

2009

McKinley House

. There's No Place Like Home



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Buffalo Emerging Professionals (BEP), a committee of AIA Buffalo/WNY, and AIA Buffalo/WNY, a chapter of the American Institute of Architects, present this competition for the architectural design of the McKinley High School House for integration into the Fall 2009 school curriculum. The competition is held in collaboration with the Construction Industry Education Foundation, Buffalo Public Schools and McKinley High School.

Entrants are required to design a modular home to be built by junior and senior high school students in the McKinley High School carpentry shop in Buffalo, NY and later transported to an urban site via a flatbed trailer. Entrants must consider NYS Department of Transportation guidelines for transporting the modular units to its final site. Construction documents will be produced post-competition by a licensed New York State architect and submitted for September construction.

Summary of Competition Requirements

- Maximum modular element area: 12' (W) x 50'(L)
- Maximum building height 1 -1/2 story building. **Please note:** four (4) - 12' x 50' x 10' units are not permitted due to limited storage space
- Provide 2 - 3 bedrooms
- Provide at least 1 ADA accessible bathroom; 1 -1/2 baths minimum
- Integrate locally sourced materials including sustainable and recycled materials
- Use standard material sizes and increments (i.e. 4' or 8' drywall) and conventional detailing methods while challenging the general aesthetic appearance of the building
- Designs must provide flexibility regarding site orientation, entrance to the building and allowance for optional design elements (i.e. mudroom, porch, etc.)
- The competition is open to architects licensed 10 years or less, intern architects, and students
- All drawings must be 24" (H) x 36" (W) in "landscape" format; 10 drawings maximum, including specifications (please see the Appendix for an example of the minimum level of drawing detail required).
- Submit competition materials and registration fee via e-mail

Competition Schedule

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|---|--|
| Release of Competition Brief: | Thursday, April 23, 2009 |
| Last Day of Registration: | Monday, June 8, 2009; 11:59 pm EST |
| Submission Date of Competition Entries: | Thursday, June 11, 2009; 11:59 pm EST |
| Announcement of Winning Entry: | Tuesday, June 30, 2009 |
| Production of Construction Documents: | July & August 2009 |

Competition Website

<http://aiabuffalowny.org/BEP/mckinley>

Contact for Questions & Submission

mckinley.competition@gmail.com

Introduction & Competition Summary

Buffalo Emerging Professionals (BEP), a committee of AIA Buffalo/WNY, and AIA Buffalo/WNY, a chapter of the American Institute of Architects, present this competition for the architectural design of the McKinley High School House for integration into the Fall 2009 school curriculum. The competition is held in collaboration with the Construction Industry Education Foundation, Buffalo Public Schools and McKinley High School.



The aim of the McKinley House competition is to design a modular house using familiar materials and systems while advancing the architecture and general aesthetic appearance of the building. The competition builds upon the success of the McKinley “There’s No Place Like Home” project and the support of the Construction Industry Education Foundation. The design competition creates a great opportunity for designers to rethink the design of the House in refreshing, new ways. Architects and designers are challenged to produce a design that encourages the students of McKinley and the general public to consider residential architecture in a new way.

The design competition provides the opportunity for the architectural community to become more involved with students and their work. This architecture design competition seeks to improve architectural awareness, foster creative design, and discover new models for residential design that will represent 21st Century values in design and construction. The competition is open to architects licensed 10 years or less, intern architects and students in the field of architecture and design, as well as individuals and teams.

Competition Context

The McKinley House project consists overall of three parts:

- I. Design competition
- II. Construction Document Production
- III. Construction of the House as per Construction Industry Education Foundation schedule

The 2009 McKinley House competition provides the opportunity for designers to create a modular home up to the Design Development Phase, ultimately to be built in Buffalo, NY by McKinley High School students. The production of all final required construction documents will take place post-competition in collaboration with a NYS registered architecture firm and later given to the Construction Industry Education Foundation for implementation into the high school program. The construction of the 2009 McKinley House is a significant element of the learning program and curriculum at McKinley High School and will be executed exclusively by students under the guidance and directions of professional instructors. Any design should take the skill level of high school students into account.

