PROPOSAL FOR ARCHITECTURAL SERVICES

City of Appleton Public Library

SUBMITTED TO:

Dean Gazza
Project Manager & Director of Parks, Recreation & Facilities Management

1819 E. Witzke Blvd.
Appleton, Wisconsin 54911
dean.gazza@appleton.org

February 4, 2021
We believe that public libraries are part of our essential social infrastructure. Focusing on local needs and inspiring patrons of all ages, libraries strengthen communities, providing equitable access to knowledge and multi-faceted approaches to literacy. As neighborhood hubs for learning and growth, they offer spaces for collaboration and connection. They address community-specific needs and resources that are essential to a democratic society.
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“This newest addition to the Brooklyn Public Library system is well-suited to today’s wariness of enclosed spaces. [...] A natural habitat garden has been planted along the street as part of the library’s mission to teach about the environment. ‘We've included exterior public space in all 3 of the libraries we have designed in NY,’ explained Fairbanks [...] ‘They encourage gathering and meeting – a way to engage and support community. [...] Now that we can’t use shared spaces, we realize how critical they are.’”
RE: City of Appleton Public Library Request for Proposals

Dear City of Appleton and the Public Library Architect Selection Committee,

We are thrilled to submit our proposal for the City of Appleton’s Public Library. This project is an exciting opportunity for the Appleton Public Library to expand and update your library spaces and services as well as anchor development and growth within your community. Our firm is very familiar with Appleton, having been fortunate to work with Lawrence University on a range of projects over the past few years, and excited at the prospect of returning to work with you and the broader Appleton community on this significant project. For us, public libraries are some of the most important and rewarding projects to be involved in. We have experienced firsthand how robust engagement with communities throughout the entire design process leads to projects that are responsive to local needs and connected to local culture.

For over 30 years, we have collaborated with our clients to create inspiring spaces that address their distinctive goals and advance their missions. We have been privileged to work with numerous public and academic libraries as well as other archives and collections – designing new branch libraries, designing additions to and renovations of existing libraries, and developing strategic plans for their future evolution. We know that libraries are so much more than buildings – they are the people and the programs, they are catalysts for connections and growth, and they are hubs for information and equitable access to essential resources.

We acknowledge the following, as requested in the RFP:

- We note that the terms and conditions outlined in the Request for Proposals are acceptable to our firm.
- The members of our firm authorized to represent us during this evaluation process, any negotiations, and the signing of any agreements include Karen Fairbanks and Scott Marble.

We believe our past experiences with libraries around the country and our projects in the City of Appleton have prepared us well for your project. We look forward to hearing from you and hope that we’ll have an opportunity to meet with you and your team to discuss this exciting project.

Sincerely,

Karen Fairbanks, AIA, LEED AP
Founding Partner
karen@marblefairbanks.com

Scott Marble, FAIA
Founding Partner
scott@marblefairbanks.com

February 4, 2021
Executive Summary

OUR UNDERSTANDING OF YOUR PROJECT GOALS

Libraries are so much more than the buildings that house them. They are the people who use them and who work in them. They are critical nodes in networks of community resources. They provide access to information and resources that are essential for a democratic society. They sustain us and keep us connected. They are hubs for growth. They are responsive to changing local needs. Public libraries are some of our favorite places to visit and definitely our favorite design projects. You are embarking on a major project to enlarge the space of your library by 50%. This is an opportunity to wrestle with important questions about what types of spaces, systems, and technology APL needs today and what you may need in the future. We will work with you and your community to develop a design process that is inclusive and engages your diverse community voices. We will be designing a project that is not only a building, but a place that invites the community in and nurtures growth. The design process and the building will be unique to Appleton. We will embrace the local context and community, and while building on past experiences, we will respond to your specific needs with the goal of supporting your mission.

- It’s time to transform the library - the existing building was built in the 80s, and libraries have changed significantly over the past 40 years
- Build on the rich work of the Strategic Plan and align this project with current local needs
- Use the library to catalyze the community and connect this project to a concurrent community planning process
• Collaborate to develop an inclusive process where a diversity of perspectives are represented and heard
• Design for wellness, for growth, for flexibility for the future
• Support community partnerships and address their needs for the library
• Establish sustainable principles – reuse what’s existing, where possible, and create more resilient urban infrastructure
• Incorporate lessons learned from this past year, including enhanced remote services and providing exterior spaces

OUR TEAM FOR YOUR PROJECT
• We have worked on civic and academic projects for public, private, and non-profit organizations throughout our 30 years
• We have designed libraries for all three NYC library systems (New York Public Library, Queens Library, and Brooklyn Public Library) and we have developed research for all three systems to rethink the decision-making process for capital investments across all 206 branch libraries
• We have library expertise in the design and strategic planning for academic and research libraries and national cultural resource archives, as well as through experience on national committees on library design and participation in international library conferences
• We are committed to education, as faculty members and as academic leaders
• We are recognized leaders in the integration of digital technologies in design and fabrication
• We have had many positive experiences working with diverse communities – our design process and our projects reflect their voices in the work
• We have had many successes as team members in Wisconsin and beyond
• Sustainability and the strategic use of existing resources is valued by our entire team - the majority of our work has been renovations and adaptive reuse

Our team has significant experience in the design of libraries and will build on that expertise to ensure that your project embraces state-of-the-art technologies. We will integrate current approaches to building systems and equipment for long term adaptability. We have spent much of our career designing projects that adapt and reuse existing buildings, and this will be the assumed starting point for your project as well. We have a proven track record providing design leadership in a collaborative process with many unique voices. And we have a wide range of tools to utilize to clearly communicate design intent throughout the process. Our broad experiences with public organizations, national government agencies, and private institutions have prepared us for the complexities of public work. We embrace the input of the various project stakeholders who all bring important perspectives to the process and work hard to make sure all voices are heard.

OUR EXPERIENCE RELEVANT TO YOUR PROJECT
• Our work on the Greenpoint Library and Environmental Education Center for Brooklyn Public Library highlights the power of community activists and community partners to transform the mission of their local branch library
• Our work in Queens for the Glen Oaks Branch Library celebrates the diversity of the community
• The design of the Schomburg Center for Research in Black Culture brings the collections to the street to connect to the community
• Previous work on academic libraries, research spaces, special collections, and strategic plans demonstrates our broad understanding of the ecosystem of library and collection design
• Our current work with the National Park Service’s Cultural Resource Division to develop immediate, near-term, and long-term solutions for their extensive museum
collection storage across the entire Northeast Region offers a parallel lens into questions of access and preservation

- Our commitment to the integration of green spaces increases community wellness and contributes to the resilience of the infrastructure
- Our visionary clients are our thought-partners on our projects, and we work together to stay at the forefront of our library and education work

We augment our extensive library work with our work for higher education institutions and community organizations. All these projects share the need for the design of the spaces to be flexible and able to adapt to future needs. In many ways, all the projects we include in this proposal are environments for learning and growth. They address the various needs of their communities, welcoming a diversity of ages, abilities and identities. Many of these projects have focused on engaging their immediate communities, opening up to the street, and including redesigned public and civic spaces. These landscaped exterior spaces increase community wellness and contribute to the resilience of the urban infrastructure. Through this project, the new Appleton Public Library will not only have expanded spaces and services, but will be a beacon for the community, a place to celebrate your unique culture and history, and a demonstration of a sustainable environment that supports growth, wellness, and a just future.

1 The Schomburg Center for Research in Black Culture, New York, NY
2 Aerial view, Greenpoint Library and Environmental Education Center, Brooklyn, NY
3 Hunter College Cooperman Library, New York, NY
“Its most remarkable achievement is that customers are wowed by it. They are proud to have such an exciting building in their community and they flock to it. Queens Library is proud as well to have such an exciting building serving the public. It already is a landmark in the community and will stand as a center for education and information, and a model of sustainability for many decades to come.”
MARBLE FAIRBANKS PROPOSAL

MIND BUILDERS CREATIVE ARTS CENTER
NEW YORK, NEW YORK

GREENPOINT LIBRARY AND ENVIRONMENTAL EDUCATION CENTER
BROOKLYN, NEW YORK
Firm Profile & Background

Marble Fairbanks is an architecture, design and research office founded in 1992 by Scott Marble and Karen Fairbanks. We are committed to highly innovative design through research and analysis of the core issues surrounding each project. Building on the combined experience of our completed work and ongoing research, we approach every project as unique and search for original solutions. Our continuing connection to academia through teaching and participation in conferences and symposium inspires a creative working environment where theory and practice are informed by each other. Our working process is based on a highly collaborative team approach. Our most recent work has focused on cultural and institutional projects for public and private clients including Brooklyn Public Library, New York Public Library, Queens Library, Hunter College, Haverford College, Columbia University, The Museum of Modern Art, The New School, Princeton University and New York University. Our research-based practice is at the forefront of discussions concerning digital technology, integrated design processes, and education.

Marble Fairbanks is the recipient of numerous local, national, and international design awards. The work of Marble Fairbanks is published regularly in books, journals and newspapers and has been exhibited in galleries and museums around the world including the Architectural Association in London, the Nara Prefectural Museum of Art in Japan and the Museum of Modern Art in New York where our drawings are part of the museum’s permanent collection.

COMPANY NAME
Marble Fairbanks

OWNERSHIP: GENERAL PARTNERSHIP
Scott Marble, Founding Partner
Karen Fairbanks, Founding Partner

CERTIFICATIONS
Women-owned Business Enterprise (WBE)
New York City

YEAR ESTABLISHED
1992

LOCATION
20 Jay Street
Suite 202
Brooklyn, NY 11201

PHONE
+1 (212) 233-0653

E-MAIL
info@marblefairbanks.com

WEBSITE
www.marblefairbanks.com

SECTORS OF WORK
Cultural & Civic
Educational
Interiors & Renovations
Planning
Residential
Workplace
Schomburg Center for Research in Black Culture

**RELEVANCE TO APPLETON PUBLIC LIBRARY**
- Turns inward focusing building outward to the city
- Integrates existing buildings and new construction through aesthetic of transparency and openness transforming the existing brick building
- Updates reading rooms, galleries, and collections storage with state-of-the-art technologies

**PROJECT SCOPE**
The Schomburg Center for Research in Black Culture is one of the world’s leading research facilities focusing exclusively on African-American, African Diaspora, and African experiences. The project spans three connected buildings: the Schomburg Building, Langston Hughes Building, and Landmark Building. Work undertaken consists of exterior and interior renovations throughout the Schomburg Center including historic preservation and renovation work of the Landmark Building by McKim, Mead & White, an addition to the Schomburg Building housing the gift shop and conference room, extensive interior renovations to research divisions, reading rooms, and archival storage, and newly designed gallery spaces. The design enhances how the Center interfaces with the public and Harlem community by displaying portions of its vast collection and current events to the street. Features of the design include LED display systems, interactive information panels, and a new street scape. As of 2017, the Schomburg Center is a National Historic Landmark.

**SELECT AWARDS & RECOGNITIONS**
- LEED Silver
- SARANY, NY Design Award of Merit
- Public Space, Architect’s Newspaper Best of Design Awards

**REFERENCE**
Risa Honig, VP, Capital Planning & Construction, NYPL
Phone: 212 621 0579
Email: risahonig@nypl.org
Glen Oaks Branch Library

RELEVANCE TO APPLETON PUBLIC LIBRARY
• Pre-design phase determined necessity for new construction
• Invites community through transparency at street and new outdoor spaces
• Integrates diverse languages spoken in the community into design of glass pattern on facade

PROJECT SCOPE
Glen Oaks Branch Library is a new 18,000sf building that doubles the area of the previous building, providing reading rooms and collections on three floors, community rooms, and computers and digital technologies integrated throughout. A landscaped plaza and exterior reading garden provide seating for the community outside the building. The channel glass facade provides a luminous glow in the interiors and transforms the building into a beacon for the neighborhood. A large picture window allows for views into and out of the second floor children’s area while providing a civic identity to the community.

SELECT AWARDS & RECOGNITIONS
• LEED Gold
• American Architecture Award, Chicago Antheneaum
• Building of the Year, American-Architects
• Design Excellence, Queens Chamber of Commerce
• A+ Awards Special Mention, Library Typology, Architizer
• Design Excellence Program, NYC DDC
• Art Commission Award, NYC
• Design Award of Honor, SARA/NY
• Merit Award, AIA New York

REFERENCE
David Burney, Former Commissioner, NYC DDC
Phone: 718 399 4340
Email: david.burney.nyc@gmail.com
Greenpoint Library and Environmental Education Center

RELEVANCE TO APPLETON PUBLIC LIBRARY
- PD phase studied options to reuse existing structure
- Project driven by extensive community input and active community partners
- Provides greatly expanded indoor spaces and significant outdoor and civic spaces at the street

PROJECT SCOPE
The new Greenpoint Library and Environmental Education Center replaces an existing building with a 15,000sf community hub for environmental awareness, activism and education. The Greenpoint Library doubles the size of the previous building, providing significantly enlarged indoor and outdoor spaces to house expanded activities related to the exploration of the environment as well as everyday library use. The programs are adult, teen, and children reading rooms and collections, and community spaces for library programming and the Environmental Education Center. Lab spaces for interactive projects, a large community event space, a lounge, small meeting rooms, and staff spaces are distributed on the two main floors. The library provides street level exterior green space, clear visual connections to interior activities, and two accessible green roofs on the upper floors. The plaza design offers the public an engaging civic space that demonstrates sustainability and reinterprets the environmental history of the region.

SELECT AWARDS & RECOGNITIONS
- Design Excellence Award, NYC Public Design Commission
- Award of Merit, AIA Brooklyn + Queens Design Awards
- American Architecture Award, Chicago Athenaeum

REFERENCE
Ames O’Neill, Project Manager, Brooklyn Public Library
Phone: 718 230 2452
Email: AOneill@bklynlibrary.org
CUNY Hunter College
Cooperman Library

RELEVANCE TO APPLETON PUBLIC LIBRARY
• Included a planning study for the entire library and the design of the top two floors
• Renovates existing spaces to introduce state-of-the-art learning and collaboration spaces
• Adjacent floors remained in use during construction

PROJECT SCOPE
Located within a 22-story building on Hunter College’s urban campus, the renovation of the Leon and Toby Cooperman Library focuses on two of the nine floors of the library. Adapting to its expanding role as a provider of services and resources for the burgeoning and digitally-connected college community, the new design transforms large floor plates into a multitude of zones conducive to all scales of learning. Programs introduced include writing, mathematics, and science learning centers, a pre-professional advising suite, lecture hall, Education Library, student lounge, and digital classrooms. Flexible study, reading, collaborative work and social spaces are dispersed throughout both floors and serve to bring together students and faculty from different academic programs. A new open stair connects the two floors and extends to a rooftop reading garden. This project includes a planning study for the entire library, guiding future work and transforming the library into an academic crossroads.

REFERENCE
Fabian Bedolla, Project Manager
Phone: 917 658 3766
Email: fbedolla@hunter.cuny.edu
STUDENT SPACE
INSTRUCTIONAL / GROUP STUDY SPACE
COLLECTIONS
LIBRARY SERVICES
LEARNING CENTERS
PRE-PROFESSIONAL ADVISING
SCHOLARS CENTER
SUBJECT-SPECIFIC LIBRARY
OTHER PROGRAM

Student Space
Instructional / Group Study
Collections
Library Spaces
Learning Centers
Pre-Professional Advising
Scholars Center
Subject-Specific Library
Other Program
Tony Stabile Student Center,
Columbia University
School of Journalism

RELEVANCE TO APPLETON PUBLIC LIBRARY
- Turns inward focusing building outward to the campus
- Captured and activates underutilized space
- Incorporates existing building into new construction

PROJECT SCOPE
This project is an alternative configuration for the public spaces of the Graduate School of Journalism and an addition to the building that sensitively responds to the McKim, Meade and White context. Included in the project are spaces for the Journalism Library, the offices of the Columbia Journalism Review, assorted faculty and administrative offices, and classroom space. Central to the proposal is the introduction of several new spaces to serve as a social and intellectual center for the School: a multi-purpose “social hub” for student-faculty interaction as well as larger meetings with visitors to the school, and a more informal student lounge space and café. The café is sited at the formerly outdoor space between Journalism and the adjacent building. A transparent glass wall transforms the relationship between the campus the School of Journalism, and, when raised, provides the school with a more active presence on its entry plaza.

SELECT AWARDS & RECOGNITION
- Annual Design Review Award, Architect Magazine
- Design Honor Award, AIA New York
- Design Citation, AIA New York

REFERENCE
Nicholas Lemann, Professor of Journalism and Dean Emeritus
Phone: 212 854 5192
Email: nl2124@columbia.edu
Lawrence University
Colman Hall

RELEVANCE TO APPLETON PUBLIC LIBRARY
- Captured and activates underutilized space in existing building
- Integrates new design elements and exposes unique character of existing elements
- Connects to history of site and builds on local campus culture

PROJECT SCOPE
The Colman Hall loft project is a 25,000sf renovation of two floors of 1950s building on the Lawrence University campus. The project is the adaptive reused of large underutilized floor plates within an existing residential building into unique small group housing. Typically located in houses close to campus, small group housing is a popular alternative living option offered to student organizations and informal groups that have a shared mission.

The design solution references urban loft living and the local history of manufacturing in this area. The industrial character and structural idiosyncrasies of the existing building are incorporated into the design of four large lofts on two floors, with double and single rooms surrounding shared kitchens and lounges. An expanded lobby and social spaces for the entire residence hall include a shared kitchen for communal cooking, media den, informal seating, a living room and a courtyard lounge, and a new connecting stair and skylight that brings natural light into the center of the building.

REFERENCE
Mark Burstein, President, Lawrence University
Lawrence University
711 East Boldt Way
Appleton, WI 54911
mark.burstein@lawrence.edu
Relationship with Sub-Consultants: Building A Team & Delivering Excellence

We actively seek to form diverse, creative, and collaborative teams and believe that the collective intelligence of a team approach is the ideal model for the most innovative solutions to design problems. Our consultants’ work is integral to our approach and their input into the challenges and opportunities of a project is solicited from the very beginning of the project.

For the Appleton Public Library project, we built a team of experts and innovators who are all committed to collaborative work and who have experience working together on various projects. Our extensive team combines extensive library experience and local knowledge. In creating these partnerships, our team will successfully provide state-of-the-art facilities that afford a standard of excellence in a building with spaces that reflect the mission of your library and the passion of your community.

Following are brief highlights of proposed sub-consultant firms and select projects. Key team members and our successful collaborations are noted in Section 3 and further team profiles, resumes and select project references are in Section 6.

QUALITY ASSURANCE
Our firm works to eliminate errors and missing information by utilizing Building Information Modeling (BIM), team shared checklists based technologies along with a refined workflow of multiple team members checking work at each phase providing quality control throughout our projects. To learn more about our quality assurance/quality control (QA/QC) please see section 4.

AVAILABLE RESOURCES
Marble Fairbanks Architects has a primary office in New York City and a secondary location in Atlanta. Our resources include in-house capabilities for full architectural services, strategic plans and master plans, interior design, signage/wayfinding, FF&E, rendering and visualizations. In partnership with a wide range of specialty consultants that we can tap into we leverage the latest technology to accommodate any resources needed during projects. We have a refined remote workflow with the ability to virtually visit and monitor sites any where in the world. We used this technology on multiple projects in Appleton.

Having the resources and technology for remote working in place prior to the Pandemic resulted in our firm’s ability to remain on schedule for all of our projects, including those in the Construction Administration phase. We continue to be fully operational and incredibly productive whether team members are working remotely or on-site in limited capacity due to mandatory health guidelines.
**ADS ENGINEERS**
MEPFP / LEED

ads ENGINEERS, DPC, established in 1979, continues to provide high-quality engineering services to our long-standing clients based on the principles established by the founding partners. ads ENGINEERS, offers a full range of consulting engineering services; HVAC, Electrical, Plumbing, Fire Protection, LEED Services, Sustainable Services, Energy Studies & Computer Modeling and Commissioning.

Partners, Michael Leone, Ari Golden, Steve Gnapragasam are the driving force of ads ENGINEERS. As a mid-size firm, ads can offer the depth of a large firm while still providing the “hands-on” involvement of the firm’s partners. It is this “hands-on” philosophy and personal involvement that has earned ads the loyalty of long-standing clients, demonstrated by our nomination and award as “Preferred Mechanical Engineer” by Architect’s Magazine.

- Greenpoint Library & Environmental Education Center, Brooklyn, NY
- Roosevelt Island Branch Library, Roosevelt Island, NY
- Fordham Walsh Library, Bronx, NY
- Elmhurst Public Library, Queens, NY
- Kew Garden Hills Library, Queens, NY
- Hunter’s Point Branch Library, Queens, NY

**SILMAN**
Structural

Creating, Renewing, Preserving, Sustaining: This has been the vision of Silman since its inception in 1966. Since then, the firm has served as structural engineering consultant on more than 23,000 projects. It is noted for its collaborative spirit in the design of new architectural works and on some of the largest and most noteworthy renovations and additions in the US.

