Architect:** Lavallee Brensinger PA  
**Const. Mgr.:** Milestone Engineering & Const.

**Project Type:** Renovations For Garage Locker Rooms & Break Room, Manchester Water Works  
**Cost:** \$314,950  
**Location:** Manchester, NH  
**Owner:** Manchester Water Works  
**Architect:** Lavallee Brensinger PA  
**Contractor:** Schroeder Construction Mgmt.

**Project Type:** Regional Training Institute & Barracks Facility  
**Cost:** (Available Funding) \$29,484,000  
**Location:** Pembroke, NH  
**Owner:** State of NH DOT  
**Architect:** Oak Point Associates  
**Engineers:** Oak Point Associates  
**Gen. Cont.:** Eckman Construction

**Project Type:** Fire/Rescue Station I Renovations  
**Cost:** \$385,027  
**Location:** Hooksett, NH  
**Owner:** Town of Hooksett  
**Architect:** Sheerr McCrystal Palson Architecture Inc.  
**Engineers:** WV Engineers, Steffensen Eng.  
**Gen. Cont.:** MCCI Inc.

**Project Type:** Shower Wing Renovation (Bear Brook Campground Toilet Building #3)  
**Cost:** \$121,500  
**Location:** Allenstown, NH  
**Owner:** State of NH DRED  
**Architect:** Barker Architects Inc.  
**Contractor:** Property Logistics

**Project Type:** Shower Wing Renovation (Toilet Building #2) (Lafayette Place Campground)  
**Cost:** \$196,750  
**Location:** Franconia, NH  
**Owner:** State of NH DRED  
**Architect:** Barker Architects Inc.  
**Gen. Cont.:** Laplante Builders

**Project Type:** Spaulding High School Security & Auditorium Upgrades (Phase I)  
**Location:** Rochester, NH  
**Owner:** Rochester School Department  
**Architect:** Lavallee Brensinger PA  
**Engineers:** Fitzmeyer&Tocci Associates, Foley Buhl Roberts & Associates  
**Const. Mgr.:** Eckman Construction

**Project Type:** Grafton County Nursing Home Renovations  
**Cost:** \$800,000  
**Location:** North Haverhill, NH  
**Owner:** Grafton County  
**Architect:** Banwell Architects  
**Const. Mgr.:** Estes & Gallup

**Project Type:** Resort Hotel Complex (170 Units)  
**Location:** Lincoln, NH  
**Owner:** Inn Season Resorts  
**Architect:** Berard Martel Architecture  
**Engineers:** Hoyle Tanner & Assoc. Inc., WV Engineers  
**Gen. Cont.:** Daniel Hebert Inc.

## Calendar of Events

**Sept 26-28 AIA New England Regional Conference and Design Awards.** Hosted by AIA Rhode Island, the conference will be held at the historic Biltmore Hotel in Providence. The theme is *TRANSFORMATION: The Evolution of Architecture & Practice in New England*, an exciting look at the various forces that are shaping New England, from urban revitalization to climate change, and how the architectural practice is adapting to make our region more livable and resilient. Info: [www.aia-ri.org](http://www.aia-ri.org). *AIA LUs available*

**Sept 30 NH Energy Code Challenge: Commercial Workshop,** HL Turner Group, Concord, NH, *6 AIA HSW LUs*. Register at: <http://www.nhenergycode.com>

**Oct 9 AIANH's ARCHtoberfest!** Our October Chapter Meeting is at Smuttynose Brewery in Hampton, NH., 5:30-8:45 pm. Tour this new brewery and restaurant addition/renovation, designed by McHenry Architecture and hear about the process from the inception of design through construction that speaks to the inclusion of integrated energy efficiency strategies. This is an example of the integrated design approach, an important goal of the AIA+2030 Challenge. The event includes beer, of course, plus heavy appetizers! Sponsored by **Pella Windows and Doors**. *AIA LUs applied for*. Details and registration: [www.aianh.org/news/aianh-events](http://www.aianh.org/news/aianh-events)

**Oct 23 AIAVT / AIANH Joint Meeting at King Arthur Flour**, 3:45 pm to 8:30pm. AIAVT and AIANH member tour of Moffatt-Johnson "MOJO" Building (White River Junction, VT) and presentation and tour of King Arthur Flour Bakery Café and Education Center (Norwich, VT). Cocktail reception at King Arthur. *2.5 AIA LUs*. Details and registration: [www.aianh.org/news/aianh-events](http://www.aianh.org/news/aianh-events)

**Oct 28 NH Energy Code Challenge: Residential Workshop,** Woodstock Inn Station and Brewery, North Woodstock, NH, *6 AIA HSW LUs*. Register at: [www.nhenergycode.com](http://www.nhenergycode.com)

**Nov 6 AIANH Chapter Meeting at St. Mary's Bank,** Manchester, followed by reception. Date and details to be confirmed.

**Nov 19 NH Energy Code Challenge: Residential Workshop,** Rodgers Memorial Library, Hudson, NH, *6 AIA HSW LUs*. Register at: [www.nhenergycode.com](http://www.nhenergycode.com)

**Dec 4 NH Energy Code Challenge: Commercial Workshop,** Schiller Station, Portsmouth, NH, *6 AIA HSW LUs*. Register at: [www.nhenergycode.com](http://www.nhenergycode.com)

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## Photo of the Month



**Parking garage in Santa Monica, CA  
by Chip Krause AIA, CMK Architects**

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