The complete interior and finish, including all electrical and plumbing, are built on school property. All electrical and plumbing inspections are completed at McKinley High School before the building is transported to the final building site. HVAC systems are shop designed and fabricated, and later installed on site.



McKinley School Program: There's No Place Like Home

In 1994, the Construction Exchange of Buffalo & WNY Inc. began working with the McKinley High School Carpentry Program in order to assist in developing a curriculum that would employ the industry's latest tools, methods, and technology, with the ultimate goal of providing practical training to the students that would hone their skills and properly prepare them to enter the construction industry as dedicated and productive employees. With the support of the Construction Exchange this innovative program enables students in the Buffalo Public School system to develop new skills and expertise. To this end, the Construction Exchange formed the Construction Industry Education Foundation (Foundation), a not-for-profit 501(c)(3) publicly funded organization governed by a nine-person Board of Directors, comprised of members of the Construction Exchange.



In order to achieve its goal of providing the needed practical training experience for vocational students at McKinley High School and the vocational schools in the Buffalo Public School System, the Foundation determined, with the complete support of McKinley and Buffalo Public Schools to construct a single-family home using vocational students over a two-year period. Initial funding for the project came from grants totaling \$40,000 from the Baird, Wendt, and M&T Foundations. The house, approximately twelve hundred square feet, is built at McKinley High School and, when completed, is moved to property donated by the City of Buffalo and sold to either a public housing agency or an individual. The monies from the sale are then used to purchase material for the next house.

In February 1999, the Foundation held its grand opening of its first house located at 660 Sycamore in the City of Buffalo. Subsequently, the Foundation has produced five houses. The Foundation's sixth house will be sold to the Bethel AME Church in the Spring of 2009. The house will be located at 1460 Michigan Avenue in the City of Buffalo.

Building Program & Specifications

The goal of this project is to create a holistic approach to the design. Cost, economy, ADA requirements and sustainability are important considerations in the McKinley House design, and the use of innovative materials and techniques is expected. There are no specific budget limitations for the McKinley House. However, the nature of this project commands great cost sensitivity for any successful design in consideration of the urban fabric of Buffalo, NY. Entrants must note that McKinley houses are typically placed in close proximity to one of the newly renovated Buffalo Public Schools and in neighborhoods undergoing redevelopment.

Competition participants are expected to design a modular residential unit to be constructed by junior and senior high school students in the carpentry loft of McKinley High School during the 2009-2010 school year. Upon completion, the House will be transported to the final building site for placement on a new foundation and basement, also designed by the competition entrant. Previous homes have included three bedrooms and two bathrooms within a 1,200 square foot footprint. Depending on the specific design, layout of the House and selection by the end-user, some elements, such as a front porch, will be built on site. Construction limitations for this project are an important consideration in this design competition, and all competition participants are required to find an economically sensitive program solution. The Appendix includes all construction documents of the 2008 McKinley House and should be used as a basis for programmatic requirements.



Competition participants should develop a modular design that provides flexibility that will accommodate elements that will be determined after site selection. These elements include site orientation, building entrance and optional features to be integrated into the basic design. Entrants are encouraged to develop optional features as part of their submission to prove design flexibility. Optional features may include porches, mudrooms, vestibule, etc. Further, any design for the 2009 McKinley House must demonstrate maximum flexibility to allow the adaptation of the design for future school years and sites.



The overall construction space available for this project at the McKinley High School carpentry loft is approximately **36' (W) x 60' (L) x 20' (H)**, limiting the maximum size of any building element area to **12' (W) x 50' (L)**. The 2008 McKinley House consists of two building elements and has a 4/12 roof slope with a hinged roof that can lie down flat for transportation. **All design entries must strictly follow the transportation limitations provided by the New York State Department of Transportation.**

There is no specific weight limitation. However, any design entry should be sensitive to the challenge of moving the completed building elements from McKinley High School to the building site.