Silman fosters an approach centered on constant collaboration between owners, architects, and consultants to provide the highest quality structural engineering services possible. The firm’s engineers are trained to be effective listeners, creative problem solvers, and knowledgeable about all facets of the construction process. With offices in New York City, Washington, DC, Boston and Ann Arbor, Silman has 170 staff members, with more than 50 professionally registered personnel and more than 20 LEED accredited professionals.

- Greenpoint Library & Environmental Education Center, Brooklyn, NY
- Schomburg Center for Research in Black Culture, New York, NY
- Hunter's Point Library, Queens, NY
- New York Public Library, Mid-Manhattan Library, New York, NY
- Martin Luther King, Jr. Memorial Library, Washington, DC
GEI CONSULTANTS
Civil / Geotechnical

GEI Consultants, Inc. is a consulting engineering firm that delivers value-laden professional services that improve our world’s built environment. With more than 900 staff and 42 offices across the U.S. and Canada, GEI is a leader in providing multi-disciplined engineering and technical services to a range of private and public sector clients, both domestically and abroad.

As an employee-owned firm, we foster personal relationships with our clients and support our staff in a partnership model, which is underpinned by continuous learning and sharing of knowledge. We retain proven, recognized experts and attract the best young minds to deliver to our clients a refreshing blend of technical expertise, collaborative spirit, and innovation that is rare in our profession.

- The Barack Obama Foundation, Barack Obama Presidential Center Geotechnical Engineering, Chicago, IL
- Shepley Bulfinch Richardson Abbott Inc., Frederick E. Berry Library and Learning Commons, Salem, MA
- Durland - Van Voorhis Architects, Flint Public Library Building Addition, Middleton, MA
- Contra Costa Community College District, Diablo Valley College Library Addition, Pleasant Hill, CA

COSENTINI
AV / Security / IT

Cosentini Information Technologies (CIT) was established in 1985 as a division of Cosentini Associates. The division provides telecommunications, audiovisual, and security design and consulting services. The combination of these services enables Cosentini Information Technologies to provide a full range of technology solutions for a variety of clients including financial institutions, cultural organizations, healthcare and educational providers, airlines, law firms, governmental agencies and others. Projects CIT has designed include large mixed-use facilities, residential buildings, offices, data centers, mission critical command and control centers for the federal government, technology master planning for entire cities and homeland security services at dams, ports, ferry terminals and other critical locations.

- Greenpoint Library & Environmental Education Center, Brooklyn, NY
- Boston Public Library, Central Branch, Johnson Building Renovations, Boston, MA
- New York Public Library, 53rd Street Branch, New York, NY
- Brooklyn Heights Library at One Clinton, Brooklyn, NY

AGENCY LANDSCAPE + PLANNING
Landscape Architect

Agency is a women-owned small business (WOSB) and certified DBE/WBE practice based in Cambridge, Massachusetts. Our work engages the commissioning HVAC, electrical, plumbing and fire protection systems.

- Harper College Building F - David K. Hill Family Library, Palatine, IL
- Milwaukee Public Library Mill Road Redevelopment, Milwaukee, WI
- Alicia Ashman Library, Madison, WI
- Batavia Public Library, Batavia, IL
- Cudahy Public Library, Cudahy, WI
full spectrum of design services - from strategic planning to complex public realm implementation. It is tied together by a commitment to public sector work with deep community engagement. We have a significant practice dedicated to urban planning, from the regional to district scale, and a team of twelve designers and planners.

- Hoosac at Charlestown Navy Yard, Boston, MA
- Chicago Riverwalk, Chicago, IL
- Upper Harbor Terminal, Minneapolis, MN
- Lawn on D, Boston, MA
- Grand Rapids Parks and Recreation Strategic Master Plan, Grand Rapids, MI

STEVEN WINTER ASSOCIATES
Waterproofing

Steven Winter Associates, Inc. (SWA) provides research, consulting, and advisory services to improve the built environment for private and public sector clients. We specialize in building science, energy, sustainability, and accessibility consulting, as well as certification, research and development, and compliance services. Our engineers and architects have led the way since 1972 in the development of best practices to achieve high performance buildings. We work to improve buildings and communities by optimizing their construction and operation, improving their systems and building components, and enhancing the services they house.

- Greenpoint Library & Environmental Education Center, Brooklyn, NY
- Harlem School of the Arts Renovation, New York, NY
- Freeport Senior Housing, Freeport, NY

MIDDLETON CONSTRUCTION CONSULTANTS
Cost Estimating

Middleton Construction Consulting is composed of a group of highly skilled professionals who focus on Construction Cost Estimating and Owner’s Representation. We recently entered into our 10th year in business with offices operating in both Illinois and Wisconsin. We have an experienced staff currently comprised of 5 full time employees that have the skills to manage our clients’ construction costs. With an ever-increasing client base that extends throughout the continental United States, our construction project estimating value is at an average of over $900 million dollars.

- Lawrence University, Colman Hall, Appleton, WI
- Lawrence University, Seeley G. Mudd Library Center for Academic Success, Appleton, WI
- Lawrence University, Sage Hall, Appleton, WI
- Fox Cities Exhibition Center, Appleton, WI

LIBRARY FURNITURE INTERNATIONAL
Move Management

Library Furniture International (LFI), established in 2000, is a full service firm specializing in the sale and service of library furnishings. We help libraries meet the rapidly changing sociological and technological growth in their community through design and product. We believe in providing a higher standard of service which is essential for the satisfaction of our clients. We provide more to our clients than selling and installing library furnishings, offering a range of services, all of which can be tailored to meet client needs.

LFI Moving Services specializes in moving library shelving and furniture for Renovations, Re-Carpeting, Relocation, or Layout Reconfiguration. We employ our own LFI expert installers along with equipment specific to library moving projects (hydraulic lifts, book carts, vans and trucks with lift gates).

- Lawrence University, Colman Hall, Appleton, WI
- Lawrence University, Chapman Hall, Admissions, Appleton, WI
- West Des Moines Public Library, Des Moines, IA
- Michigan City Public Library, Michigan City, IN
- Cook Memorial - Aspen Branch, Vernon Hills, IL
- Knoxville Public Library, Knoxville, IA
“At DDC we adopted a policy some time ago of awarding a portion of our design contracts to smaller and emerging design firms who had hitherto been rather overshadowed by the larger firms. The theory was that smaller firms would provide a more attentive service than might be experienced...in large design firms. This has certainly proven to be the case with Marble Fairbanks.”
Our project teams are overseen by a principal-in-charge who stays involved from project kick-off to project close-out. Both partners will be involved in significant design decisions throughout the project. Our Project Manager will be responsible for day-to-day management of the project, is the point person for the Owner’s project manager, and will work closely with our Project Architect to coordinate all consultants. The Project Architect will be responsible for the project BIM model, all drawings, and will integrate the work of the consultants into the BIM model. Other support staff will be brought into the project as needed to meet deadlines or for specific tasks. We will maintain continuity on the Appleton Public Library project by having a dedicated team from start to finish.

As noted in section 2, we actively seek to form diverse, creative, and collaborative teams and believe that the collective intelligence of a team approach is the ideal model for the most innovative solutions to design problems. Our consultants’ work is integral to our approach and their input into the challenges and opportunities of a project is solicited from the very beginning of the project.
Project Hours

The table on this page provides the proposed hours for each project team member. The information in the separate enclosed fee proposal reflects the information provided in this table. All lead Architects and Engineers for each discipline have a minimum of ten years of experience on comparable projects. More information on our key team members and sub-consultants can be found on the following pages.
<table>
<thead>
<tr>
<th>DISCIPLINE</th>
<th>TEAM MEMBER</th>
<th>TITLE</th>
<th>ROLE</th>
<th>HOURS</th>
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<tbody>
<tr>
<td>Geotech Evaluation</td>
<td>Karl Krueger</td>
<td>Project Professional Engineering</td>
<td>Director</td>
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<tr>
<td>MEP/FP</td>
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<td>MEP/FP</td>
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<td>Craig Richardson</td>
<td>Senior Professional Technical Support</td>
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**Total Hours:** 265 541 1,070 1,462 780 2,722
Karen Fairbanks
FOUNDING PARTNER, PARTNER IN CHARGE

EDUCATION
- Master of Architecture, Columbia University, 1987
- Bachelor of Science in Architecture, University of Michigan, 1981

REGISTRATION
- LEED Accredited Professional

ACADEMIC AFFILIATIONS
- Claire Tow Professor of Professional Practice and Chair, Architecture, Barnard College, Columbia University – current
- Faculty Director of Barnard Design Center – current
- Max Fisher Visiting Professor, University of Michigan, 2004
- Visiting Critic, Parsons School of Design, 1992
- Visiting Critic, Rensselaer Polytechnic Institute, 1991

HONORS & AWARDS
- Oculus Award, Beverly Willis Architecture Foundation, 2018
- Educator of the Year, AIA New York State, 2015
- Distinguished Alumna Award, University of Michigan Taubman College of Architecture, 2013
- Michael Owen Jones Memorial Lecturer, University of Virginia, 2007
- Charles and Ray Eames Lecturer, University of Michigan, 2004
- 40 under 40, 1996

PROFESSIONAL EXPERIENCE
- Marble Fairbanks Architects, New York, NY 1990 - current

CURRENT & RECENT PROJECT PARTICIPATION
- Brooklyn Public Library Greenpoint – Partner in Charge
- Middlebury Library Master Plan – Partner in Charge
- Lawrence University Colman Hall – Partner in Charge
- CUNY Hunter College Cooperman Library – Partner in Charge, master plan; Design Partner, renovation
- NYPL Schomburg Center for Research in Black Culture – Design Partner
- Glen Oaks Branch Library – Design Partner
- GSA/NPS Rethinking Museum Storage – Partner in Charge
- New York University Department of English – Design Partner
- Parsons School of Design Planning Study – Partner in Charge
- Columbia University School of Journalism – Partner in Charge, planning study; Design Partner, renovation
- Re-envisioning Branch Libraries – Partner in Charge

Karen Fairbanks is a founding partner of Marble Fairbanks where she has focused on the design and planning for both public and private educational and cultural clients. She has extensive experience with current library design, and her work as a member and past Chair of the American Libraries Association Committee for Buildings for College and University Libraries includes panels and presentations on library design around the world. Karen is a past member of the Board of Directors for the New York Chapter of the AIA, and has served on the Exhibition Committee, the Scholarship Committee, and as Co-Chair of the NYC AIA Design Awards Committee. She serves as a juror for architecture awards panels across the country and lectures extensively on the work of the firm.

Karen received her Master of Architecture Degree from Columbia University and Bachelor of Science in Architecture degree from the University of Michigan. She was honored by Michigan as the 2013 Distinguished Alumna of Taubman College of Architecture. Prior to forming Marble Fairbanks, she worked on award-winning educational and institutional projects at firms in New York City and Boston.

Karen is the Claire Tow Professor of Professional Practice, Chair of the Architecture Department, and Faculty Director of the Design Center at Barnard College. While at Barnard she has participated in the capital planning of the campus – including serving on the Capital Campaign Advisory Committee, the Long Range Capital Planning Committee, the Master Plan committee, the Trustee’s Buildings, Grounds, and Environment Committee, and the Teaching and Learning Center Steering Committee. Karen brings this extensive knowledge of institutional organizations and the specific needs of academic clients to the work of Marble Fairbanks.
Scott Marble is a founding partner of Marble Fairbanks, as well as professor and Chair of the School of Architecture at Georgia Tech. Prior to joining Georgia Tech, he was a faculty member at the Columbia University Graduate School of Architecture, Planning, and Preservation (GSAPP). His early engagement with digital technologies at Columbia University, teaching one of the first paperless” design studios, has allowed Marble Fairbanks to pioneer innovative uses of digital design and fabrication in their work. By remaining at the cutting edge of technological advances in the design and construction industry, the firm has consistently achieved unique award-winning designs for a wide range of residential, educational, institutional and commercial projects. Scott is a frequent lecturer at architecture schools and professional organizations around the world in the areas of digital technologies and Building Information Modeling (BIM). He recently completed the book Digital Workflows in Architecture: Design, Assembly, Industry published by Birkhauser. He also serves as a GSA Peer Reviewer.

Before becoming William H. Harrison Chair of the School of Architecture at Georgia Tech, Scott was the Director of Integrated Design at the GSAPP and as well as Director of the Integrated Design Studios for the Columbia Building Intelligence Project (CBIP), an ongoing research project exploring new, technology-enabled collaborative processes in design. He has taught studios and workshops around the country, most recently at the University of Calgary, where he was selected for the William Lyon Somerville Visiting Lectureship. He has also taught at the University of Houston where the work produced won first prize in the AAIFab Award sponsored by the Architectural Association in London.

Scott received his Master of Architecture degree from Columbia University and his Bachelor of Environmental Design degree from Texas A&M University. In 2012 he was a recipient of the Outstanding Alumni Award from Texas A&M University.
EDUCATION
• Master of Architecture, Columbia University, 2012
• Bachelor of Science in Architecture, University of Michigan, 2005

REGISTRATION
• Licensed Architect, New York

ACADEMIC AFFILIATIONS
• Consultant / Teaching Assistant, Columbia Building Intelligence Project (C-BIP), Columbia University GSAPP, 2012, 2014
• Associate Editor, “Abstract,” Published by Columbia University GSAPP, 2009 - 2012
• Teaching Assistant, Workflow: Designing Industry, Columbia University GSAPP, 2011

HONORS & AWARDS
• Fred L. Liebmann Book Award, New York Society of Architects, 2010
• Top Ten Finalist; Architecture for Humanity: AMD Open Architecture Challenge, Ecuador, South America, 2008
• James B. Angell Scholar, University of Michigan, 2005

PROFESSIONAL EXPERIENCE
• Marble Fairbanks Architects, New York, NY 2012 - current
• inFORM Studio, Detroit, MI 2005 - 2006
• J K Janiga Architects, Pinckney, MI 2000 - 2004

CURRENT & RECENT PROJECT PARTICIPATION
• Brooklyn Public Library Greenpoint – Project Manager
• Middlebury Library Master Plan – Project Manager
• GSA Charlestown Navy Yard Workplace Recommendation Report – Project Manager
• NYPL Schomburg Center for Research in Black Culture – Project Manager
• CUNY Hunter College Cooperman Library – Project Manager
• Lawrence University Colman Hall – Project Manager
• New York University Institute of Fine Arts – Project Architect
• Parsons School of Design Planning Study – Project Architect
• Re-envisioning Branch Libraries – Project Manager

Jason Roberts, Organization Director, has been a key member of the Marble Fairbanks team since 2012. He has managed projects for clients at Brooklyn Public Library, New York Public Library, Hunter College, Lawrence University, and Parsons School of Design, among others. As Organization Director, Jason manages the office building and construction standards, making sure all the key technical criteria and goals are met in the development of a project. He interfaces with the full project team, communicating with consultants, contractors, and clients to deliver design excellence.

Jason led the master plan for Parsons The New School for Design, a comprehensive study of 350,000 sf of space across numerous buildings throughout New York City, and the master plan for 160,000 sf of space in the Davis Family Library and Armstrong Science Library on Middlebury College’s campus. He recently completed a workplace recommendation report as part of a larger strategic plan for the National Park Service and the General Services Administration at the Charlestown Navy Yard in Boston.

Recent built projects Jason managed include Greenpoint Library and Environmental Education Center; Hunter College’s Cooperman Library which included the integration of learning centers and specialized teaching and learning spaces throughout the library; the Schomburg Center for Research in Black Culture which included the full gut-renovation of an original Carnegie Library; and, Colman Hall at Lawrence University which included the transformation of underutilized space within an existing residence hall to create new group housing.

Jason received his Master of Architecture from Columbia University and his Bachelor of Science in Architecture with honors from the University of Michigan. He is an active member of the Society for College and University Planning (SCUP). Jason has over 10 years of experience in library design starting with the Traverwood Branch Library in Ann Arbor, MI which began design in 2005 and opened in 2008.
Tanya Gershon
PROJECT ARCHITECT

EDUCATION
• Master of Science in Critical Curatorial & Conceptual Practices in Architecture, Columbia University, 2014
• Master of Architecture, Columbia University, 2013
• Bachelor of Arts in Architecture, Barnard College, 2010

REGISTRATION
• Licensed Architect, New York

ACADEMIC AFFILIATIONS
• Teaching Assistant B+C Undergraduate Architecture Program, Barnard + Columbia College, 2013-2014
• Researcher, Global Africa Lab, Columbia University, GSAPP, 2013
• Teaching Assistant, Real Estate Development Program Columbia University, GSAPP, 2011

HONORS & AWARDS
• Graduate Award: “For the Thesis Which Makes the Most Significant Contribution to the Public Sphere”, Columbia University, 2014
• Cooper Hewitt National Design Award, Smithsonian Design Museum, 2014
• William Kinne Traveling Fellowship, Columbia University, 2013
• Phi Beta Kappa, Barnard College, 2010
• Josephine Paddock Fellowship for Graduate Studies in the Arts, Barnard College, 2010
• Departmental Honors, Barnard College, 2010
• Magna Cum Laude, Barnard College 2010

PROFESSIONAL EXPERIENCE
• Marble Fairbanks, New York, NY 2018 - current
• SASAI Street Artist Initiative, Johannesburg, SA 2014-2018
• Leslie Gill Architect, New York, NY 2014-2016
• HWKN, New York, NY 2012
• Auerbach Architects, Chicago, IL 2007-2008

CURRENT & RECENT PROJECT PARTICIPATION
• GSA/NPS Rethinking Museum Storage – Project Manager
• Urban Dove Team Charter School – Project Manager
• New York University Institute of Fine Arts – Project Manager
• Brooklyn Public Library Greenpoint – Senior Designer
• SUNY Southampton Center for Creativity – Project Manager
• GSA Charlestown Navy Yard Gateway Project – Senior Designer

Tanya Gershon is a Project Architect at Marble Fairbanks. She joined the team in 2018 with a decade of experience in civic, academic and high end residential architectural projects. At Marble Fairbanks, Tanya leads clients and project teams in planning studies and built projects from schematic design through construction administration streamlining the process through attention to detail, on-site problem solving and time management. She focuses on building and maintaining client relationships while simultaneously balancing multiple projects. She is currently managing a joint project with the General Services Administration and the Northeast Region of the National Park Service to rethink museum collections and storage for 70 parks and an Enhanced Feasibility Study for the Springfield Armory in Massachusetts.

Prior to her time at Marble Fairbanks, Tanya was the Director of Design and Founder of SASAI - South African Street Artist Initiative - a organization in South Africa working on activating public spaces in Johannesburg through community and civic partnerships with local artists and designers. Tanya’s other experience includes working as a Project Director for a boutique architecture firm in New York where she led a team of designers and consultants on a 300,000sf facilities assessment for a pre-K through 12 school in Philadelphia working closely with the client to deliver a three volume publication of drawings, diagrams and data analyzing all aspects of their 21 building campus and athletic fields. Tanya’s previous projects also include, large scale museum installations at MoMA PS1 in New York, MOAD (Museum of African Design) in Johannesburg, the Chicago History Museum and Jane Addam’s Hull House.

Tanya received her Masters in Architecture in 2013 and Masters of Science in Critical, Curatorial & Conceptual Practices in Architecture in 2014 both from Columbia University. She attended Barnard College where she received her Bachelor of Arts in Architecture. Tanya is an active member of the AIA.
Successful Project Team Collaborations

We bring sub-consultants with diverse voices from various areas of expertise together at the beginning of each of our projects to work collaboratively from the outset. Building a powerhouse team is a major key to our overall success. Some of our most successful collaborations are our library projects. We've included a number of the sub-consultants from our recently completed award winning Greenpoint Library and Environmental Education Center in this proposal, including Silman, ads, Cosentini, and Steven Winter Associates (SWA). ads, who provided MEPFP, LEED, and commissioning services at Greenpoint was a critical team member in helping that building target Platinum LEED status. We have worked with Silman on several jobs in our office including another of our prominent library projects: the Schomburg Center for Research in Black Culture. They have worked with and recommended our proposed local civil and geotech firm: GEI Consultants. We also included sub-consultants from our successful work at Lawrence University - Middleton (cost estimating) and LFI (furniture) - and our ongoing work with the Gateway Project at the Charlestown Navy Yard in Boston - Agency (landscape design). Rounding out our team is the WBE local IBC Engineering, who has also worked with Middleton on several projects. They are a full-service engineering firm that will be providing environmental, lighting, and commissioning services. Please see additional relevant projects and project references in sections 2 and 6.
Joseph Tortorella, PE  
PRINCIPAL-IN-CHARGE  
Registered Professional Engineer: CT, GA, LA, ME, MD, MS, MO, NJ, NY, NC, OH, PA, RI, UT, VA, WI, PR

Since joining the firm in 1979, Joe Tortorella has supervised projects of historic preservation, renovation, adaptive reuse, alteration, new construction, and sustainable design. He has led much of the firm’s work with the New York Public Library including the firm’s recent work at the Stephen A. Schwarzman Building. He has additionally worked on various branch libraries within the Brooklyn Public Library and the Queens Library systems, many of them historic Carnegie libraries.

Blaine Carmack, WEDG  
PROJECT ENGINEER

Blaine Carmack joined Silman in 2015 and was promoted to Project Engineer in 2019. His professional experience includes both renovations and new construction, with clients ranging from institutions, cultural centers, public agencies, to private residences.

Michael Wheeler, PE  
SENIOR VP / SENIOR PRINCIPAL ENGINEER  
Registered Professional Engineer: WI

Mike Wheeler is a Senior Vice President of GEI and Manager of the Green Bay, Wisconsin, office. He brings 31 years of experience in Geotechnical Engineering, Civil Engineering, Foundation Design, and Mine Development Projects, including project work at Lawrence University in Appleton, Wisconsin.

Craig Richardson, PE  
PROJECT PROFESSIONAL  
Registered Professional Engineer: WI

Craig Richardson serves as Project Manager in the civil engineering group at GEI’s Iron River, Michigan, office. He has 23 years of experience in funding assistance, studies, design for municipal water and wastewater systems, and construction inspection experience.

Alberto Mena Jr., PE, SE  
PROJECT MANAGER  
Registered Professional Engineer: NY

Alberto Mena Jr. first joined Silman in 2008 as a college intern and subsequently joined as a full-time engineer in Silman’s Boston office. He left Silman in 2013 to work in Chicago but later rejoined the New York office in 2017 as a Senior Project Engineer. Albert was promoted to Associate in 2019 and in spring 2021 he will be relocating to Silman’s new Chicago office. His work spans across a variety of types, including cultural, institutional, educational, and residential projects.

George Meister, PE  
PROJECT MANAGER  
Registered Professional Engineer: AZ, MI

George Meister is a Professional Engineer who provides civil engineering support on projects involving roadway design, site planning, stormwater management, construction management, land surveying, and infrastructure design/upgrade. As a consulting engineer, he has supported design of municipal streets, water mains, and sanitary and storm sewers. He has a wealth of professional experience in the planning and design of commercial properties, residential communities, and industrial sites.
Ari Golden, PE, HPDP, LEED AP
PARTNER-IN-CHARGE
Registered Professional Engineer: NY, NV, HI, WA, TN, CT, RI, MA, NC

Ari Golden is an accomplished Mechanical Engineer with over 22 years of experience. Mr. Golden’s HVAC design experience includes projects ranging from museums to educational buildings for new and existing facilities. His broad range of experience has exposed him to a complete cross-section of systems, building types and clients.

Frank Ferrara, EIT
P/FP PROJECT MANAGER
NYS Licensed EIT

Frank Ferrara is a Plumbing and Fire Protection Engineer with over 14 years of professional experience. Mr. Ferrara has extensive experience in design of fire protection systems including wet/dry, street feed, fire pump, roof tank, and pre-action systems. Similarly, he has designed plumbing systems including sanitary waste, vent, high and low-pressure natural gas distribution systems, storm water management systems and domestic water systems.

Eduardo Galeano, LEED AP
HVAC PROJECT MANAGER,
LEED MANAGER

Eduardo Galeano is a Mechanical Engineer with over 12 years of experience. Mr. Galeano performs computer simulations for building energy modeling analyses using Trane Trace 700 and eQuest based software for commercial/residential facilities following NYSERDA’s incentive programs and/or USGBC’s certification (LEED) requirements. Mr. Galeano has also been lead design engineer of HVAC mechanical systems for different types of facilities including new construction and existing building renovations.

优化

Steve Gnapragasam, PE, LEED AP
ELECTRICAL PROJECT MANAGER
Registered Professional Engineer: NY, NJ, PA, FL, HI, CO, GA, CA, CT, NV, NC, TX

Steve Gnapragasam is an accomplished Electrical Engineer with over 14 years of experience. Mr. Gnapragasam has designed Electrical power, fire alarm and lighting systems for various projects from high-end residential condominiums and hotels to large retail space renovation.

Joel Rothenberg, PE, LEED AP
HVAC PROJECT MANAGER,
LEED ENGINEER
Registered Professional Engineer: NY

Joel Rothenberg is a Mechanical Engineer, Head LEED Consultant, Energy Modeler and Commissioning Agent with over 6 years of experience. Mr. Rothenberg has experience in performing computer simulations for building energy modeling analysis and in LEED certification process, specifically assisting in the certification of several new construction, core and shell and commercial interior projects.

Jonathan Buchberg, LEED GA
ELECTRICAL ENGINEER

Jonathan Buchberg is an Electrical Engineer with over 7 years of experience. Mr. Buchberg has experience designing electrical power, fire alarm and lighting systems for various project types from large interior office space renovations to high-end residential condominiums.

Nour Khaled, FE/EIT
ELECTRICAL ENGINEER

Nour Khaled began his electrical engineering career in 2018. In this short time, Mr. Khaled has been designing electrical systems for power, lighting, control systems, AV, communication, and security for projects such as the MLB headquarters in NYC and office spaces at the 3 World Trade Center.

Irina Yemets
P/FP ENGINEER

Irina Yemets is a Plumbing and Fire Protection Engineer with over 20 years of experience. Ms. Yemets experience includes design of plumbing and fire protection systems for new and existing residential high-rise buildings, restaurants, office spaces, and single tenant commercial spaces.
Gina Ford, FASLA
DESIGN PRINCIPAL
Registered Landscape Architect: CO, CT, MA, NC, RI, TN, WA

Gina Ford is a landscape architect, co-founder and principal of Agency Landscape + Planning. Underpinning her two decades of practice are a commitment to the design and planning of public places and the perpetuation of the value of landscape architecture via thought leadership, teaching, writing and lecturing.

Huy Pham, LEED AP
PROJECT MANAGER

Mr. Pham rejoined Cosentini Information Technologies in 2010 after working in the Construction Management industry. He has extensive experience in telecommunications cabling infrastructure design for buildings and campuses, LAN/WAN systems design, and convergence of multiple technology platforms into “Smart” systems.

Emily Cioffi
SENIOR AUDIOVISUAL SYSTEMS ENGINEER

Ms. Cioffi joined Cosentini in 2011 as an Audiovisual Designer after serving as an Engineering Intern in 2010. She is responsible for documenting all aspects of media, voice and data design solutions. Her experience includes audiovisual systems design for conference rooms, meeting rooms, hotel facilities, VIZ rooms, auditoriums, boardrooms, teleconferencing facilities, and command and control centers.

Emily Cioffi
SENIOR AUDIOVISUAL SYSTEMS ENGINEER

Ms. Cioffi joined Cosentini in 2011 as an Audiovisual Designer after serving as an Engineering Intern in 2010. She is responsible for documenting all aspects of media, voice and data design solutions. Her experience includes audiovisual systems design for conference rooms, meeting rooms, hotel facilities, VIZ rooms, auditoriums, boardrooms, teleconferencing facilities, and command and control centers.

STUART PINKLEY
SENIOR TELECOMMUNICATIONS ENGINEER

Mr. Pinkley joined Cosentini Information Technologies in 2004. His responsibilities include coordinating with the project manager and telecom team members on the design and development of voice, data, and video technology solutions; utilizing CADD software for the design of cabling infrastructure, telephone systems, local and wide area networks (LAN/WAN), CATV systems, and satellite/microwave technologies; and ensuring all design solutions meet client needs and standards.

Susannah Ross, ASLA
PROJECT MANAGER

Susannah has extensive experience managing complex urban landscape design and construction. She is passionate about the design of public open spaces in urban settings. She enjoys exploring the potential of landscape design to enrich the daily life, health and well-being of city dwellers and urban ecology, and to shape the core identity of a city. She welcomes the challenge of designing to meet a diverse set of interests in a complex physical context.

Brie Hensold, HASLA
PLANNING PRINCIPAL

Brie Hensold is an urban planner, co-founder and principal of Agency Landscape + Planning. With a passion for understanding and improving communities and places, Brie brings a systems-based approach that celebrates diverse perspectives. She has extensive experience developing creative and meaningful community engagement processes. Brie’s work encompasses multiple scales, from downtown plans to citywide park systems to resilience strategies.

Eamonn Hutton, ASLA
LEAD PROJECT DESIGNER

Eamonn Hutton is a landscape architect focused on the planning, design and construction of urban landscapes. Eamonn works across multiple scales, from building city parks and streetscapes to planning city-wide park systems and regional trails. He is passionate about design, drawing inspiration from both natural landscapes and vibrant urban environments. Eamonn’s favorite projects bring people into contact with the natural world through timeless and lasting design.
Dennis Hess, PE
ELECTRICAL ENGINEER
Mr. Hess has over 30 years of experience as an electrical design engineer and is knowledgeable in power distribution design, lighting design, fire alarm system design and development of electrical specifications. Highly skilled in electrical estimating, field coordination, overall project management and construction administration.

Lev Zvenyach, PE, CPMP, LEED AP
PRINCIPAL-IN-CHARGE
Registered Professional Engineer: WI, CO, IL, IA, MI, MN, NY, OH, WA
An Outstanding leader and educator, Lev’s 30+ years of experience includes both national and international projects with a focus on sustainable technologies. Lev excels at creating innovative solutions for a variety of environments.

Karen Oranger, PE, LC
PROJECT ENGINEER
Registered Professional Engineer: WI
As a lighting design professional and registered engineer, Karen has a unique perspective in both lighting and electrical power distribution design for a broad range of projects, including commercial, municipal, and industrial projects. Karen’s level of experience includes energy conservation studies, interior and exterior lighting design. Her passion for paying attention to detail for quality deliverables and construction support makes her valuable to any team.

Scott Beglinger, RD, LEED AP
MECHANICAL DESIGN ENGINEER
Registered Designer of Systems: WI
An accomplished HVAC and plumbing systems designer with nearly 20 years of experience, Scott possesses a keen sense for details and excellent communication skills. Passionate about the environment and sustainable building practices, he has been involved in several facilities that incorporate renewable energy features.

Tom King, RD, LEED
PROJECT MANAGER / MECHANICAL ENGINEER
Registered Designer of Engineering Systems: WI
A dedicated team player, Tom’s strong construction background incorporates over twenty years of experience in mechanical, plumbing and fire protection contracting and design. He is a highly organized and detail oriented professional, with expertise in the technical aspects of the construction process.

Thomas Middleton, CPE
PRESIDENT / LEAD COST ESTIMATOR
Tom has 23 years in the commercial construction industry as a cost estimator, leading many major projects to successful completion. His experience ranges from healthcare to commercial buildings to schools and corporate headquarters. Tom has worked in both direct, hands-on, field roles as well as project leadership roles. Based on his intimate knowledge of the construction process he understands the nuances of taking an idea from concept to completion. Tom is a Certified Professional Estimator with the American Society of Professional Estimators.

Josh Houston, CPE
SENIOR COST ESTIMATOR
Josh has over seventeen years of experience in the construction industry. His experience includes Cost Estimating and Project Managing for a variety of construction projects throughout multiple location in the United States. His current responsibilities with Middleton Construction Consulting include the preparation of cost estimates in all areas of construction, with an emphasis on mechanical, plumbing, fire protection, electrical, low voltage and site/civil.
William Zoeller, RA  
DIRECTOR, ENCLOSURE LEAD  
Licensed Architect: CT

Bill has over 38 years of experience in building design and construction, building science research, energy-efficiency, building enclosure durability and moisture-management, and building materials product development. He has specialized expertise in building enclosure design and detailing; design to resist natural hazards; and energy upgrades in historic buildings.

Andrew Piedl  
PROJECT MANAGER

Andrew Piedl is a Principal Building Enclosure Consultant with SWA, specializing in building enclosure systems. With 22 years of professional experience in architecture and seven years of experience in construction, he has specialized expertise in building enclosure design and constructability for both new construction and existing structures, including enclosure diagnostics, exterior restoration and landmark structures.

Greg Mueller  
INSTALLATION MANAGER

Greg owned his own Facility Services company for 27 years providing service to several large Illinois libraries. When Greg joined LFI in 2019, he already had relationships with many of our library customers and was well respected for his professionalism and expertise. Adding to his qualifications, he worked closely with libraries and their architects on several large renovation and construction projects.

Jason Platt  
INSTALLATION MANAGER

Jason has been installing library shelving and furniture for over 21 years. As an LFI installation manager he has planned and executed both small and large scale installation and moving projects. Jason is a highly skilled installer and consistently praised by library directors, architects, and facilities managers for finishing work on-time, on budget and with extreme professionalism.
Our Responsiveness Capabilities

Utilizing workflows we’ve developed and shaped over our 30+ years of practice, specifically around both designing and documenting in three-dimensions and crafting "smart" geometry, our team is able to embrace and adapt to changes on the fly. Whether its producing quick design iterations in the early phase of design or revising portions of the project later in the process due to changes in scope or vision, our team can respond quickly to our client’s needs. Because everything is kept in a consistently evolving “live” three-dimensional model, communication back to our clients is seamless with our ability to produce design drawings, visualizations or virtual reality walkthroughs while simultaneously producing a buildable set of drawings for the project.

BIM & ADVANCED VISUALIZATIONS
Our firm stays at the vanguard of new technologies and digital tools by incorporating state-of-the-art practices into every project. We employ advanced visualization tools, including virtual reality, to enable clients to fully understand and even immerse themselves in a digital model facilitating the most informed design decisions. Additionally, we incorporate high performance, environmentally sustainable materials and building systems verified through simulation models and the use of advanced Building Information Models (BIM) protocols to integrate, manage, and coordinate the work of our entire design team.

We produce all our design and construction documents, for both renovations and new construction, using BIM software. BIM is a vital tool for design, communication, cost estimating, and construction coordination. It is useful during the design process, as everything is modeled in 3D, which dramatically streamlines coordination among design consultants and provides a resource for quick visualizations of your project throughout the process. Most importantly, in our experience the use of BIM has resulted in a significant reduction of coordination questions and conflicts during the bidding and construction phases. We have found that having a digital model as the repository of all fully coordinated information creates new efficiencies within both design and construction that benefit all parties involved: client, design team, and construction team.
BUILDING INFORMATION MODELING
Glen Oaks Branch Library, Queens public Library

VIRTUAL REALITY
Greenpoint Library and Environmental Education Center, Brooklyn Public Library
SPACE TYPES
ADMIN / FACULTY

Faculty Resource  
Open Workspace  
Large Private  
Conference  
Shared  
Small Private

900  
VARYES  
225  
VARYES  
VARIES  
100

N.A.S.F.  
N.A.S.F.  
N.A.S.F.  
N.A.S.F.  
N.A.S.F.

VARIES  
225  
VARIES  
100

1 SEAT  
10 SEATS  
1 SEAT

N.A.S.F.  
N.A.S.F.  
N.A.S.F.

SPACE TYPES
OPEN WORKSPACE AND NON-STUDIO INSTRUCTIONAL SPACES

Design + Management, BBA  
Graphic Design, AAS  
Interior Design, AAS  
Design + Technology, MFA  
Commercial Photography, AAS (F14)  
Motion Graphics, AAS (F14)  
Interactive + Game Design, AAS (F14)

Computer Lab  
Imaging Lab  
Photography Lab  
Classroom  
Project Room  
Crit Space  
Tech Alcove  
Storage

900  
VARIES  
450  
225  
200  
100  
N.A.S.F.  
N.A.S.F.  
N.A.S.F.  
N.A.S.F.  
N.A.S.F.  
N.A.S.F.  
N.A.S.F.

18 SEATS  
VARIES  
20 SEATS

2.78:1  
VARIES  
VARIES  
VARIES  
VARIES

PARSONS SCHOOL OF DESIGN PLANNING STUDY
NEW YORK, NY
“Parsons had the immense pleasure of working with Marble Fairbanks on a 350,000 sf space planning study. Marble Fairbanks’ work stands out as one of the highest quality and most influential investments our university has made towards understanding and re-imagining our physical environment. The product of our year-long engagement was a 230 page roadmap for planning and institutional change.”
When the new building opens, I hope we’ll be able to see more of what is going on inside. I heard the library is a great place to make new connections. I’ve already signed up for In the Round Knitting Circle.

The new library will have more room for our class to do projects with community partners.

We know we’re an important anchor for the community, and we have ambitious goals for the future. Let’s get started!

The library is on my route between home and work. Even while closed, I’ve been taking advantage of their programming and support for small businesses.

We should take over the parking lot for community events while the project is underway. We’ve just joined Girls Who Code! Can’t wait to get started.

The new library will have more room for our class to do projects with community partners.

We want to hear from you, Appleton!

When we build a connection to the parking garage, I’ll park there so we have more space for the new building.

I love that the library is right next to where I catch the bus – bringing home books for my children is part of my regular routine.

Great idea, let’s put up a tent for performances!

I heard the library is a great place to make new connections. I’ve already signed up for In the Round Knitting Circle.

I always volunteered at my public library at home and am looking forward to doing that here.

We need to hear from you, Appleton!
Our Understanding of the Appleton Library Project

The Appleton Public Library is located in a transitional urban zone of downtown, two blocks from College Avenue and near the surrounding residential neighborhoods. The existing building was built in the 1980’s, a predominantly two-story structure with little relationship to the surrounding streets and with its primary entrance off the adjacent parking lot. The project has enormous potential to transform the library spaces and programs, to re-imagine adjacent urban spaces, and visually connect the activities of the library to the neighborhood. The site can easily support the proposed expansion and play a significant role in the concurrent plans for development.

PRE-DESIGN
• Carefully review previous studies and recommendations
• Conduct a facility condition audit and report
• Develop and implement strategies for public input through workshops and stakeholder meetings – these will include a variety of methods for robust engagement and will be key to finalizing the programming and conceptual design and moving the project forward; capture materials from these sessions for future “Success Stories”
• Develop program and spatial relationship/flow diagrams
• Develop conceptual design alternates to compare various approaches to meeting the project goals with and without the existing building
• Align work with concurrent community planning project

APPROACH TO PROJECT PHASES AND EXPLANATION OF TASKS

Our design team will provide full architectural and engineering services from pre-design through construction administration and project close out. Highlights of each project phase are below with a detailed schedule provided in Section 5.
engineering package along with a LEED scorecard, cost estimate and updated schedule for review and comment

**DESIGN DEVELOPMENT**

- Develop the approved design with more detailed information on material options, building details, and engineering solutions
- Further develop BIM model to comprehensively coordinate sub-consultants and study the project in 3D
- Present design concepts through plans, sections, sketches, and present a preliminary virtual building design for you to fully understand each proposed space
- Integrate creative and sustainable materials, energy efficient systems
- Solicit public input through workshops and stakeholder meetings; capture materials from these sessions for future “Success Stories”
- Work closely with the design team and the City of Appleton on issues of material availability, constructibility, site logistics and construction sequencing
- Deliver an integrated set of architectural and engineering drawings and preliminary specifications, updated LEED scorecard, updated cost estimate and schedule, material selections and preliminary furniture plans

**CONSTRUCTION DOCUMENTS**

- Develop a fully integrated and coordinated set of detailed drawings and specifications required for bidding and construction
- Utilize BIM model to identify and resolve any conflicts between the architectural, engineering, and the existing conditions
before preparing the final bid documents
- Submit required documents and obtain building department approvals
- Provide move management and library relocation support
- Provide a full FF&E package

BIDDING AND NEGOTIATION
- Assist in pre-qualification of bidders
- Respond to bidder RFIs and responses to RFIs
- Assist negotiating GC/CM contract

CONSTRUCTION ADMINISTRATION
- Coordinate project team to combine our collective efforts, expertise, and knowledge to achieve a successful, high quality project on time and on budget
- Develop a submittal log with submission dates and review periods in coordination with the sequence of work to avoid delays in the schedule
- Review all submittals, respond to RFIs in a timely manner, and issue SK drawings as needed to address questions and site conditions that arise during construction
- Attend site meetings and monitor construction progress
- Utilize BIM model during construction to communicate with contractor and their subcontractors
- Prepare a punch list and follow up as required until the work has been completed
- Provide final “Success Stories” video highlighting community engagement throughout the entire process
- Assist during project close out
Building Consensus: Community Engagement Process

All of our public projects involve working with multiple city agencies along with client user groups that involve institutional leaders and their teams, their own facility and maintenance groups, as well as with community partners and advisory committees. Inevitably, these diverse groups have differing goals and aspirations for the project. Having worked through these relationships on many projects, and drawing from both our professional side and experiences as academic leaders, we have learned how to synthesize these various voices into a coherent vision for projects. We are aware and respectful of the decision-making hierarchies in these types of projects. Working with a consistent core client project team will ensure that we are building shared knowledge together and advancing the project. Key meetings, workshops, and presentations are all noted on the schedule in Section 5.

Over 50% of our clients are repeat clients—we believe they return because we listen to their needs and design for their future. We have found that effective client engagement requires a combination of vision, resilience, and leadership that matches our strengths as designers and educators. We understand that every project is a unique opportunity to support community cohesion and growth, that the built environment must address a sustainable future, and that our design decisions must reflect long term needs for adaptability. Our client engagement process is based on six simple steps.

**LISTEN**
One of the most satisfying and frequent comments that we hear from our clients is that we listen. Our starting point for addressing the needs of clients is to listen carefully to your needs, concerns, and aspirations.

**OBSERVE / COLLECT DATA**
We spend time on the site, observing the existing patterns of use and the flows of people and information. We document these observations in narrative form and diagrams. This information gives us a foundational understanding of your current conditions and is a shared starting point for the design process.