Design Guidelines for this project:

- Maximum modular element area: 12'(W) x 50'(L)
- Maximum building height 1 -1/2 story building. **Please note:** (4) four - 12' x 50' x 10' units are not permitted due to limited storage space
- Follow all applicable building and energy codes
- Provide 2 - 3 bedrooms
- Provide 1 at least ADA accessible bathroom; 1-1/2 baths minimum
- Any design should attempt to make use of standard material sizes by using conventional size increments (e.g. 4' or 8') for plywood or drywall.
- The recommended room height is 7'-4".
- All sleeping spaces are required to have at least 1 egress window.
- Exterior walls are to be standard 2x6 construction to allow for sufficient insulation and durability for transport.
- Triple floor joists are required along the perimeter of all modular units to stiffen the building for construction (see "Appendix 2008 McKinley Construction Documents").
- Competition participants are encouraged to develop ideas and possibilities to resolve technical limitations of transportation while maximizing design possibilities and space quality of the resulting building for the 2009 McKinley House. The current (2008) McKinley House is constructed with a 4/12 roof slope. The roof is folded down for transportation. The construction location allows for a roof slope up to 12/12. However, such a roof slope would lead to additional transportation challenges.
- Integrate locally sourced materials including sustainable and recycled materials



Site Location & Context



This competition is intended to produce a modular home that can be placed within a 60' x 125' lot in Buffalo, NY, with typical 60' street frontage. Although the exact site for this project has not yet been confirmed, the final location will be in the neighborhood of the newly renovated Buffalo Academy for Visual and Performing Arts School located at 450 Masten Avenue. Images of the Masten Avenue District are shown on the previous page.

Images of McKinley Houses previously built are also shown below. Please note that the site orientation of 660 Sycamore Street is not typical of the Buffalo urban residential fabric, while the site constraints shown at 48 Doyle Avenue are.



*Buffalo Academy of the Visual and Performing Arts,
450 Masten Avenue (above and right)*



*First 'There's No Place Like Home' House
660 Sycamore Street, Buffalo, NY*



*'There's No Place Like Home' construction
at 48 Doyle Ave, Buffalo, NY*

Submission Guidelines

This competition is intended to lead directly to the construction of a residential building. Construction documents will be produced based on the winning entry. Any competition entry must contain all crucial information for the successful completion of a project of this size. All design submissions should include a complete set of drawings to the level of the Design Development phase, including complete specifications for this project. Please see the Appendix for the complete set of construction documents of the 2008 McKinley House as reference for level of detail and the extent of the information needed for the McKinley House.

Participants must register by paying the applicable registration fee (see below). Upon registration each participant will receive a participant number for identification purposes (e.g. "025") to be included on the top right of each drawing. Each submitted file must be labeled with this participant number followed by the file title (e.g. "025-ABSTRACT.DOC" or "025-DRAWING3.PDF").

Each competition submission must include the completed submission form. The submission form is available at the end of this document and can be downloaded as a fillable Microsoft Word® form at <http://aiabuffalowny.org/BEP/mckinley>. This file is to be labeled with the participant number followed by "INFO" (e.g. "025-INFO.DOC" or "025-INFO.PDF").

All drawings must be submitted either as PDF or JPEG. Bitmap format is recommended for drawings. The maximum and recommended size for drawings is 24" (H) x 36" (W). All drawings must be in "landscape" format. There is no maximum or minimum number of drawings and files. However, entries should be organized with construction documents in mind. If 3D renderings and representational drawings are included in an entry, all images have to be included in drawing files and must not be separate files. In addition to drawings, participants should present the concept of their entry in a short abstract of up to 500 words. This text is to be submitted in one Word® file labeled with the participant number followed by "CONCEPT" (e.g. "025-CONCEPT.DOC"). The maximum size of all files of one entry is 5 MB. All files of one entry are to be combined in a ZIP file titled exclusively with the participant number.