**ASK**
We listen, but we also ask probing questions that help define the project goals. We are proactive in setting up meetings and workshops with critical stakeholders. We meet with users to understand how they use the space – and how that use changes over time. We meet with staff and other stakeholders to learn how they do their jobs. We meet with facilities teams and those who take care of the building. We meet with community groups involved in the project. And we meet with administrators and leadership to understand how this project fits into a strategic long-term vision. Some of our more unique focus groups have gathered stakeholders around thematic topics (rather than simply organizing similar types of stakeholders) and our interactive workshops are designed explicitly for your project and your needs.
BUILD SHARED GOALS
While gathering information, we begin meeting with the project steering committee. We take field trips to related projects to help develop a shared body of knowledge about the project. We will share our research and observations to establish a universal understanding of the project goals. We will lead a dialog with our full project team that works to form a consensus around shared goals – this effort continues throughout the design process.

SYNTHESIZE / COMMUNICATE
Our role as architects is to synthesize the project constraints and all the creative inputs into cohesive design options for consideration by the full project team. Design presentations are always comprehensive. We provide clear diagrams and representations to facilitate an understanding of design options. Clear communication about project opportunities and constraints is key to establishing trust and developing a realizable project vision.

PROVIDE LEADERSHIP TO BUILD CONSENSUS
To move projects forward, building consensus requires leadership and the ability to direct decision-making. Maintaining the larger vision of a project is critical as the myriad of smaller (and no less crucial) details may present conflicting needs. We have great success in navigating these situations, primarily through building strong, shared goals with our project teams in order to facilitate reaching consensus as a group.
Important Issues to be Resolved

It will be important to address the following issues during pre-design and/or schematic design to ensure that the project meets your goals:

- Confirm program
- Confirm required building area
- Verify viability of re-using existing building structure
- Confirm detailed schedule
- Confirm budget will accommodate project goals
- Confirm environmental goals
- Confirm opportunities to use adjacent parking lot and requirements for site parking
- Test options and confirm viability, if needed, of connecting to existing parking structure

OTHER CONSIDERATIONS
Please see section 2 for additional available resources.
Managing Scope & Quality Control

Marble Fairbanks incorporates quality control steps throughout the design and construction administration process to assure the project meets all client needs and conforms to the budget and schedule.

PRE-DESIGN

This all begins by working closely with the client in pre-design to verify the program, project scope and overall project goals and then confirming that these goals can be achieved with the given budget and schedule.

DESIGN

Our office is at the forefront of the latest Building Information Modeling (BIM) best practices, resulting in efficient design workflows and maximum design and specification data integration. All drawing schedules including finish, window, door, hardware, etc., are easily generated and drawing revisions and updates are automated greatly minimizing errors and omissions. Our design concepts are based on a thorough understanding of construction means and methods which facilitates an accurate translation from drawing to the built reality.

The following quality control steps are implemented during Schematic Design thru Construction Documents:

- Conduct initial building code and site zoning review;
- Review of all client specific standards including maintenance and operations goals;
- Obtain a high quality 3D scan of any existing conditions as the geometric foundation for the new design;
- Conduct a design kick-off with our entire team to review the project parameters including program requirement, design goals, client design standards, maintenance requirements, schedule and budget;
- Conduct recurring project coordination meetings with all consultants;
- Review of all consultant drawings at the end of each phase to assure integration and coordination of all disciplines;
- Utilize our base BIM template, that has been refined over several years and incorporates lesson-learned and best practices from previous projects;
- Utilize our quality control checklist built into our BIM template;
- Conduct recurring meetings with all consultants;
- Review of all consultant drawings at the end of each phase to assure integration and coordination of all disciplines;
- Utilize our base BIM template, that has been refined over several years and incorporates lesson-learned and best practices from previous projects;
- Utilize our quality control checklist built into our BIM template;
- Conduct recurring meetings with our specification writer to assure full coordination between specifications and drawings;
- Obtain construction cost estimate and reconciliation after each phase;
- Conduct a drawing check protocol where a senior architect, not directly involved in the project, reviews each individual drawing prior to submitting at the end of each design phase.

CONSTRUCTION

Our office philosophy has always been based on a close alliance between design and construction. We feel an obligation to our clients to make sure the designs that we develop together are built to the highest quality. We ask to be actively involved in selecting contractors and when appropriate, offer suggestions for subcontractors we have successfully worked with in the past. We are proactive in making sure
the construction team understands the design intent beyond what is shown in the contract documents, so they can develop a sense of ownership and pride in both the design and the construction. We often print large renderings of different parts of the project, both interior and exterior, to place in the construction site office, so the construction team can see what they are working towards.

The following quality control steps are implemented during Construction Administration:

- Conduct a kickoff meeting with the contractor and key subcontractors to identify constructability issue well in advance;
- Conduct periodic reviews of on-site drawings to confirm that the contractor and all subcontractors are working from the latest approved drawings and shop drawings;
- Conduct regular site visits dedicated to reviewing the work in place for quality of workmanship and compliance with the contract documents;
- Share our 3D BIM model with the contractor to assist them in developing a full project understanding and to facilitate more comprehensive communication with their subcontractors;
- Work closely with the contractor and subcontractors to interpret any issues from the contract documents and then work hand-in-hand to problem solve unforeseen conditions;
- Develop periodic punchlists for trades as they complete their work and before it is made inaccessible by subsequent work;
- Prepare a final punchlist with photographs, organized by trade and monitor progress until the project is complete.

**PROJECT SCOPE CONTROL**

If the project scope begins to expand during the development of the design or during construction through unanticipated conditions, or through client or user requests, we document this in meeting minutes, inform the client team and get written approval before incorporating any changes into the project.
“The work they did has richly met the most important test for an architectural project: It gets used. Overnight, our student center and cafe became the hub of the school, they are always full, and they have fundamentally changed the physical dynamics of the institution. Marble Fairbanks made the space feel truly original and distinctive. This was anything but an off the shelf project.”
How We Manage the Project Schedule

In keeping with the desire of the City of Appleton to begin bidding this project in Winter 2021 and begin construction in Spring 2022, MFA proposes a 58-week design schedule (beginning the week of March 29, 2021) broken into four phases:

Pre-Design: 7 weeks  
Schematic Design 13 weeks  
Design Development: 14 weeks  
Construction Documents: 24 weeks

Each of these phases ends with a milestone deliverable in the form of a report, a project manual (specifications), drawings, or a combination of the three. Each phase also incorporates 1-4 weeks of client review time, depending on the phase. These review periods are important as they give the client, the city, and all of the other stakeholders in the community time to read, digest, comment, and sign off on the documents before moving into the next phase of the project. No phase will begin before the previous phase is signed off. In SD, DD, and CD, these review periods also correspond with a period of thorough, independent cost estimating to ensure the project stays on budget. This process ensures that everyone is on the same page as we move through the project together as a unified team. At key points in the project, MFA and members from our sub-consultant team will conduct workshops with the community and LEED seminars to set sustainability objectives for the project. Presentations to constituents will be held throughout the process to ensure the public remains well-informed of the project's development.

All of these events are laid out in the detailed project schedule on the following spread.

In order to ensure the project is ready for construction in Spring 2022, we are anticipating using a 50-75% construction set as a Bid Set in order to expedite bidding on the project before completion of the 100% CD set. This set will also serve as our filing set with the State of Wisconsin's Department of Safety and Professional Services (DSPS) to ensure we have all of the proper approvals in place before the contractor is ready to begin.

After the project is awarded and our project team is finalized, our Project Manager will develop a detailed schedule for the design phases in consultation with the Owner incorporating all of the micro-level touch points for review and approval of the design and drawing progress. This schedule will also includes key dates for all consultants: meetings, deadlines for backgrounds to each consultant, deadlines for consultant drawings to be delivered back to the architect, and internal review and coordination periods. This schedule will be kept up-to-date as the project goes on to ensure we maintain pace throughout and keep to our promised delivery dates.
### PRE-DESIGN

<table>
<thead>
<tr>
<th>Task</th>
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<td>Notice to Proceed</td>
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<tr>
<td>Pre-Design</td>
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<tr>
<td>Owners Condition and Import</td>
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<tr>
<td>Geotechnical Investigations and Import</td>
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<tr>
<td>Public Input, Community Workshops, and Stakeholder Meetings</td>
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<tr>
<td>Program Verification and Development</td>
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<tr>
<td>Space Schematics and Flow Diagrams</td>
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<tr>
<td>Conceptual Design</td>
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<tr>
<td>Final Pre-Design Submittal to Client</td>
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<tr>
<td>Delivered Prior to Meeting Presentation</td>
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<tr>
<td>Clients Review and Comment</td>
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<tr>
<td>Phase Sign-Off</td>
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### SCHEMATIC DESIGN

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<tr>
<td>SD Review Workshop</td>
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<td>Delivered Prior to Meeting Presentation</td>
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<tr>
<td>Clients Review and Comment</td>
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<td>Phase Sign-Off</td>
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### DESIGN DEVELOPMENT

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<td>Clients Review and Comment</td>
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### CONSTRUCTION DOCUMENTS

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<td>Clients Review and Comment</td>
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### BIDDING AND NEGOTIATION

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### CONSTRUCTION ADMINISTRATION*

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<td>Punchlist</td>
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<td>FF&amp;E Submittals</td>
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<td>Owner Move-In</td>
<td>14/13</td>
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<td>Grand Opening</td>
<td>14/13</td>
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* Length of phase to be determined by GC/CM
“It is a space designed for the twenty first century and will prepare our students to expect the very best of what Hunter College has to offer, in exchange for their commitment to their studies at the present and their firm commitment to the college and the world in the future.”
2020
Greenpoint Library and Environmental Education Center, Brooklyn, NY; 15,000sf new building for Brooklyn Public Library
- American Architecture Award, Chicago Athenaeum
- AIA Brooklyn + Queens Design Award of Merit
- Award for Excellence in Design, NYC Public Design Commission

The Schomburg Center for Research in Black Culture, New York, NY; 138,000sf renovation, 1,000sf addition; DDC Design Excellence Program
- Best of Public Space Design Award, Architect’s Newspaper

Hunter College Cooperman Library, New York, NY, 43,000sf renovation, 130,000 planning study

2018
Lawrence University Colman Hall, Appleton, WI; 25,500sf renovation
- SARA National Design Award of Merit
- SARA | NY Design Award of Merit

2016
The Women’s Building, New York, NY, 110,000sf renovation and addition, design short list, competition

Re-Envisioning Branch Libraries, New York, NY, Design study, Arch League
NY & Center for an Urban Future

Mind-Builders Creative Arts Center, Bronx, NY, 12,000sf renovation, DDC Design Excellence Program

Princeton University Bedford Field and Team Room, Princeton, NJ; 2,100sf team room
- WORKFLOW Exhibition, University of Michigan Taubman College of Architecture, Ann Arbor, MI

2013
Glen Oaks Branch Library, Queens, NY, new 18,000sf branch library
- SARA National Design Award of Merit
- Landscape Architecture Design Merit Award, American Society of Landscape Architects
- American Architecture Award, Chicago Athenaeum
- Building of the Year Award, American-Architects
- Queens Chamber of Commerce Design Excellence Award
- Architizer A+ Awards Special Mention
- SARA | NY Design Award of Honor
- Architype’s 2007 Notable Projects: Libraries
- Art Commission Award for Excellence in Design
- AIA Design Merit Award, New York Chapter

NYU English Department, New York, NY; 16,000sf office, meeting, and event space

NYU Silk Building, New York, NY; 12,000sf office space for NYU Abu Dhabi, Facing History, & Stern IT

2011
Home Delivery: Fabricating the Modern Dwelling Exhibition, Museum of Modern Art, New York, NY
- Platform, Museum of Modern Art, New York, NY; commissioned for Home Delivery exhibition

2008
Young Architects Awards Juror, Architectural League of New York

Toni Stabile Student Center, Columbia University, New York, NY, 72,000sf study, 10,000sf student center
- Annual Design Review Award, Architect Magazine
- AIA Design Honor Award, New York Chapter, American Institute of Architects
- AIA Citation, New York State, American Institute of Architects

Tenrikyo Mission New York Center, Queens, NY, 8,000sf church

Pratt Graduate Housing, Brooklyn, NY, 64,000sf graduate student housing, invited competition
- Michael Owen Jones Memorial Lecturers, University of Virginia
- University of Virginia, Expanded Alliances: Industry & Beyond Exhibition, Charlottesville, VA
- Progressive Architecture Awards Juror, 54th annual PA awards, Architect Magazine

2005
Slide Library, Columbia University, New York, NY; 40,000sf strategic plan and 1,000sf library
- American Architecture Award, Chicago Athenaeum
<table>
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<tr>
<th>Year</th>
<th>Project/Event</th>
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| 2005 | I.D. Int’l Design Magazine Annual Design Review, Award of Distinction, Environments  
AIA Design Honor Award, New York Chapter, American Institute of Architects  
Architect 2008 R+D Award  
**SPARK**, Governors Island, NY; 60,000sf education and exhibition center  
**Charles and Ray Eames Invited Lecturers**, University of Michigan, Ann Arbor, MI  
**Max Fisher Visiting Professors**, University of Michigan, Ann Arbor, MI  
**New York Foundation for the Arts**, Artists Fellowship, Architecture  
**New York State Council on the Arts**, Architecture Grant, “New Media in Learning Environments”  
**Fashion Institute of Technology**, New York, NY; Finalist, invited competition;  
250,000sf campus expansion  
**Sciuscia**, New York, NY; 2,500sf restaurant and bar  
AIA Design Award, New York Chapter, American Institute of Architects  
**Arverne: Housing on the Edge**, New York, NY; high density housing for Far Rockaway, NY  
Exhibited at the Architectural League of New York, NY  
**Progressive Architecture Awards 2001 Exhibition**, Max Protech Gallery, New York, NY  |
| 2002 |  
**Chicago Public School**, Chicago, IL; Winner, international competition; 110,000sf school  
Progressive Architecture Award, Architecture Magazine  
AIA Design Award, New York Chapter, American Institute of Architects  |
| 2000 |  
**Tenri Cultural Institute II**, New York, NY; 5,000sf classroom and performance/gallery space  
American Architecture Award, Chicago Athenaeum  |
| 1999 |  
**Entry Lobby, The Museum of Modern Art**, New York, NY; ticket booths and lobby renovation  
ar+d Award for Emerging Architecture, The Architectural Review Magazine  
Emerging Architecture, exhibition of ar+d design winners RIBA architecture gallery, London, UK  |
| 1998 |  
**Altschul Auditorium, Columbia University**, New York, NY; 4,500sf multi-media auditorium  
**Emerging Voices Lecture**, The Architectural League of New York, New York, NY  
**Emerging Voices Award**, Architectural League of New York, portfolio based award  |
| 1996 |  
**Louis and Janette Brooks Engineering Design Center**, The Cooper Union, New York, NY; 3,000sf media lab  
AIA Design Citation, New York Chapter, American Institute of Architects  |
| 1995 |  
**Our Children’s Foundation**, New York, NY; 34,000sf education and recreation facility  |
| 1994 |  
**Kansai-Kan National Library of Japan Competition**, International competition  
AIA Design Award, New York Chapter, American Institute of Architects  
**“Forty under Forty” Award for top designers and architects under the age of 40**, New York Foundation for the Arts, Artists Fellowship, Architecture  
**Museum of Modern Art**, New York, NY; Drawings in permanent collection  
**Preview: Nara Convention Hall Design Competition**, The Museum of Modern Art, New York, NY  |
| 1992 |  
**Cardiff Bay Opera House Competition**, Cardiff, Wales; International Design Competition  
Cardiff Opera House International Design Competition Exhibition, Architectural Association, London, UK  
**Nara Convention Hall**, Nara, Japan; Winner, first stage of international design competition |
Re-Envisioning Branch Libraries

PROJECT SCOPE
The scope of work was an analysis of the 207 branch libraries within the New York Public Library system, the Queens Library system, and the Brooklyn Library system. The urban scaled analysis looked at data related to New York City’s public infrastructure, social infrastructure, demographics, growth, and resiliency. Data from the branch libraries such as user counts, materials circulation, and programming was also included in our data analytics. We studied policy-change opportunities at the site and neighborhood scale to maximize the public benefit of the existing library sites. The work also included an 105,000sf proposal for a new co-development opportunity, including library, affordable housing, and retail space at the Brighton Beach site.

REFERENCE
Jonathan Bowles
Executive Director, Center for an Urban Future
Email: jbowles@nycfuture.org

Rosalie Genevro
Executive Director, The Architectural League of New York
Email: genevro@archleague.org
New York City’s Branch Libraries & Locally Needed Services

- Local population per branch
- Working from Home
- Local population with ESL Education Need

Percent of adult population without a high school diploma:
- 10%
- 20%
- 30%
- 40%

New York City’s Branch Libraries & Access Areas

Branch library locations
Half-mile walkable area
**Middlebury College Library Master Plan**

**PROJECT SCOPE**
This master plan envisions future projects and establishes prioritized and phased options for realizing these changes within the Davis Family Library and Armstrong Science Library, the two main libraries on Middlebury College’s campus. The planning process included a series of focus groups, drop-in sessions, surveys, and campus-wide presentations to understand the current needs and future goals of each of the libraries and to establish a clear framework and shared principles for guiding the work. The master plan provides alternate future paths and multiple conceptual design options for more collaborative study space, expanded knowledge production spaces, and experimental studio and rich media spaces that support emergent pedagogy, aligning the libraries with Middlebury’s strategic framework, while also addressing library services, staff spaces, special collections and stacks. The goal is for the master plan to be a living document, providing phased options for the Libraries to redirect, reconfigure, and reallocate space as the institutional needs evolve.

**REFERENCE**
Michael Roy, Dean of the Library
Phone: 860 301 2611
Email: mdroy@middlebury.edu
TOTAL SPACE USAGE IN DAVIS FAMILY LIBRARY

<table>
<thead>
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<th>Flexible Bldg. Services</th>
<th>Fixed Bldg. Services</th>
<th>Student Seating</th>
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<td>40,853 SF</td>
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<th>Instructional Spaces</th>
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</tbody>
</table>

- Flexible Bldg. Services
- Fixed Bldg. Services
- Student Seating
- Collections
- Library / Other Offices
- Instructional Spaces
Sustainability

Every institution we work with recognizes the need to approach their investment with sustainable design as a priority. The extent to which they desire LEED certification may vary, but in all cases the narrative of how decisions are made to reinforce their sustainability goals is an important one.

Marble Fairbanks is committed to sustainable design in all aspects of our practice, and we believe that we must aspire to exceed obligatory energy codes and guidelines. From the way we run our office to the materials we select to the building systems specified by our engineers, we try to minimize the carbon footprint of our practice and the buildings we design. We have considerable experience satisfying the technical and documentation requirements of the LEED certification process, and our team of sub-consultants maintains the same commitment to energy efficiency and sustainable design.