The entry submission is **via email only**. Each participant submits one email with one ZIP file including all drawings and text files of the entry (e.g. "025.ZIP").



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Registration

All participants must pay the applicable registration fee in full by the last day of registration. A participant is registered for this competition with the payment of the registration fee and no additional email is required. Fees are to be paid per entry. For teams, the team member with the highest qualification applies.

Registration Fees (USD):

| | AIA & AIAS members | Non-members |
|-------------------------------------|--------------------|-------------|
| Professionals & Licensed Architects | \$ 35 | \$ 50 |
| Intern Architects | \$ 30 | \$ 40 |
| Students | \$ 25 | \$ 30 |

Please provide the email address to be used for the entry submission when paying via PayPal!

PayPal Account: mckinley.competition@gmail.com

Jury & Winning Entries

Competition entries will be evaluated by a jury and awards will be announced by June 30, 2009. The judging of the design entries will be carried out by the AIA, members of the Construction Industry Education Foundation, McKinley High School, the University at Buffalo School of Architecture and Planning, and a reputable residential design Architect.

Jury:

Richard Baer - Baer & Associates / Construction Industry Education Foundation

Brian Carter, RIBA – Dean, University at Buffalo School of Architecture and Planning

Simon Faber, Assoc. AIA – BEP

Kelly Hayes-McAlonie, AIA - AIANYS / AIA Buffalo/WNY Immediate Past President

David Jameson, FAIA - David Jameson Architect, Inc

Shanntina Moore, Assoc AIA, LEED ® AP - BEP Chair / AIA Buffalo/WNY / AIANYS Assoc. Director

Jim Staebell – McKinley High School Carpentry Program

Pat Sullivan – Scranton's Thruway Builders Division of United Materials / Construction Industry Education Foundation

Awards:

First prize \$2000 (USD)

Second prize (2) \$1000 (USD)

Publication & Exhibition

The competition proposals are intended to be published and exhibited.

Disclaimer

The design competition promotes the McKinley House project, and is not intended to affect the normal operations of the Construction Industry Education Foundation post competition. All competition entries are property of BEP / AIA Buffalo/WNY, who has the right to publish and exhibit any and all submitted competition materials. BEP and AIA Buffalo/WNY withhold the right not to award a winning entry. BEP / AIA Buffalo/WNY is not responsible for competition entrant preparation costs. The participant agrees to these conditions with the payment of the competition fee.

Competition Website

<http://aiabuffalowny.org/BEP/mckinley>

Contact for Questions & Submission

mckinley.competition@gmail.com

A Collaboration of

AIA Buffalo / WNY

A Chapter of the American Institute of Architects
3500 Main Street, Ste 130-113
Buffalo, New York 14226

Buffalo Emerging Professionals

A committee of AIA Buffalo / WNY

Construction Industry Education Foundation

2660 William St
Cheektowaga, NY 14227

McKinley High School

1500 Elmwood Ave
Buffalo, NY 14207

Buffalo Public Schools

James A. Williams, Ed. D., Superintendent
712 City Hall
Buffalo, NY 14202

Appendix 2008 McKinley Construction Documents

The Appendix (separate ZIP download) includes all construction documents of the 2008 McKinley House. These Documents are to be used as a guide regarding programmatic requirements as well as construction limitations for any new design of the 2009 McKinley House.

2009 **McKinley** House..... There's No Place Like Home

Submission Form

Contact Name

Participant Number (provided upon registration)

Contact Mailing Address

Contact E-mail Address

Contact Telephone Number
(include country code outside of US)

Name(s) of Participant

Participant status
(Lic. Architect, intern architect, student)

AIA / AIAS
(yes/no)

Please submit the completed form with your submission to mckinley.competition@gmail.com

Registration deadline: Monday, June 8, 2009; 11:59 pm EST

Submission deadline: Thursday, June 11, 2009; 11:59 pm EST