GLEN OAKS BRANCH LIBRARY
Certified LEED Gold

NYU DEPARTMENT OF ENGLISH
Certified LEED Gold

MIND-BUILDERS CREATIVE ARTS CENTER
Certified LEED Silver

SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Certified LEED Silver

GREENPOINT LIBRARY & ENVIRONMENTAL EDUCATION CENTER
LEED Platinum targeted
Recent Select Honors & Awards

2020 SARA NY Design Award of Merit, Society of American Registered Architects New York Council, Schomburg Center of Research in Black Culture

2019 American Architecture Award, Chicago Athenaeum, Greenpoint Library and Environmental Education Center

2018 Public Space, Architect’s Newspaper Best of Design Awards, The Schomburg Center for Research in Black Culture

2018 SARA National Design Award of Merit, Society of American Registered Architects National, Colman Hall

2018 AIA Brooklyn + Queens Award of Merit, AIA Brooklyn + Queens Design Awards, Greenpoint Library and Environmental Education Center

2018 SARA NY Design Award of Merit, Society of American Registered Architects New York, Colman Hall, Lawrence University

2017 SARA National Design Award, Society of American Registered Architects National, Glen Oaks Branch Library

2017 Design Excellence Award, NYC Public Design Commission, Greenpoint Library + Environmental Education Center

2015 Landscape Architecture Design Merit Award, American Society of Landscape Architects, Glen Oaks Branch Library


2014 Building of the Year, American-Architects, Glen Oaks Branch Library

2014 Queens Chamber of Commerce Design Excellence, Glen Oaks Branch Library

2014 A+ Awards Special Mention, Award for Library Typology, Architizer, Glen Oaks Branch Library

2010 AIA Design Citation, New York State, American Institute of Architects, Toni Stabile Student Center, Graduate School of Journalism, Columbia University

2010 AIA Design Honor Award, New York Chapter, American Institute of Architects, Toni Stabile Student Center, Graduate School of Journalism, Columbia University

2009 Annual Design Awards, Best in Category Award for Educational Projects by Architect Magazine, Toni Stabile Student Center, Graduate School of Journalism, Columbia University


2008 SARA/NY Design Award of Honor, Society of American Registered Architects New York Council, Glen Oaks Branch Library

2008 Architect 2008 R+D Award, Architect Magazine, Expanded Alliances, Slide Library, Department of Art History and Archaeology, Columbia University
Select Clients

LIBRARIES
Brooklyn Public Library: Greenpoint Library and Environmental Education Center
Columbia University: Department of Art History and Archeology Slide Library, Journalism Library
City University of New York: Hunter College Cooperman Library
Haverford College: Magill Library
Kansai-Kan National Library of Japan
Lawrence University: Seely G. Mudd Library
Middlebury College: Davis Family Library, Armstrong Science Library
New York Public Library: Schomburg Center for Research in Black Culture
Queens Public Library: Glen Oaks Branch Library
Re-envisioning Branch Libraries

CULTURAL
Charlestown Navy Yard Gateway Building
Grey Art Gallery
Museum of Modern Art*
Nara Convention Hall
Tenri Cultural Institute*

NON-PROFIT INSTITUTIONS
Girl Be Heard
FC Harlem
Jewish Community Project Downtown
Metropolitan New York Library Council
Mind-Builders Creative Arts Center
Our Children's Foundation
Parkchester Community Center
Part of the Solution
Photographic Center of Harlem
Robin Hood Foundation
SPARK
Tenrikyo Mission New York Center
The Women's Building

EDUCATION
Chicago Public School
City University of New York
Columbia University*
Cooper Union
Fashion Institute of Technology
Haverford College
New York University*
Lawrence University*
Middlebury College
State University of New York, Stony Brook Southampton
Parsons School of Design
Princeton University*
Pratt Institute
The New School*
Urban Dove Team Charter School*

GOVERNMENT AGENCIES
Fire Department of New York
General Services Administration*
National Park Service*
New York City Department of Design and Construction*

* Multiple projects
Recent Select Publications & Articles Featuring Public Library Projects

2020 The New York Times
“Building Public Places for a Covid World,”
by James S. Russell
Features Greenpoint Library and Environmental Education Center

2020 NY Magazine
“Greenpoint’s New Public Library “Makes You Want to Move In,”
by Justin Davidson
Features Greenpoint Library and Environmental Education Center

2020 Time Out New York
“Brooklyn’s newest eco-friendly library has a ton of fascinating hidden secrets,”
by Will Gleason
Features Greenpoint Library and Environmental Education Center

2020 The Architects’ Newspaper
“Greenpoint Library and Environmental Education Center opens in Brooklyn,”
by Matt Hickman
Features Greenpoint Library and Environmental Education Center

2020 Women in Design
“Karen Fairbanks, Marble Fairbanks Architects” published by Interior Design
Features Glen Oaks Branch Library

2019 Women-Designed NYC
Book edited by Keri Butler, published by the Public Design Commission of New York City
Features Greenpoint Library and Environmental Education Center

2018 Assembly: Civic Design Guidelines
Book edited by the Center for Active Design, funded by the Knight Foundation
Features Glen Oaks Branch Library

2017 Curbed NY
“NYPL’s Schomburg Center in Harlem reveals its complete two-year renovation”
by Tanay Warenkar
Features The Schomburg Center for Research in Black Culture

2017 The New York Times
“Libraries Can Be More Than Just Books,”
by Matt Chaban
Features Re-envisioning Branch Libraries

2017 The Architect’s Newspaper (AN)
“Bomb Squad Building, Verdant Library, and others Score NYC Design Awards”
by Audrey Wachs
Features Greenpoint Library and Environmental Education Center

2015 30 Years of Emerging Voices
Book edited by Meredith Baber, published by Princeton Architectural Press
Features Glen Oaks Branch Library and Columbia University Slide Library

2015 The New York Times
“Evolution for Libraries in Brooklyn,”
by Michael Kimmelman
Features Re-envisioning Branch Libraries
2014  **We Build the City, NYC’s Design + Construction Excellence Program**, Book edited by Mary Banker, David Burney, Jayne Merkel, published by ORO Editions  
*Features Schomburg Center for Research in Black Culture and Glen Oaks Branch Library*

*Features Glen Oaks Branch Library*

2014  **Oculus**  
*Features Glen Oaks Branch Library*

2014  **Architect**  
“A Supergraphic Made with Daylight” by Logan Ward  
*Features Glen Oaks Branch Library*

2014  **Architectural Record**  
“Seeing the Light” by Shelia Kim  
*Features Glen Oaks Branch Library*

2013  **New York Daily News**  
“Internet Ready! Bright new Glen Oaks Branch Library Opens with SEARCH as its Mission” by Lisa L. Colangelo  
*Features Glen Oaks Branch Library*

*Features Columbia University Toni Stabile Student Center and Glen Oaks Branch Library*

2009  **New York Magazine**  
“Stealth by Design” by Justin Davidson  
*Features Glen Oaks Branch Library*

2008  **1000 x Americas Architecture**  
Book by Krestin Kress, Fusion Publishing  
*Features Glen Oaks Branch Library*

*All articles are linked in the PDF version of this proposal*
Creating, Renewing, Preserving, Sustaining

This has been the vision of Silman since its inception in 1966. Since then, the firm has served as structural engineering consultant on more than 23,000 projects. It is noted for its collaborative spirit in the design of new architectural works and on some of the largest and most noteworthy renovations and additions in the US.

Silman fosters an approach centered on constant collaboration between owners, architects, and consultants to provide the highest quality structural engineering services possible. The firm's engineers are trained to be effective listeners, creative problem solvers, and knowledgeable about all facets of the construction process. With offices in New York City, Washington, DC, Boston and Ann Arbor, Silman has 170 staff members, with more than 50 professionally registered personnel and more than 20 LEED accredited professionals.

Silman continuously develops a special expertise in the engineering of historic buildings; the firm has consulted on more than 400 registered landmark buildings. At the same time, new construction accounts for 50% of its workload. Experience with both historic and modern structures has taught its engineers which technologies work best; they understand both new and old construction, are well versed in the use of all materials, and are willing to create new systems.

Silman has collaborated on a number of libraries, most recently the new Hunter’s Point Library in Queens and the current renovation of the East Flatbush Library. The firm’s library portfolio encompasses both exterior and interior work. This includes the redesign and reconfiguration of interior spaces, upgrades throughout, and restoration of facades. Furthermore, the firm has performed work on the Carnegie Libraries collection and various NYPL, Brooklyn, Queens, and Hudson Valley locations.

The firm’s engineers and drafters have considerable experience in Building Information Modeling (BIM), primarily utilizing Autodesk® Revit® software for modeling, documentation, and coordination with architectural and MEP consultants on many of their current projects. The firm has created CD level documents in Revit for new and existing buildings, and in numerous instances continued the use of BIM through construction administration. A full-time in-house Digital Design Manager is tasked with formalizing an integrated approach to modeling, design, and documentation across multiple software platforms.

The firm promotes sustainable and environmentally responsible design and has long advocated sustainable methodologies in engineering. Silman served as a consultant for a US Department of Energy study that investigated methods for reducing not only operating energy consumption, but also embodied energy. As part of its emphasis on green design, Silman revised its standard specifications so that the default is sustainable and introduced high performance metrics into all of its designs.
JOSEPH F. TORTORELLA, PE
President

Since joining the firm in 1979, Joe Tortorella has supervised projects of historic preservation, renovation, adaptive reuse, alteration, new construction, and sustainable design. He has led much of the firm’s work with the New York Public Library, including the firm’s recent work at the Stephen A. Schwarzman Building. He has additionally worked on various branch libraries within the Brooklyn Public Library and the Queens Library systems, many of them historic Carnegie libraries. Joe’s experience with this building type also encompasses a 27,000 sf new addition to the Bangor Public Library in Maine; an addition to the East Hampton Library in East Hampton, NY; and a 107,000 sf new addition and new building for the Middle Country Public Library in Centereach and Selden, NY.

SELECT RELEVANT EXPERIENCE

Stephen A. Schwarzman Building, New York Public Library, New York, NY – Various work on the building includes the following:

- Design of major renovation below the Rose Reading Room that proposed removing seven floors of existing stacks to create a new circulating library. This project also included significant examination and structural work done in various portions of the existing building outside the stack space. (not executed)
- Work to complete a fit out of the Bryant Park Stack Extension.
- Assessment of Rose Reading Room attic structure and plaster after rosette fell from the ceiling in May 2014.
- Replacement of 40th Street sidewalk and repairs to the existing vault structure underneath.

Schomburg Center for Research in Black Culture, New York Public Library, New York, NY – Renovation of a 3-story 1905 Carnegie library designed by McKim, Mead & White. The building includes a new Center for Scholars and a new glass façade and entryway. The new street-level gallery was created by inserting a partial floor in the former double-height reading room.

Washington Heights Library, New York Public Library, New York, NY – Addition of a new exposed steel and glass elevator into an existing stairwell shaft in the 1914 Carrère & Hastings building. The two-phase renovation preserves the historic integrity of the library while upgrading the facility. The first phase added a new entry configuration and the limited-use elevator to provide access between the foyer and the main reading room floor. Phase two entails the redesign of the first floor as a commons where patrons can access online materials. The library is a Carnegie library.

Muhlenberg Branch Renovation, New York, NY – Major gut renovation of the 1906 Carnegie library designed by Carrère & Hastings. The project to upgrade the 3-story brick and limestone structure included new ADA access, including elevator and ramp; support for HVAC systems and their penetrations through a difficult construction type; and a terra cotta arch.
Alberto Mena Jr. first joined Silman in 2008 as a college intern and subsequently joined as a full-time engineer in Silman’s Boston office. He left Silman in 2013 to work in Chicago but later rejoined the New York office in 2017 as a Senior Project Engineer. Albert was promoted to Associate in 2019 and in spring 2021 he will be relocating to Silman’s new Chicago office. His work spans across a variety of types, including cultural, institutional, educational, and residential projects.

SELECT RELEVANT EXPERIENCE

**Eastern Parkway Branch, Brooklyn Public Library, Brooklyn, NY** – Renovation and expansion of a Carnegie library constructed in 1914. The original building had undergone multiple renovations which removed most of the original finishes. The project will fully renovate the existing two-story building and expand the basement through excavation and installation of new foundations below the existing building. A new three-story addition will be added to the rear of the existing building to increase the total project area to 20,000 GSF. Silman has collaborated with the project architect to keep the original historic construction where possible while thoroughly renovating and expanding the space to meet the needs of a modern community library.

**Newbury Library, Chicago, IL** – Renovation of ground floor public spaces for an existing private library built in 1893 and designed by Henry Ives Cobb. The structural scope included new openings through existing load-bearing masonry walls, the addition of a new ADA-accessible opening through the historic stone and brick façade, and design of structural elements for millwork pieces. The schematic design phase of the project also included the removal of multiple interior columns for the creation of a new grand hall space. Work performed at previous firm.

**Village Community School, New York, NY** – Partial renovation of a 5-story school in the West Village, originally built in 1886. Work also includes a new 4-story, 18,000 sf addition that will contain a double-height basement gymnasium, classrooms, small assembly spaces, and a library. The new addition’s superstructure will be steel-framed, including cross-braced frames for lateral stability and support.

**Confidential Museum Project, New York, NY** – New seven-story, 28,000 sf building with galleries and a rooftop event space. The superstructure will consist of cross-laminated timber (CLT) slabs supported by glue-laminated (glulam) beams and columns atop a single-story reinforced concrete podium. This project will also renovate and rehabilitate various existing wood framed and unreinforced masonry wall structures that will be used for exhibitions, collections storage, and staff offices.

**Shaker Museum, Chatham, NY** – Adaptive reuse of an existing four-story, 15,000 sf, unreinforced masonry structure to create new permanent exhibition galleries. Silman’s scope includes replacing the existing interior floor structure with a new steel and mass timber framing system. The $15 million project will also include a new lobby, multipurpose room, offices for museum personnel, and a new four-story, 12,000 sf addition to be used for back-of-house spaces.
JUSTIN DEN HERDER, PE
Associate

Justin Den Herder joined Silman in 2007. His professional experience includes new construction, renovation, and historic preservation. Justin’s recently completed projects include Hunters Point Community Library in Queens, NY; the Stavros Niarchos Foundation Library in New York, NY; and the Winter Visual Arts Center at Franklin & Marshall College in Lancaster, PA. Justin was the Editor in Chief of SEAoNY Cross Sections from 2014-2017 and has been published in Modern Steel Construction. He is a member of the American Society of Civil Engineers, and as an adjunct professor, he currently teaches several courses at the Barnard and Anne Spitzer School of Architecture at City College in New York City.

SELECT RELEVANT EXPERIENCE

Hunters Point Community Library, Long Island City, Queens, NY – New 22,000 sf library in Long Island City whose design is inspired by its prominent site on the East River. Facing impressive views of Manhattan, it features an 80’ exposed concrete facade, rectangular in profile, with large irregularly shaped window wall openings. The program includes an adult reading collection, a children’s area, a teen area, a cybercenter, a conference room, and an outdoor amphitheater. With NYC DDC.

Mid-Manhattan Library, New York Public Library, New York, NY – Renovation and major rehabilitation on the Mid-Manhattan Library (MML) to create increased public space, including for researchers and exhibitions at the Stephen A. Schwarzman Building. The first floor of the MML building will be opened up to a new youth library in the cellar, a massive removal and replacement of slabs in the rear of the building to create a new “long room” of book stacks, and a new vertical addition on the building to accommodate a new events center and new mechanical equipment. Changes to the existing building mezzanines and other vertical transportation elements will also be affected. A small scope in the Stephen A. Schwarzman Building is also included to improve event facilities and to provide it with the ability to fulfill some of the MML functions while it is under construction.

Franklin & Marshall College, Visual Arts Center, Lancaster, PA – New 3-story, 35,000 sf building with a superstructure featuring concave inflections inspired by the site’s old growth trees. Silman designed the elevated superstructure with light braced frame and moment frame hybrid elements, which are concealed within interior partition walls. These truss-frames are supported on two interior concrete cores and cantilever from concrete walls situated at the perimeter of the ground floor, allowing the interior to be entirely column free. In addition to classrooms and offices, the building’s program includes an 84-seat cinema-screening auditorium and lecture hall. LEED Gold certification goal.

Kum & Go, Krause Gateway Center, 1459 Grand Ave, Des Moines, IA – New 6-story, 160,000 sf downtown office headquarters that provides a modern and flexible work environment.

REGISTERED PROFESSIONAL ENGINEER
NY

EDUCATION
BS, Civil Engineering, Manhattan College, 2007

TEACHING
The Barnard and Anne Spitzer School of Architecture at City College, Adjunct Professor, 2018-present

PROFESSIONAL AFFILIATIONS
American Society of Civil Engineers (ASCE)
Structural Engineers Association of New York (SEAoNY), member, Editor in Chief 2014-2017, SEAoNY Cross Sections Institute for Public Architecture

PUBLICATIONS
SEAoNY Cross Sections, “Glass Engineering Basics”, March 2011
SEAoNY Cross Sections, “Teaching the World Around Us: A Salvadorian Experience”, May 2010
SEAoNY Cross Sections, “Global Outsourcing of Engineering Design”, Winter 2009
SEAoNY Cross Sections, “The High Line: From Industrial Wasteland to Urban Wonderland”, Fall 2009

CITY OF APPLETON PUBLIC LIBRARY 66
BLAINE CARMACK, WEDG
Project Engineer

Blaine Carmack joined Silman in 2015 and was promoted to Project Engineer in 2019. His professional experience includes both renovations and new construction, with clients ranging from institutions, cultural centers, public agencies, to private residences. Blaine is passionate about art and can often be found meandering the city’s art museums. His interest in design is at the root of his search for overlap between the disciplines of engineering, architecture, and art, throughout all of his work.

In 2018, Blaine served on the founding board of QuAKE, a group dedicated to providing community and advocacy for LGBTQ+ members of the AEC industry and community at-large. In the summer of 2018, Blaine organized a group of 45 engineers to represent QuAKE in the NYC Pride March. The group is actively establishing an outreach initiative to provide counseling to LGBTQ+ students. Blaine has also served on SEAoNY’s Diversity Committee, a group dedicated to the advancement of minority interests in creating an equitable work environment.

SELECT RELEVANT EXPERIENCE

**Eastern Parkway Branch, Brooklyn Public Library, Brooklyn, NY** – Renovation and expansion of a Carnegie library constructed in 1914. The original building had undergone multiple renovations which removed most of the original finishes. The project will fully renovate the existing two-story building and expand the basement through excavation and installation of new foundations below the existing building. A new three-story addition will be added to the rear of the existing building to increase the total project area to 20,000 GSF. Silman has collaborated with the project architect to keep the original historic construction where possible while thoroughly renovating and expanding the space to meet the needs of a modern community library.

**Greenpoint Library & Environmental Education Center, Brooklyn, NY** – New three-story building that replaces a smaller existing library facility. The first floor houses the library collection and a variety of programming; the second floor includes a creativity lab, offices, and a large meeting room that doubles as a performance space. The upper levels also feature two accessible green roofs. In addition to the library superstructure, Silman provided the design of a rooftop solar panel system that is integrated into the building’s mechanical unit support framing. The project has a LEED Platinum certification goal.

**Shaker Museum, Chatham, NY** – Adaptive reuse of an existing four-story, 15,000 sf, unreinforced masonry structure to create new permanent exhibition galleries. Silman’s scope includes replacing the existing interior floor structure with a new steel and mass timber framing system. The $15 million project will also include a new lobby, multipurpose room, offices for museum personnel, and a new four-story, 12,000 sf addition to be used for back-of-house spaces.
LIBRARIES

**Hunters Point Library, Queens, NY** – New six-story, 80-foot-tall library has cast-in-place concrete facades with large, irregular cutouts. The building program includes an adult reading collection, areas for kids and teens, a cybercenter, a conference room, and an outdoor amphitheater. Located on a prominent site along the East River, the modern library building is easily distinguished from afar by its metallic-painted concrete facade. The multi-story facade cutouts presented the project’s biggest structural design challenge. Silman carefully tracked the path of the forces down to the pile foundation, coordinating placement of steel beams and limiting long-term potential for deflection and cracking. The building’s often-discontinuous floor framing and lack of interior walls presented difficulties in laterally bracing the exterior walls. Silman’s engineers solved this through closely coordinating with the architect on the placement of a few steel beams that span the full building width. Reference: Molly Blieden, Steven Holl Architects; 212 629 7262; molly@stevenholl.com

**Greenpoint Library & Environmental Education Center, Brooklyn, NY** – New three-story building that replaces a smaller existing library facility. The first floor houses the library collection and a variety of programming; the second floor includes a creativity lab, offices, and a large meeting room that doubles as a performance space. The upper levels also feature two accessible green roofs. In addition to the library superstructure, Silman provided the design of a rooftop solar panel system that is integrated into the building’s mechanical unit support framing. The project has a LEED Platinum certification goal. Reference: Jason Roberts, Marble Fairbanks Architects, 212-233-0653, jason@marblefairbanks.com

**New York Public Library, Mid-Manhattan Library, New York, NY** – Renovation and major rehabilitation on the Mid-Manhattan Library (MML). The first floor of the MML building will be opened up to a new youth library in the cellar, a massive removal and replacement of slabs in the rear of the building to create a new “long room” of book stacks, and a new vertical addition on the building to accommodate a new events center and new mechanical equipment. Changes to the existing building mezzanines and other vertical transportation elements will also be affected. A small scope in the Stephen A. Schwarzman Building is also included to improve event facilities and to provide it with the ability to fulfill some of the MML functions while it is under construction. Reference: Elizabeth Leber, Beyer Blinder Belle Architects & Planners, 212-777-7800, eleber@bbbarch.com

**Martin Luther King, Jr. Memorial Library, Washington, DC** – Revitalization of a 400,000 sf landmark building designed by Mies van der Rohe. There are new open spaces and stairwells, a welcoming entrance, auditorium and performance space, and a central two-story reading room below an additional level with rooftop gathering space. The design team sought to reinterpret one of the modernist movement’s most influential architect’s original designs. This was achieved through careful collaboration within the design team and a deep understanding of the original architecture and structure. Reference: Steven Jensen, OTJ Architects, 202-248-5898, jensen@otj.com
GEI Consultants, Inc. is a consulting engineering firm that delivers value-laden professional services that improve our world’s built environment. With more than 900 staff and 42 offices across the U.S. and Canada, GEI is a leader in providing multi-disciplined engineering and technical services to a range of private and public sector clients, both domestically and abroad.

As an employee-owned firm, we foster personal relationships with our clients and support our staff in a partnership model, which is underpinned by continuous learning and sharing of knowledge. We retain proven, recognized experts and attract the best young minds to deliver to our clients a refreshing blend of technical expertise, collaborative spirit, and innovation that is rare in our profession.

GEI is consistently ranked among the top firms in Engineering News Record’s (ENR) annual rankings of Top Design Firms and Top Environmental Firms.
At GEI, we have a long history of helping clients and communities minimize risk and solve complex challenges. Founded in 1970, the firm was built on the foundation of geotechnical engineering and has evolved into a multidisciplinary engineering firm serving the water, energy, buildings, infrastructure, and industrial markets. GEI has over 900 staff, 50 years of technical experience, and has completed over 50,000 projects globally.
Geotechnical Expertise

Designing solutions with our comprehensive knowledge of soil and rock behavior, geology, groundwater flow, and earth science.

Founded as a geotechnical engineering firm in 1970, GEI has been an industry leader in the application of geotechnical principles to achieve safe, economical and practical projects. We are highly experienced in investigating, evaluating and navigating the risk and uncertainty of the underground to overcome challenges presented to both routine and complex projects by variable soil, rock, and groundwater conditions; fast-track schedules; and sensitive adjacent buildings and infrastructure.

GEI works closely with structural engineers, architects, developers, owners and contractors to reduce risks and uncertainties in underground construction.
Geotech Focus

FOUNDATIONS
GEI works with the project team to select and design appropriate foundations and construction techniques for every type of project, ranging from the basic to the most complex and sensitive. We focus on providing the level of performance required by the project while preventing damage to nearby utilities and buildings, resulting in the design of practical, innovative and cost-effective foundations. Our licensed environmental professionals will navigate your project through complex local, state and federal environmental regulations to avoid costly construction delays and unnecessary remediation.

TUNNELING
Complex environments and projects require customized techniques and approaches. GEI provides innovative tunneling techniques in overseeing the design and construction of small and large diameter tunnels and shafts beneath highways, railroads, rivers and wetlands and through congested or contaminated areas. GEI's tunneling experience ranges from cut & cover tunnels in urban environments for utility and transportation projects, to deep hard rock tunnels for storm water overflow and water storage, Combined Sewer Overflow (CSO) and water conveyance.

LAB TESTING
GEI has a strong commitment to providing clients with high-quality laboratory testing services for both soil and rock. Our laboratory has achieved national recognition for its ability to perform tests to advance the state of geotechnical engineering. Through our use of state-of-the-art sensors and computer acquisition systems, we measure and record data, and use proprietary software to provide insights. Our testing capabilities range from classification and index testing, to performing dynamic testing to support seismic and vibration engineering. We offer a wide variety of geotechnical laboratory testing services.

EXCAVATION SUPPORT SYSTEMS
GEI combines empirical experience with sophisticated computer modeling to evaluate the impacts of excavations and various support of excavation (SOE) systems on existing adjacent buildings and facilities. Using geotechnical instrumentation during construction allows our experts to evaluate actual vs. predicted performance of a system and make the necessary adjustments. During construction of new structures where open cuts are not feasible, SOEs support the ground outside excavations to control deformation of adjacent structures, utilities and soil. SOEs range from simple piles and lagging or sheeting, to complex slurry wall projects protecting sensitive and historic structures. Types of support systems have included but are not limited to cantilever walls, simple braced excavations, tie-back anchored excavations, open-water cofferdams, braced cofferdams constructed in conjunction with existing structures and pre-stressed bracing for structures sensitive to movements.

FIELD TESTING AND MONITORING
Appropriate field testing and monitoring is essential to achieve consistent, high quality underground construction and to verify that designs are installed as intended. GEI has extensive experience designing and implementing effective, efficient monitoring and testing programs for all types of projects.
Civil Experience

For over 40 years, GEI has provided its public and private sector clients with a wide range of consulting services encompassing geotechnical and environmental engineering. Our ability to balance strong technical expertise and an innovative spirit distinguishes us from other companies in the industry.

We provide integrated civil, geotechnical and environmental services from planning, site design, permitting, to foundation design, and through construction. We have completed thousands of commercial, structural, industrial, and residential projects, helping our clients manage the civil, geotechnical, and environmental risks and uncertainties of development.

Projects where we’ve partnered with architects include office buildings and complexes, manufacturing centers, transportation facilities, retail stores and shopping malls, sports complexes, hospital and health care centers, schools and universities, parking garages, air-rights structures, and more.
Civil Focus

DEVELOPMENT PLANNING
Starting with environmental due diligence, we work with our clients to identify properties for acquisition and development. We help our clients understand the wide range of underground conditions that may affect a project such as contamination, buried structures and utilities, and poor soil conditions.

As part of a property transaction, we conduct Phase I due diligence assessments, field investigations, and regulatory compliance audits.

We identify the environmental risks at a property, along with the strategies and costs to manage those risks. At urban or contaminated sites we guide a project through the maze of complex environmental regulations. We help our clients revitalize brownfield properties to create housing, retail, life science, academic and commercial buildings and industrial facilities.

SITE DESIGN AND PERMITTING
GEI approaches development with a team approach in mind. We work closely with land owners, developers, contractors and permitting agencies to prepare competent, constructible designs in a timely and efficient manner. We actively search for creative ways to save both time and money for our clients. We practice low impact design methods, where applicable, to protect environmental quality as well as reduce infrastructure costs and provide a more aesthetically pleasing development. We believe this is beneficial to the developer and the responsible approach to development.

We develop designs and specifications with as much input as possible from reviewing agencies to streamline the approval process. GEI will prepare and present our work for Planning Commission and public meetings to support our clients’ projects in order to assist in successful approvals and permitting.

FOUNDATIONS
GEI began as a geotechnical consulting firm, and foundation engineering remains a principal specialty. We design foundations for a wide range of high- and low-rise buildings, new and renovated.

Every site poses a unique mix of challenges such as tight space, neighboring buildings, contamination, complex regulations, and community concerns. We integrate our environmental and geotechnical engineering expertise to design foundation solutions that address these challenges.

Our foundation engineering solutions include: footings and mats, piles, drilled shafts, retaining walls, cofferdams, braced excavations, slurry walls, soil mix walls, tie-backs, soil nail walls, and soil improvement programs.

ENVIRONMENTAL ENGINEERING
We manage the soils and urban fill excavated during a building project, evaluating opportunities for on-site reuse of soil and cost effective off-site disposal options. Our Licensed Environmental Professionals (LEPs) and Licensed Site Professionals (LSPs) have the regulatory and practical expertise integrated geotechnical and environmental services to navigate a building project through state, local, and federal environmental regulations while avoiding construction delays. Environmental engineering services include: soil and groundwater.

CONSTRUCTION SUPPORT
For owners we provide complete construction support from pre-bid consultation and cost estimating through design, construction, and monitoring. We prepare conceptual designs for pricing and where appropriate recommend alternative designs or construction methods that can save time and money.

For contractors we respond rapidly to avoid costly delays, and coordinate our designs to use available equipment, materials, and contractor construction procedures. The submittals we prepare on behalf of contractors are quickly approved, eliminating delays caused by resubmittals.

geiconsultants.com
Library Experience

Durland - Van Voorhis Architects, Flint Public Library Building Addition, Middleton, MA
Town of Stoughton, Public Library Expansion, Stoughton, MA
Trustees of Boxford Town Library, Boxford Town Library, Boxford, MA
Contra Costa Community College District, Diablo Valley College Library Addition, Pleasant Hill, CA
Massachusetts Division of Capital Asset Management, Salem State University Library, Salem, MA
Radcliffe Institute for Advanced Study
Harvard University, Schlesinger Library Geotechnical and Environmental Services, Cambridge, MA
Shepley Bulfinch Richardson Abbott Inc., Frederick E. Berry Library and Learning Commons, Salem, MA
Taylor Street La LLC, Taylor Engineering, Taylor Street Library and Apartments, Chicago IL
TSKP Studio, Welles Turner Memorial Library Additions, Glastonbury, CT
The Barack Obama Foundation, Barack Obama Presidential Center Geotechnical Engineering, Chicago, IL
Ava Consultants LLC, The Newberry Library West Wing Renovation, Chicago, IL
District of Columbia Water & Sewer, Southeast Library Engineering Review, Washington, DC
Green International Affiliates Inc., Schwartz Silver Architects Inc., Medford Library Stormwater, Medford, MA
J.F. White Contracting Company, Cambridge Library NPDES Monitoring, Cambridge, MA
Leers Weinzapfel Associates Architects Inc., City of Boston Public Facilities Department, Roslindale Library Renovations Stormwater Infiltration Evaluation, Roslindale, MA
Lizardos Engineering Associates PC, New York University, Bobst Library and 7 East 12th Street, New York, NY
Northwestern University, Proposed Oak Grove Library Center Expansion - Module 2, Waukegan, IL
PSEG - Long Island, Montauk Library Splice Box, Montauk, NY
Ragnar Benson Construction LLC, Rockford Library Manufactured Gas Plant for ComEd, Rockford, IL
Steele Foundation LLC, Georgetown Library Micro-field and Micropiles, Washington, DC
Michael Wheeler, P.E.
Senior Vice President / Senior Principal Engineer
Mike Wheeler is a Senior Vice President of GEI and Manager of the Green Bay, Wisconsin, office. He brings 31 years of experience in Geotechnical Engineering, Civil Engineering, Foundation Design, and Mine Development Projects, including project work at Lawrence University in Appleton, Wisconsin. Mike was also Geotechnical Principal for evaluating the Sturgeon Bay Historic Granary Relocation structure at the interim and final locations to where the structure was moved. Silman was structural engineer.

Education
M.S., Civil (Geotechnical) Engineering, Michigan Technological University, Houghton, MI
B.S., Civil Engineering, Michigan Technological University, Houghton, MI

Registrations and Licenses
Professional Engineer, WI No. 28862

Mark J. Vannieuwenhoven, P.E., PMP
Project Manager
Mark Vannieuwenhoven is a project manager with 19 years of experience in solid waste management and civil engineering. His principal responsibilities include coordination of landfill design and construction projects, civil site design projects, on-site construction quality assurance services, and landfill design, permitting, and construction documentation reports. His skillset includes stormwater management, landfill design and operation, construction management, and geosynthetic materials design and installation.

Education
B.S., Civil Engineering, University of Wisconsin-Milwaukee, WI

Registrations and Licenses
Professional Engineer, WI

Craig A. Richardson, P.E.
Project Professional
Craig Richardson serves as Project Manager in the civil engineering group at GEI's Iron River, Michigan, office. He has 23 years of experience in funding assistance, studies, design for municipal water and wastewater systems, and construction inspection experience.

Education
B.S., Civil Engineering, Michigan Technological University

Registrations and Licenses
Professional Engineer, WI No. 44761-6

George M. Meister, P.E.
Project Manager
George Meister is a Professional Engineer who provides civil engineering support on projects involving roadway design, site planning, stormwater management, construction management, land surveying, and infrastructure design/upgrade. As a consulting engineer, he has supported design of municipal streets, water mains, and sanitary and storm sewers. He has a wealth of professional experience in the planning and design of commercial properties, residential communities, and industrial sites. Mr. Meister has supported design and construction projects involving access roads, parking lots, stormwater detention and retention systems, and utility routings and sizing. He is proficient with related software programs including AutoCAD™ drafting programs, Microsoft Project™, HEC-RAS, and HydroCAD, among others. In addition to his civil engineering expertise, he has years of experience in performing construction administration and materials testing services, including soils, concrete, and asphalt testing and their usage and application, and is experienced with all aspects of survey and construction staking.
“Only by making a commitment to quality, professionalism, and personal involvement can one achieve lasting success in the turbulent atmosphere of the building design and construction industry. At ads ENGINEERS, the partners and associates understand these fundamentals and apply them to each project.”

ads ENGINEERS, DPC, established in 1979, continues to provide high-quality engineering services to our long-standing clients based on the principles established by the founding partners. ads ENGINEERS, offers a full range of consulting engineering services; HVAC, Electrical, Plumbing, Fire Protection, LEED Services, Sustainable Services, Energy Studies & Computer Modeling and Commissioning.

Partners, Michael Leone, Ari Golden, Steve Gnapragasam are the driving force of ads ENGINEERS. As a mid-size firm, ads can offer the depth of a large firm while still providing the “hands-on” involvement of the firm’s partners. It is this “hands-on” philosophy and personal involvement that has earned ads the loyalty of long-standing clients, demonstrated by our nomination and award as “Preferred Mechanical Engineer” by Architect’s Magazine.

Our Partners and Associates are seasoned professionals, committed to providing quality services and to working as team players to meet fast track deadlines. They are dedicated to improving coordination among the mechanical and architectural trades, to enhance quality control, and to focus upon cost effective solutions. ads strives to stay on the cutting edge of design utilizing the latest technology and resources.

ads is also on the forefront of Sustainable Design. As a member of the United States Green Building Council & NYSERDA, ads is constantly working to promote buildings that are environmentally sound, energy efficient and comfortable places to live and work.

Industry Experience:

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ads ENGINEERS is proud to have worked with some of the most innovative and inspiring Owners, Developers & Architects:

Actium Development  
Alexico Development  
Andrew Berman Arch.  
ARE  
Asfour Guzy  
Beyer Blinder Belle  
CetraRuddy Architecture  
Colliers International  
Columbia University  
Cooper Robertson & Partners  
Cushman & Wakefield  
Danny Forster & Architecture  
David Kleinberg Design  
Davis Brody Bond  
Deborah Berke Partners  
Elkus Manfredi Architects  
ennead Architects  
Equity Residential  
Faithful Gould  
Fieldston School  
Sciamex Construction Co.  
Fordham University  
FX Fowle Architects  
Gensler Architects  
GFI  
Gruzen Samton Architects  
Gwathmey Siegel  
H3 Hardy Architects  
Handel Architects  
Hermes  
Hertzog & deMeuron  
Hidrock Realty Inc  
HOK  
Hom & Goldman Architects  
Ian Schrager Company  
Jani Real Estate  
JDS Development Group  
John Pawson Architects  
Kliment Halsband Architects  
LEESER Architects  
LEEDS Architects  
Lennar Urban  
Lightstone Group  
Mancini Duffy  
Marble Fairbanks  
Marriott International  
Matthew Baird Architects  
MD-Zibi Architects  
Metro Loft  
Morgans Hotel Group  
New York University  
NYSERDA  
OMA  
ORDA  
Peter Marino Architects  
Princeton University  
Richard Meier  
Robert AM Stern Architect  
Rockwell Group  
S9 Architecture  
Sage & Coombe Architects  
Smith-Miller + Hawkins  
State University of New York  
Stonehill & Taylor Architects  
Studio Gang  
Swanke Hayden Connell  
Taconic Investment Partners  
TEN Arquitectos  
Todd Williams Billie Tsien  
University of Chicago  
University of Pennsylvania  
Williams College  
Witkoff  
Zara  
Zeskindorf Development
DESCRIPTION OF MEP PROJECTS

Project: Greenpoint Public Library / Environmental Education Center  Brooklyn, New York
Description: ads provided Mechanical, Electrical and Plumbing design, LEED certification and Commissioning services of the $15 million, 15,000 sq.ft new Greenpoint public library branch. The library was designed to be a sustainable learning tool for the neighborhood, the building utilizes displacement ventilation, extensive on-site vegetation and solar panels all designed to demonstrate the importance of sustainable construction in an urban environment. The project has completed construction and is on track to achieve a LEED Platinum for New Construction rating.

References: Name: Ames O’Neill, BPL Project Manager, Strategic Planning
Email: AOneill@bklynlibrary.org  Phone Number: 718-230-2452

Project: Roosevelt Island Branch Library  Roosevelt Island, New York
Description: ads provided Mechanical, Electrical and Plumbing design and LEED certification services for the new 7,000 sq. ft. interior fit out of the new, New York Public Library Branch on Roosevelt Island. The design included, highly efficient condensing boilers and low LPD lighting to reduce energy use as well as low flow plumbing fixtures to reduce the water usage. Construction is nearly complete, and the project is on track to achieve a LEED Gold for Commercial Interiors rating.

References: Name: David Holowka, NYPL
Email: davidholowka@nypl.org  Phone Number: 212.930.0707

Project: Fordham Walsh Library  Bronx, New York
Description: ads provided Mechanical, Electrical, and Plumbing design for the interior fit out of the new, Fordham Walsh Library LITE designed by Napach Design Group. The project consists of the demolition of the existing Fordham Walsh Library LITE to construct a new learning and innovation technology environment. The new rooms will include a sound isolation rooms, demonstration room, VR lab, and a maker space with the latest 3D printers and plasma cutters.

References: Name: Aldo Di Vitto, Assistant Director of Architectural Services
Email: ddivitto@fordham.edu  Phone Number: 718.817.4797

Project: Elmhurst Public Library  Queens, New York
Description: ads provided Mechanical, Electrical and Plumbing design for the construction of a new four storied library facility designed by Marpillero Polilak Architects to replace the second busiest Queens library branch in the Elmhurst neighborhood of Queens, NY. The Architectural design program includes two large double height glass “cube” reading spaces and several library stack and media rooms. ads Engineers provided full MEP design services following strict acoustic and comfort criteria. 2017 Winner of The Architects Newspaper Best of Design Award for Civic - Education.

References: Name: Richard Tobin, Project Manager – Queens Library
Email: Richard.Tobin@queenslibrary.org
DESCRIPTION OF COMMISSIONING PROJECTS

Project: Greenpoint Public Library / Environmental Education Center, Brooklyn, New York

Description: ads provided Mechanical, Electrical and Plumbing design, LEED certification and Commissioning services of the 15,000 sq.ft new Greenpoint public library branch. The library was designed to be a sustainable learning tool for the neighborhood, the building utilizes displacement ventilation, extensive on-site vegetation and solar panels all designed to demonstrate the importance of sustainable construction in an urban environment. The project is in the has completed construction and on track to achieve a LEED Platinum for New Construction rating

References:
Name: Ames O’Neill, BPL Project Manager, Strategic Planning
Email: AOnell@bklynlibrary.org Phone Number: 718-230-2452

Project: Brooklyn Academy of Music Harvey Theatre, Brooklyn, New York

Description: ads provided LEED certification and Commissioning services of the 10,000 sq.ft addition to the existing Harvey Theatre. This addition includes a new theater entrance, lobby and patron lounge. The project is nearing the completion of construction and on track to achieve a LEED Silver for New Construction rating

References:
Name: Jonathan Jones, Director of Capital Projects - BAM
Email: jojones@bam.org Phone Number: 718-724-8098

Project: Cornell Graduate Hotel, Roosevelt Island, New York

Description: ads provided Mechanical, Electrical and Plumbing design, LEED certification and Commissioning services of the status consisting of new construction of a 19 level over 1 cellar level, 157,1619 Sq. ft. 224 guestroom hotel building with a lobby level restaurant, roof lounge, ballroom, conference room, exercise room and support spaces located on the Cornell University campus on Roosevelt Island, Manhattan. Energy efficiency design measures include utilizing low flow plumbing fixtures, daylight views to over 90% of interior spaces, and finishes with low volatile organic compound content are used throughout. High levels of recycled content material are specified as well. The project is nearing the completion of construction and on track to achieve a LEED Silver for New Construction rating

References:
Name: Jill Lekstusis, Principal – Red Hospitality
Email: jilekstuts@redhospitality.com Phone Number: 516-459-4694


Description: ads provided Commissioning services for the 84,000Sq. ft. 10 story Broadway Theater. Project consisted of the replacement of the existing HVAC equipment with newer more efficient options, while ensuring the new equipment functions per the design and develop an operation and maintenance plan to ensure the equipment is efficient and operational for its entire useable life. The project is nearing the completion of construction.

References:
Name: Jane P Lin, Roundabout Theatre Company
Email: janel@roundabouttheatre.org Phone Number: 212-729-9393x368
EDUARDO GALEANO, LEED AP
ASSOCIATE

Experience
Eduardo Galeano is a Mechanical Engineer with over 12 years of experience. Mr. Galeano performs computer simulations for building energy modeling analyses using Trane Trace 700 and eQuest based software for commercial/residential facilities following NYSERDA’s incentive programs and/or USGBC’s certification (LEED) requirements. Mr. Galeano has also been lead design engineer of HVAC mechanical systems for different types of facilities including new construction and existing building renovations.

At ads ENGINEERS, Mr. Galeano’s notable projects include a renovation of an existing 12-story, 103,300 SF office building located at 88 Wall Street into a 176 key boutique hotel and Parker Hotel development and renovation of 729 guest room keys into approximately 590 guest room keys on floors 5 through 33 and 99 new residential condominium units on floors 34 through 42. Mr. Galeano’s most recent projects include the new Motto Hotel by Hilton located at 113 W. 24th street in Manhattan, which will have approximately 370 Keys, with retail space located on the first floor.

Mr. Galeano’s designs also include the Cornell Graduate Hotel which is a new 17 story, 220 key hotel located on Roosevelt Island, New York; the new Irish Arts Center Building; the renovation of the 40th and 41st floor duplex luxury apartment at 520 Park Avenue; the new Elmhurst Queens Public Library branch located in Queens, New York; and a new 12-story high end residential condominium building located at 160 Leroy Street, New York, NY. Along with the project types of hotels and residential buildings, Mr. Galeano has also worked on several of the new luxury retail Hermes stores located in Miami, Atlanta, Seattle, and Houston, utilizing the Hermès standard for design, including environmental control and air conditioning.

Education
BS in Mechanical Engineering
Polytechnic University

Licenses/Certifications
LEED™ Accredited Professional (LEED AP)
NYU SCPS - Certificate of HVAC Design
JOEL ROTHENBERG, PE, LEED AP
SENIOR ENGINEER

Experience
Joel Rothenberg is a Mechanical Engineer, Head LEED Consultant, Energy Modeler and Commissioning Agent with over 6 years of experience. Mr. Rothenberg has experience in performing computer simulations for building energy modeling analysis and in LEED certification process, specifically assisting in the certification of several new construction, core and shell and commercial interior projects. Mr. Rothenberg also assists and manages projects throughout the design and construction process of HVAC mechanical systems for different types of facilities including new construction and commercial interior fit outs. He is well versed in AutoCAD as well as Revit. Mr. Rothenberg has extensive experience in commissioning of building MEP systems, development of pre-functional checklists, functional testing documents, issues logs and commissioning reports.

At ads ENGINEERS, Mr. Rothenberg’s notable projects include the Princeton Residential College, Greenpoint Public Library, Brooklyn Animal Care Center, Roosevelt Island Library, Hunters Point Library, Kew Gardens Hills Library, Bronx River Arts Center, Moxy Hotel, Graduate Hotel Cornell Campus on Roosevelt Island, NY, FDNY Fire House Rescue 2, LEED gold-rated Building 77 in Brooklyn Navy Yard, NY, The Luce Center at the New York Historical Society, Solomon R. Guggenheim Offices, Brooklyn Academy of Music – Harvey Theatre and Pace Gallery.

Mr. Rothenberg’s award-winning projects comprise of Hunters Point Public Library & Crye Precision Headquarters for NY-2020 AIA NY DESIGN AWARD, MERIT AWARD.

Education
BS in Mechanical Engineering
Binghamton University

Licenses/Certifications
Professional Engineer Registrations:
New York

LEED™ Accredited Professional (LEED AP)

Professional Affiliations
ASHRAE New York City Chapter
Experience
Jonathan Buchberg is an Electrical Engineer with over 7 years of experience. Mr. Buchberg has experience designing electrical power, fire alarm and lighting systems for various project types from large interior office space renovations to high-end residential condominiums.

Upon arriving at ads ENGINEERS, Mr. Buchberg assisted in the electrical power distribution and fire alarm design for the 130,000 square foot Fordham Law School renovation at Lincoln Center and the renovation design of the Luce Center for the Study of American Culture at the New-York Historical Society. Mr. Buchberg has also contributed to projects that include commercial infrastructure renovations at 225 and 233 Park Avenue South and building use conversion at 17 John Street.

Mr. Buchberg is involved in projects from residential to flex office spaces. Various projects include the new location for New York Public Library’s Roosevelt Island Branch location, which includes providing a brand-new fire alarm system and power distribution system. The new location will be able to better serve the community’s current needs as well as adapting to provide for the future. Riis Park Bathhouse renovation and conversion of the existing bathhouse and entry pavilions into a new hotel, including 25-30 pod style guest rooms, hotel lobby, restaurants, catering facility with commercial kitchen, retail/food venues and high-end rooftop bar, music venue and pool. Along with the projects of the Roosevelt Island Library and Riis Park Bathhouse, Mr. Buchberg is working on the renovation of 40th and 41st floor duplex apartment at 520 Park Avenue, and Kotti’s new Brooklyn Navy Yard retail location.

Mr. Buchberg’s projects in his portfolio also include the Pace Art Gallery located at 540 W 25th Street, NYC; Graduate Hotel on the Cornell Tech Campus, Roosevelt Island, NYC; The Connie Airplane located at the new TWA Hotel at JFK Airport, NY; 360 Central Park West residential condominiums, NY; West Elm Headquarters, NY; Brooklyn Navy Yard Development Corporation’s office fit out; Crye Precision’s brand-new manufacturing headquarters at the Brooklyn Navy Yard.

Education
BS, Electrical Engineering
Binghamton University (SUNY), NY

Licenses/Certifications
LEED Green Associate (LEED GA)

Professional Affiliations
Institute of Electrical and Electronic Engineers
Experience
Nour Khaled began his electrical engineering career in 2018. In this short time, Mr. Khaled has been designing electrical systems for power, lighting, control systems, AV, communication, and security for projects such as the MLB headquarters in NYC and office spaces at the 3 World Trade Center.

At ads ENGINEERS, Mr. Khaled has participated in designing the electrical system and fire alarm for the 500,000 square foot Princeton University residential college project. Mr. Khaled has also contributed to other projects including MOXY 11TH St Hotel, Brooklyn Animal Care Center, 113 W 24TH St Hotel and Greenpoint Public Library. In addition to designing electrical systems and fire alarms, Mr. Khaled develops studies for short circuit, selective coordination, underground cable ampacity and arc flash using software such as SKM, ETAP and EasyPower.

Education
BS in Electrical Engineering
The City University of New York – College of Staten Island

Licenses/Certifications
FE/EIT – State of New York – 2019
OSHA 30-HR Construction Card

Professional Affiliations
Institute of Electrical and Electronics Engineers – IEEE
American National Standards Institute – ANSI
IRINA YEMETS
PLUMBING/FIRE PROTECTION ENGINEER

Experience
Irina Yemets is a Plumbing and Fire Protection Engineer with over 20 years of experience. Ms. Yemets experience includes design of plumbing and fire protection systems for new and existing residential high-rise buildings, restaurants, office spaces, and single tenant commercial spaces.

At ads ENGINEERS, Ms. Yemets’s most notable projects include Pace Art Gallery located at 540 W 25th Street, NYC; the renovation of residential Shephard House; New York Edition Hotel - Clock Tower; Public Hotel, NYC; various Hermès store renovations and fit-outs in Hawaii and Manhasset, NY; DSNY Queens 7 Garage renovation, Fieldstone School renovations and luxury high-rise residential buildings such as 160 Leroy, NYC; Roosevelt Island Library, NY; Greenpoint Library, NY; F.D.N.Y new Firehouse for Rescue 2, NY.

Ms. Yemets’s present projects include the Brooklyn Animal Care Center’s expansion for the NYC Department of Design and Construction (DDC), major renovation/addition to the 6 story Downtown Association building at 60 Pine Street, NYC, and for 24th Street Hotel food service area.

Education
Combined BS and MS in Mechanical Engineering
University of Civil Engineering, Ukraine

Licenses/Certifications
Certificate in Computer Aided Design and Drafting using AutoCAD R.14
American Training Center, Inc.
Firm Profile – Information Technologies

Cosentini Information Technologies (CIT) was established in 1985 as a division of Cosentini Associates. The division provides telecommunications, audiovisual, and security design and consulting services. The combination of these services enables Cosentini Information Technologies to provide a full range of technology solutions for a variety of clients including financial institutions, cultural organizations, healthcare and educational providers, airlines, law firms, governmental agencies and others. Projects CIT has designed include large mixed-use facilities, residential buildings, offices, data centers, mission critical command and control centers for the federal government, technology master planning for entire cities and homeland security services at dams, ports, ferry terminals and other critical locations.

The firm is a leader in the development of state-of-the-art technology solutions centered on buildings and facilities for today and the future. We specialize in integrated services and technology convergence. Our designs are geared toward providing an infrastructure that serves today’s businesses for the short and long term.

Our information technology services consist of the planning, design and implementation aspects of a project. These capabilities include but are not limited to:

Telecommunications Infrastructure Design
- Structured cabling infrastructure
- Technology master planning
- Technology project management
- Voice and data systems design
- Local-area network (LAN) and wide-area network (WAN)
- Wireless infrastructure
- Distributed antenna systems (DAS)
- “Smart Building” Technologies

Security Systems Design
- Access control and intrusion detection
- Closed Circuit Television (CCTV) system design
- Digital Video Recording (DVR)
- Security landscaping
- Personnel screening systems
- Biometric systems
- Asset protection systems (RFID)
- Threat and Vulnerability Assessments (TVA)
- Command and Control, EOC, NOC Facility Design

Audiovisual Systems Design
- Conference rooms, boardrooms, meeting facilities
- Computer graphics routing and display
- Multimedia presentation facilities
- Audio teleconferencing
- Video teleconferencing
- Cable TV and DSS distribution
- Graphical User Interfaces and remote control

Our commitment to providing innovative design solutions and quality service using proven and established design principles is unwavering and we demonstrate this commitment to excellence on every project we undertake.
Library Experience

**Boston Public Library - Central Branch, Johnson Building Renovations | Boston, MA**
The Johnson Building project consists of 150,000 sf in renovations in two phases to the landmarked 1972 Philip Johnson addition to the central branch of the Boston Public Library. The renovations include the removal of the granite plinths, which currently block the ground-floor windows, and replacement of the dark glazing with a transparent curtainwall.
Architect: William Rawn Associates
Reference: Jim McQueen, Property & Construction Management Department, 617.635.0536

**Brooklyn Public Library, Greenpoint Library & Environmental Education Center | Brooklyn, NY**
Cosentini assisted the Brooklyn Public Library with construction and close our services for the telecommunications and security systems at this new 15,000 sf state-of-the-art branch in the Greenpoint section of Brooklyn.
Architect: Marble Fairbanks
Reference: Jason Roberts, Marble Fairbanks, 212.233.0653 x 104

**New York Public Library, 53rd Street Branch - LEED Gold | New York, NY**
This project involves fitting out a new 27,000 sf, state-of-the-art library branch located in the tower at 20 West 53rd Street. The library consists of three floors with one floor above grade and the other two below grade.
Architect: TEN Arquitectos
Reference: Kevin Budd, Former Senior Project Manager, NY Public Library, 212.930.0822

**Brooklyn Heights Library at One Clinton - LEED Silver targeted | Brooklyn, NY**
The Brooklyn Heights Library encompasses 26,600 sf of public library space within the residential building at One Clinton.
Architect: Marvel Architects
Reference: Allison Robin, LEED AP, Envoie Projects LLC, 646.904.8102
Huy T. Pham, LEED AP
Project Manager

ROLE AND RESPONSIBILITIES
As Project Manager, Mr. Pham will:

• Provide a focal point for information flow between the Cosentini team and the project design team.
• Work with senior management to ensure that project schedules are met.

PROFESSIONAL HISTORY
Mr. Pham rejoined Cosentini Information Technologies in 2010 after working in the Construction Management industry. With more than 20 years of engineering and construction experience, he has successfully managed large-scale, complex projects around the globe. He has extensive experience in telecommunications cabling infrastructure design for buildings and campuses, LAN/WAN systems design, and convergence of multiple technology platforms into “Smart” systems.

PROJECT EXPERIENCE
Mr. Pham’s selected project experience includes:

• New York Public Library, 53rd Street Branch - LEED Gold, New York, NY
• Akamai Technologies Headquarters - LEED Gold targeted, Cambridge, MA
• ExxonMobil Campus, Houston, TX
• ExxonMobil, Hughes Landing, Houston, TX
• Imperial Oil, 3 Star Project, Calgary, Alberta, Canada
• Imperial Oil, Calgary Research Center, Calgary, Alberta, Canada
• Aux Qianhuman Village, Ningbo City China
• King Abdullah Financial District, Riyadh, Saudi Arabia
• The Learning Spring Elementary School, NY, NY
• Rallye Motors/BMW Complex, Westbury, NY
• NY Structural Biology Center, NY
• NYU Faculty Housing at Washington Square West, NY
• JP Morgan Chase Global IT Standards, Worldwide
• JP Morgan Chase SST Call Center, Joplin, MO
• Nassau County Public Safety Center in Mineola, NY
• Salamander Inn, Middleburg VA
• JP Morgan Chase Bank One Remote Sites (8 sites throughout the US): Tulsa, Louisville, Baton Rouge, New Orleans, Chicago, Columbus, Detroit and Indianapolis
• JP Morgan Chase Prudential Building Iselin, NJ
• Frank Sinatra High School, Long Island City, NY
• JP Morgan Chase - Midtown Headquarters, New York, NY
Stuart Pinkley
Senior Telecommunications Engineer

ROLE AND RESPONSIBILITIES
As Senior Telecommunications Engineer, Mr. Pinkley will:

- Lead the Information Technologies engineering team in the design of Telecommunications, Audiovisual and Security systems and evaluate alternate engineering schemes.
- Develop and coordinate the design and development of cabling systems and the required drawings and documentation.
- Coordinate with other disciplines and the design team to develop a fully coordinated design and prepare calculations to validate telecommunications design decisions.

PROFESSIONAL HISTORY
Mr. Pinkley joined Cosentini Information Technologies in 2004. His responsibilities include coordinating with the project manager and telecom team members on the design and development of voice, data, and video technology solutions; utilizing CADD software for the design of cabling infrastructure, telephone systems, local and wide area networks (LAN/WAN), CATV systems, and satellite/microwave technologies; and ensuring all design solutions meet client needs and standards.

Prior to joining Cosentini, Mr. Pinkley worked with Columbia University School of Public Health; Charter Communications in Louisville, KY; Darwin Networks in Louisville, KY; and the University of Louisville Computing Center.

PROJECT EXPERIENCE
Mr. Pinkley’s project experience includes:

- Brooklyn Public Library, Greenpoint Library & Environmental Education Center, Brooklyn, NY
- New York Public Library, 53rd Street Branch - LEED Silver targeted, New York, NY
- Brooklyn Heights Library at One Clinton - LEED Silver targeted, Brooklyn, NY
- UN International School, New York, NY
- Fordham University, Law School and Dormitory at Lincoln Center - LEED Silver, New York, NY
- Kean University, Union, NJ
- Frank Sinatra School of Arts, Queens, NY
- PS 260, Queens, NY
- Hofstra University, Hempstead, NY
- Gateway High School, New York, NY
- Kent Place School, Summit, NJ
- Henry Street School, Passaic, NJ
- Lanning Square Elementary School, Camden, NJ
- Marymount School, New York, NY
Emily Cioffi  
Senior Audiovisual Systems Engineer

ROLE AND RESPONSIBILITIES
As Senior Audiovisual Systems Engineer, Ms. Cioffi will:

- Lead the audiovisual engineering team in audiovisual systems design.
- Coordinate the design and the development of audiovisual systems and documentation.
- Work with other disciplines and the design team to develop a fully coordinate a design.
- Insure that the audiovisual team evaluates recent technical developments in product design to work towards a reliable design.

PROFESSIONAL HISTORY
Ms. Cioffi joined Cosentini in 2011 as an Audiovisual Designer after serving as an Engineering Intern in 2010. She is responsible for documenting all aspects of media, voice and data design solutions. Her experience includes audiovisual systems design for conference rooms, meeting rooms, hotel facilities, VIZ rooms, auditoriums, boardrooms, teleconferencing facilities, and command and control centers.

Ms. Cioffi’s project experience includes:

- New York Public Library, 53rd Street Branch - LEED Silver targeted, New York, NY
- Brooklyn Heights Library at One Clinton - LEED Silver targeted, Brooklyn, NY
- Joe Crowley Student Union - University of Nevada, Reno, NV
- KIPP Cooper Norcross Academy, Camden, NJ
- The Dalton School, New York, NY
- William Paterson University, Wayne, NJ
- City University of New York (CUNY), School of Law at Court Square Two - LEED Gold, Long Island City, NY
- Imperial College of London Diabetes Center, Abu Dhabi, UAE
- Institute – Security Operations Center, Rockville, MD
- ExxonMobil Campus - LEED Gold targeted, Houston, TX
- Imperial Oil Calgary, Calgary, AB
- 250 West 55th Street - LEED Gold, New York, NY
- 3 Columbus Circle, New York, NY
- 550 Madison Avenue - SONY Building Conversion, New York, NY
- ATCO Commercial Center, SE Calgary
- Clarity Partners at 20 North Clark Street, 36th Floor, Chicago, IL
- Devon Energy Corporate Headquarters – LEED Gold, Oklahoma City, OK
- NBC Universal, 30 Rockefeller Center, 51st Floor, New York, NY
- The Macquarie Group, New York, NY
Roman Natzenzon, PSP
Senior Security Systems Engineer

ROLE AND RESPONSIBILITIES
As Senior Security Systems Engineer, Mr. Natzenzon will:

• Be responsible for all phases of analysis including reviewing building plans and architectural security issues, design concepts, security plan development and assistance with budget estimates.

• Be responsible for the development of design drawings including the design of security rooms and closets, coordination with architects and other trades, identification of riser cabling requirements and routing, creation of security floor plans and security console designs and construction administration.

• Develop security specifications for the client, and interact with security personnel.

• Coordinate security documentation with the design team.

PROFESSIONAL HISTORY
Mr. Natzenzon joined Cosentini Information Technologies as a Security Designer and Project Manager, bringing with him 10 years of experience in the security industry. Prior to joining Cosentini, Mr. Natzenzon was a Security Project Manager/Associate for Flack + Kurtz, Inc., a consulting engineers company. He was responsible for marketing, design, project estimating and construction administration. His experience encompasses access control, biometrics, intrusion detection, closed circuit television, emergency communication systems and voice/video intercom systems.

PROJECT EXPERIENCE
Mr. Natzenzon’s project experience includes:

• New York Public Library, 53rd Street Branch - LEED Silver targeted, New York, NY
• Brooklyn Heights Library at One Clinton - LEED Silver targeted, Brooklyn, NY
• Princeton University, Peter Lewis Library, Princeton, NJ
• Norcross Academy, Camden, NJ
• Lanning Square Elementary School, Morristown, NJ
• New York Institute of Technology (NYIT), Student Residences and Dining Facility - LEED Silver targeted, Old Westbury, NY
• William Paterson University, Wayne, NJ
• City University of New York (CUNY), School of Law at Court Square Two - LEED Gold, Long Island City, NY
• Harvard University, 90 Mount Auburn Street, Harvard, MA
• Massachusetts Institute of Technology (MIT) Media Laboratory, Boston, MA
• General Electric Educational Center, Crotonville, NY
• Fordham University, Law School and Dormitory at Lincoln Center - LEED Silver, New York, NY
• Kinlaw Library, Asbury College, Wilmore, KY
FIRM PROFILE

Agency Landscape + Planning

Agency is the capacity of human beings to act, to make choices. Planning can remove barriers. Design is an act of optimism. Optimism and action are much needed, today more than ever. At Agency Landscape + Planning, we believe in the power of people to initiate and make purposeful, positive change.

Agency is a women-owned small business (WOSB) and certified DBE/WBE practice based in Cambridge, Massachusetts. Our work engages the full spectrum of design services - from strategic planning to complex public realm implementation. It is tied together by a commitment to public sector work with deep community engagement. We have a significant practice dedicated to urban planning, from the regional to district scale, and a team of twelve designers and planners.

Agency is a mission-driven practice dedicated to addressing social equity, cultural vitality and environmental resilience through design excellence, strategic planning and community engagement. Co-founders Brie Hensold and Gina Ford have worked together for over a decade.

Beyond our core team, we have formed a network of diverse and innovative thinkers across the country that share our passion for social good, resilience and the power of public space. Together, we represent a broad cross-section of specialized knowledge and skills. Our partners, like us, believe a more resilient and equitable approach to planning and design will lead to more relevant, contextual and vibrant public environments.

Certifications (DBE)

CALTRANS
City of Philadelphia DBE/WBE
Colorado Department of Transportation
Connecticut Department of Transportation
Florida Department of Transportation

Georgia Department of Transportation
Maine Department of Transportation
Maryland Department of Transportation
Massachusetts Department of Transportation
New Hampshire Department of Transportation
New Jersey Department of Transportation
New York Department of Transportation
North Carolina Department of Transportation
North Central Texas Regional Certification Agency (WBE)
Ohio Department of Transportation
Oregon Department of Transportation
Rhode Island Department of Transportation
Rhode Island Office of Diversity, Equity and Opportunity (WBE)
Tennessee Department of Transportation
Texas Department of Transportation
Washington Department of Transportation
Wisconsin Department of Transportation
RELEVANT PROJECTS

Lawn on D
A flexible and vibrant 2.5 acre park in Boston’s growing Seaport District; Completed in 2017.

Howard W. Davis
Former Director of Capital Projects
Massachusetts Convention Center Authority
hwdavis@comcast.net
(317) 804-3103

Hoosac / Charlestown Navy Yard
A reconfigured plaza, streetscape and parking area - in conjunction with a new visitor center - to improve the Navy Yard’s visitor arrival experience; Ongoing.

Christina Briggs
Senior Planner
National Park Service
Boston, MA 02129-4543
christina_briggs@nps.gov
(978) 735-5469

Ithaca Commons
An updated pedestrian mall with flexible programming options and an improved retail environment; Completed in 2016.

JoAnn Cornish
Director of Planning and Development City of Ithaca
108 E. Green Street
Ithaca, NY 14850
Jcornish@cityofithaca.org
(607) 274-8566

Moore Square
A revitalized 4.5-acre historic park in Downtown Raleigh; Completed in 2018.

Stephen C. Bentley
Assistant Director, City of Raleigh Parks
222 W Hargett St, Raleigh, NC 27601
StephBentley@raleighnc.gov
(919) 996-4784

Andover Town Hall
A vision for adapting a large downtown parking lot to increase its efficiency, improve pedestrian experience and support special events; Completed in 2019.

Paul Materazzo
Director of Planning
36 Bartlet Street
Andover, MA 01810
planning@andoverma.gov
(978) 623-8650

Upper Harbor Terminal / Minneapolis
A new recreation destination and community anchor on the Minneapolis riverfront: Ongoing.

Kate Lamers
Design Project Manager
Minneapolis Parks and Recreation
(612) 499-0260

Grand Rapids Parks and Recreation Strategic Master Plan
A strategic vision for the City’s parks and recreation amenities grounded in social equity, ecological systems and sense of place; Completed in 2017.

David Marquardt
Director of Parks and Recreation
City of Grand Rapids
201 Market Avenue SW
Grand Rapids, MI 49503
(616) 456-3696
dmarquardt@grand-rapids.mi.us

Chicago Riverwalk
A transformation of the City’s underutilized riverfront - leveraging its historic character and infrastructural scale - to create a new, iconic hub of movement and activation; Completed in 2017.

Michelle Woods
Assistant Project Director
City of Chicago Department of Fleet and Facility Management
30 North LaSalle St., Suite 300
Chicago, Illinois 60602
michelle.woods@cityofchicago.org
(312) 744-4834

Cedar Rapids 10th Street / Amphitheater
A public amphitheater, park and riverfront walkway designed to integrate into a recently extended downtown levee; Completed in 2012.

Christine Butterfield
Senior Manager
Management Partners
cbutterfield@managementpartners.com
(408) 437-5400
Gina Ford is a landscape architect, co-founder and principal of Agency Landscape + Planning. Underpinning her two decades of practice are a commitment to the design and planning of public places and the perpetuation of the value of landscape architecture via thought leadership, teaching, writing and lecturing. Her work has received awards from the American Society of Landscape Architects, the American Planning Association and the American Institute of Architects, among others.

EDUCATION

Harvard Graduate School of Design
Master in Landscape Architecture with Distinction

Wellesley College
Bachelor of Arts in Architecture and Architectural History

PROFESSIONAL AFFILIATIONS

Registered Landscape Architect: CO, CT, MA, NC, RI, TN, WA
American Society of Landscape Architects

ACADEMIC POSITIONS

University of Texas - Austin: Kwallek Endowed Chair in Design and Planning

PROJECT EXPERIENCE

Boulevard Crossing Park; Atlanta Beltline, Atlanta

Cedar Rapids Reinvestment and Redevelopment Framework; Cedar Rapids, Iowa †

Chicago Riverwalk (Phases 2 and 3); Chicago, Illinois †

Franklin Park Action Plan; Boston, Massachusetts

High Line Canal Vision Plan and Framework Plan; Denver, Colorado

Howard County Land Preservation, Parks, + Recreation Master Plan; Maryland †

Ithaca Common Renovation; Ithaca, New York †

Lawn on D; Boston, Massachusetts †

Massport Public Realm Initiative; Boston, Massachusetts

Mecklenburg County Park and Recreation Master Plan; Charlotte, NC

Moore Square; Raleigh, North Carolina †

Rebuild by Design Competition; New Jersey Shore †

Sarasota Bayfront Park - Phase 1; Sarasota, Florida

Thomas Polk Park; Charlotte, North Carolina

Tom Hanafan Rivers Edge Park; Council Bluffs, Iowa †

Upper Harbor Terminal; Minneapolis, Minnesota

Vision for the Valley Master Plan; Cleveland, Ohio

Wharf Park; Nashville, Tennessee

White River Vision Plan; Hamilton County and Indianapolis, Indiana

† Work Completed at Sasaki
Brie Hensold is an urban planner, co-founder and principal of Agency Landscape + Planning. With a passion for understanding and improving communities and places, Brie brings a systems-based approach that celebrates diverse perspectives. She has extensive experience developing creative and meaningful community engagement processes. Brie’s work encompasses multiple scales, from downtown plans to citywide park systems to resilience strategies. She is a Design Critic in the Department of Urban Planning and Design at the Harvard Graduate School of Design where she also leads an executive education class in resilient cities.

EDUCATION
Harvard Graduate School of Design
Master of Urban Planning, Urban Design Concentration

Rice University
Bachelor of Arts in Architectural Studies and Art History

ACADEMIC POSITIONS
Harvard University Graduate School of Design: Executive Education Course Leader; The Resilient City, and Advisor for the Advanced Management Development Program in Real Estate, 2017 - ongoing

PROJECT EXPERIENCE
Allegheny Riverfront Green Boulevard Study; Pittsburgh, Pennsylvania †
Boulevard Crossing Park; Atlanta, Georgia
Cedar Rapids Neighborhood Planning Process; Cedar Rapids, Iowa †
Charlestown Navy Yard Visitor Experience Plan; Boston, MA †
Dayton Riverfront Plan; Dayton, Ohio
Detroit Land-Based Projects Plan; Detroit, Michigan
Downtown Bozeman Plan; Bozeman, Montana
Downtown Rochester Master Plan; Rochester, Minnesota †
East Baltimore Implementation Plan; Baltimore, Maryland †
Fort Wayne Riverfront Neighborhood Plan; Fort Wayne, Indiana
Franklin Park Action Plan; Boston, Massachusetts
Greensboro Parks and Recreation Master Plan; Greensboro, North Carolina
High Line Canal Framework Plan; Denver, Colorado
Mecklenburg County Park and Recreation Master Plan; Charlotte, NC
Raleigh Downtown Plan; Raleigh, North Carolina †
Rebuild by Design Competition; New Jersey Shore †
Vision for the Valley Master Plan; Cleveland, Ohio
White River Vision Plan; Hamilton County and Indianapolis, Indiana
Zidell Yards Master Plan, Greenway and Open Space Concept Plan; Portland, Oregon †

† Work Completed as a Principal at Sasaki
Susannah has extensive experience managing complex urban landscape design and construction. She is passionate about the design of public open spaces in urban settings. She enjoys exploring the potential of landscape design to enrich the daily life, health and well-being of city dwellers and urban ecology, and to shape the core identity of a city. She welcomes the challenge of designing to meet a diverse set of interests in a complex physical context. Prior to joining Agency, Susannah was a Senior Associate with Sasaki, where she worked for 16 years. Prior to that she was a software user interface designer.

**EDUCATION**

Harvard Graduate School of Design  
Master in Landscape Architecture  
Harvard University  
Bachelor of Arts cum laude

**PROFESSIONAL AFFILIATIONS**

Registered Landscape Architect: CT, MA, TX  
American Society of Landscape Architects  
The Cultural Landscape Foundation Board of Directors

**PROJECT EXPERIENCE**

3737 Buffalo Speedway; Houston, Texas †  
Aloft and Element Hotels; Boston, Massachusetts †  
Charleston Riverfront Master Plan; Charleston, West Virginia †  
Cincinnati John G. and Phyllis W. Smale Riverfront Park; Cincinnati, Ohio †  
Congress Avenue Streetscape Improvements; Austin, Texas †  
ESPN Campus; Bristol, Connecticut †  
Faneuil Hall Marketplace; Boston, Massachusetts †  
Ithaca Commons Redesign; Ithaca, New York †  
Sarasota Bayfront Park - Phase 1; Sarasota, Florida  
Schenley Plaza; Pittsburgh, Pennsylvania †  
Texas Capitol Complex Phase 1; Austin Texas †  
Thomas Polk Park; Charlotte, North Carolina  
Tom Hanafan River’s Edge Park; Council Bluffs, Iowa †  
University Place Promenade; Syracuse, New York †  
Upper Harbor Terminal; Minneapolis, Minnesota

† Work completed as Landscape Architect at Sasaki Associates
Eamonn Hutton is a landscape architect focused on the planning, design and construction of urban landscapes. Eamonn works across multiple scales, from building city parks and streetscapes to planning city-wide park systems and regional trails. He is passionate about design, drawing inspiration from both natural landscapes and vibrant urban environments. Eamonn’s favorite projects bring people into contact with the natural world through timeless and lasting design.

EDUCATION
Harvard Graduate School of Design
Master of Landscape Architecture with Distinction
College of the Atlantic
Bachelor of Arts in Human Ecology

PROFESSIONAL AFFILIATIONS
Registered Landscape Architect: ME
American Society of Landscape Architects

ACADEMIC POSITIONS
College of the Atlantic; Visiting Faculty
Harvard Graduate School of Design: Studio and Seminar Teaching Assistant, Studio Juror
Rhode Island School of Design: Adjunct Faculty

PROJECT EXPERIENCE
Boulevard Crossing Park; Atlanta Beltline, Atlanta
Burlington Greenway Rehabilitation; Burlington, Vermont
Chinati Foundation Master Plan; Marfa, Texas †
Downtown Andover Placemaking; Andover, Massachusetts
Downtown Bozeman Plan; Bozeman, Montana
Greensboro Parks and Recreation Master Plan; Greensboro, North Carolina
High Line Canal Framework Plan; Denver, Colorado
Independence Park Renovation Plan; Charlotte, North Carolina
Ithaca Commons Redesign; Ithaca, New York †
Massport Public Realm Initiative, Boston, Massachusetts
Mecklenburg County Park and Recreation Master Plan; Charlotte, North Carolina
Moore Square; Raleigh, North Carolina †
Sarasota Bayfront Park - Phase 1; Sarasota, Florida
South Waterfront Greenway Master Plan; Portland, Oregon †
Thomas Polk Park; Charlotte, North Carolina
White River Vision Plan; Hamilton County and Indianapolis, Indiana

† Work Completed at Sasaki
IBC ENGINEERING SERVICES, INC. is an award-winning engineering firm based in Wisconsin, with offices in Illinois and Florida. We have been in business for 30 years with 26 professionals and offer a full range of services from energy modeling and daylighting analysis to the fully integrated design of multi-million-dollar construction projects. Working with architects and engineers; federal, state and local government agencies; and the industrial, municipal, institutional and medical communities, our business is designing and commissioning HVAC, ELECTRICAL, PLUMBING, and FIRE PROTECTION systems.

What differentiates IBC Engineering Services from other Mechanical/Electrical/Plumbing (MEP) engineering firms is that we believe comfort, health and controlling utility costs shouldn’t be left up to chance.

Our company was founded on the idea of INTEGRATED BUILDING CONCEPTS, bringing together building form, function, performance and cost. Multiple disciplines work together from the onset of a project, often identifying design solutions that may not otherwise be considered. Specifically, our engineers can calculate energy use and cost early in the design, informing designers of the implications of plan configurations, mechanical systems and lighting options.

Internally, Integrated Building Concepts means that all our engineers not only have knowledge of specific mechanical, electrical and plumbing systems, but that each also understands how they come together in a building as a whole. With this inter-disciplinary approach, we often discover cost-effective solutions that don’t compromise quality, which translates into healthier buildings. Our engineers see buildings as a functioning whole where each component works together to maintain the proper equilibrium necessary over its lifespan. This approach has successfully enabled us to provide economically viable designs that are innovative, efficient, and environmentally sensitive.

What is The Green 50? Inc. magazine asked their staffers and contributors to find the most intriguing set of entrepreneurs leading today’s green revolution.
SELECT LIBRARY MEDIA CENTER
PROJECT EXPERIENCE

- Alicia Ashman Library, Madison, Wisconsin
- Batavia Public Library, Batavia, Illinois
- Cudahy Public Library, Cudahy, Wisconsin
- Iowa City Public Library, Iowa City, Iowa
- Pauline Haass Public Library, Sussex, Wisconsin
- Shorewood Public Library, Shorewood, Wisconsin
- St. Croix Falls Library, St. Croix Falls, Wisconsin
- Washington Park Library, Milwaukee, Wisconsin
- Benedictine University, Lisle, Illinois
- Bolingbrook High School, Bolingbrook, Illinois
- College Library in Helen C. White Hall, Madison, Wisconsin
- Grafton School District: Media Center Upgrades, Grafton, Wisconsin
- Holy Angels School, Aurora, Illinois
- Kiel High School, Kiel, Wisconsin
- Marmion Abbey Library Renovation, Aurora, Illinois
- Memorial Library, University of Wisconsin, Madison
- North Crawford High School, Soldiers Grove, Wisconsin
- Oregon High School, Oregon, Wisconsin
- Oregon Middle School, Oregon, Wisconsin
- Roosevelt Middle School, Milwaukee, Wisconsin
- St. Alphonsus School, Prospect Heights, Illinois
- St. Francis High School, Wheaton, Illinois
- Starbuck Middle School, Racine, Wisconsin
- Waukesha South High School, Waukesha, Wisconsin
- Milwaukee Public Library - Mill Road, Milwaukee, Wisconsin
- Tippecanoe Library, Milwaukee, Wisconsin
- Northeast Neighborhood Library, Washington, DC
- Good Hope Road Library, Milwaukee, Wisconsin

Bolingbrook High School Library
Harper College located in Palatine Illinois is one of the largest community colleges in the state. Building F dates to 1968 as one of the original core buildings on campus and houses the college library, Academy for Teaching Excellence, Academic Support Center, experimental classrooms, and several other student and faculty functions. The complete renovation of this building as a LEED Silver facility has become a popular destination for research, student study groups, and just getting together with friends. The inviting environment consisting of natural and designer lighting and open spaces is a lively and vibrant location for academic and social activities.

The renovation created an open physical connection between the three floors by adding a glass-walled three-story atrium space with monumental stairway. Ceilings, exterior glazing, lighting and daylighting controls, and all finishes have been upgraded to blend with the new modern approach to library and student spaces. This building is the first on campus to feature all LED ambient and accent lighting as the result of special presentations made by IBC Engineering.

Project scope included complete replacement of all HVAC systems with improved zone control, ventilation, and system efficiencies. Including, extension of district steam and chilled water system, central air handling systems with VAV, hot water, perimeter radiation, and demand control ventilation.

Building controls have been upgraded to the new campus standards for building automations. All new power and communications systems include audio and visual features in classrooms and conference spaces. Building safety features include emergency back-up power via a standby generator, smoke evacuation system for the atrium, new security system with cameras signaling back to the campus police station, and access control systems with emergency lockdown capabilities.
As part of an overall master plan, the replacement of the current Mill Road Library location was undertaken by Milwaukee Public Library beginning in 2014. A new state-of-the-art facility was recommended as part of a mixed-use project on city owned land located at 7717 W. Good Hope Road.

IBC worked with both the Library design team and the Mixed-Use design build team to coordinate MEP services for the Library which sits below three stories of the 65-unit apartment complex. Notable attributes of the new library space include a large community room, a maker space and a “teen cube” intended to foster technological creativity in future generations. Key MEP design features include a lighting control system that is integrated with the building automation system, sub-metering for water, natural gas and electrical loads and the use of energy recovery in the HVAC system.

An architectural constraint of this project was visual restrictions of infrastructure mechanical equipment on the roof of the library. Proper treatment was necessary to design and coordinate for the construction of the mechanical equipment on the roof of the apartment complex located above the library space.

IBC provided complete MEP design services and construction support services for this plan and spec project. Other services included architectural LED lighting design and fundamental commissioning for the project.
BRIAN KUHN, RD-E, LEED AP, WELL AP, BCxP, QCxP
Commissioning Project Manager

Brian Kuhn has nearly 12 years of professional design engineering experience. Brian has managed design of MEP systems associated with recreational and government facilities, as well as, complex higher education building systems and K12 environments for both new construction and renovation. Additionally, he has also been associated with design to accommodate high-rise mixed-use developments and extraordinary multi-million-dollar residences.

**Milwaukee Public Library Mill Road Redevelopment** – Milwaukee, Wisconsin: IBC provided complete MEP design services and construction support services for this plan and spec project. Other services included architectural LED lighting design and fundamental commissioning for the project.

**Northeast Neighborhood Library** – Washington, D.C.: First opened in 1932, this $10 million renovation will provide state-of-the-art library services, while retaining the building’s historic character. Work will include restoration of original woodland; new MEP systems; improved lighting; increased space for library programs; a larger meeting room; quiet study rooms; new restrooms; a new elevator; roof repairs; new flooring; and new and restored furnishings and fixtures. Fundamental Commissioning.

**Gateway Technical College** – With campuses serving more than 25,000 students and approximately 780,000 square-feet of instructional, administrative, and supporting spaces, Gateway Technical College has projects in various stages of design and construction. As project requirements evolve, the College felt the need to pursue commissioning. To date, there are three commissioning projects under way. The first is following the LEED Fundamental Commissioning as a recognized process while the second and third are a scaled down version that limits activities to functional performance testing and a summary report.

**David Speer ITW Academy** – Chicago, Illinois: This project includes a 60,000 square foot, college preparatory school intended to serve approximately 1,000 students and faculty. The project is seeking LEED Silver certification with the assistance of the LEED Fundamental Commissioning Services. Systems commissioned include HVAC and Control, domestic water heating, and lighting control to comply with the Fundamental Commissioning requirements.

**Northwestern Mutual Commissioning** – Milwaukee, Wisconsin: Northwestern Mutual has constructed a 32-story office tower and common space that will extend from their existing facilities. This project has been completed with over 1 million square feet to be constructed. IBC Engineering has partnered with another commissioning firm to facilitate the local requirements associated with Enhanced Commissioning services. The project has been LEED Gold Certified.
DENNIS HESS, P.E.
Electrical Engineer

Mr. Hess has over 30 years of experience as an electrical design engineer and is knowledgeable in power distribution design, lighting design, fire alarm system design and development of electrical specifications. Highly skilled in electrical estimating, field coordination, overall project management and construction administration.

Minocqua Public Library Expansion and Remodel – Minocqua, Wisconsin: Lead Electrical Engineer that expanded and remodeled an existing library. Responsible for electrical specifications, power distribution including modifying the existing services with new and larger service and adding additional distribution through the existing areas and new areas and adding a new elevator. Assisted in lighting design and lighting controls. Systems included expanding the fire alarm system, security system and designed the 2-way communication for the new elevator. Coordinated power and raceways for communication system.

Elkhorn Matheson Memorial Library Expansion and Remodel – Elkhorn, Wisconsin: Responsibilities included Electrical Specifications, providing a new electrical service and back feeding the existing electrical distribution system. Assisted in lighting design and controls. Expanded the existing fire alarm system into the addition and revised the existing areas to meet current fire alarm codes. Coordinated power and raceways for HVAC, plumbing, communication systems, security systems and CCTV system.

Lakeshore Technical College Campus-Wide Building Renovations and Expansions – Cleveland, Wisconsin: Lead Electrical Engineer for campus wide maintenance contract. The project included assessments of the campus wide primary electrical and distribution system along with building assessments. Provided design for remodeled and addition of existing buildings that included welding shops, CNC shops, classrooms, auto paint lab, auto maintenance lab, Simulation City for first responder training, shooting range and a new building for the facilities department. Responsibilities included electrical specifications, expansion of the primary service for building addition, modifying existing building electrical services and fire alarm system. Coordinated power and raceway requirements for communication systems, security and door access.

Silverbrook Intermediate and Greentree Elementary West Bend School Renovations and Expansions – West Bend, Wisconsin: Lead Electrical Engineer on a classroom renovation and building addition for additional classrooms and staff support areas. Responsibilities included electrical specifications, designing a new electrical and generator service expanding the existing electrical distribution system. Outlet design, expansion of existing fire alarm system, providing power and raceways for communication, CCTV system and door access.
KAREN ORANGER, P.E., LC  
Project Engineer

As a lighting design professional and registered engineer, Karen has a unique perspective in both lighting and electrical power distribution design for a broad range of projects, including commercial, municipal, and industrial projects. Karen’s level of experience includes energy conservation studies, interior and exterior lighting design. Her passion for paying attention to detail for quality deliverables and construction support makes her valuable to any team.

Tippecanoe Library – Milwaukee, Wisconsin: The library opened in 1969 and needed a complete interior remodel, as well as, various exterior updates to make the library more accessible to the community. The interior design offers better use of space by creating a multi-functional community room, independent study room and a unique area for teens to meet and socialize. The redesign also allowed staff to efficiently manage and monitor the library. The reworking of the public area accented the entry and two bio-swales naturally controlled storm water on site. Project Manager providing plumbing and electrical engineering services for the Tippecanoe Branch library renovation. The project also received the Daily Reporter Top Projects Award for 2015.

Talcott Free Library – Rockton, Illinois: IBC Engineering was retained to provide mechanical, electrical and plumbing design services. The scope included all new LED lighting with lighting control system, new and remodeled HVAC to accommodate new additions and renovations, complete fire protection system installation, including the original 1854 building, all new restrooms with high efficiency plumbing fixtures.

Milwaukee Public Library Mill Road Redevelopment – Milwaukee, Wisconsin: IBC provided complete MEP design services and construction support services for this plan and spec project. Other services included architectural LED lighting design and fundamental commissioning for the project.

Johnsonville Sausage Global Headquarters Addition – Sheboygan, Wisconsin: The addition is a two story, 50,000 square foot addition connected to the existing Global Headquarters building by use of a new 50’ skywalk as a connecting link. The lower floor is comprised of open offices, fitness areas, project and conference rooms, and various support spaces. The upper floor is comprised of expansive open offices with large volume areas capped with beam-and-plank ceilings, flexible training rooms, conference rooms, and private offices. IBC was responsible for mechanical, electrical, and plumbing design services to accommodate the unique architectural aesthetics, including parking lot and walkway lighting.
LEV ZVENYACH, P.E., CPMP, LEED AP
Principal-In-Charge

An Outstanding leader and educator, Lev’s 30+ years of experience includes both national and international projects with a focus on sustainable technologies. Lev excels at creating innovative solutions for a variety of environments.

**St. Croix Falls Library** – St. Croix Falls, Wisconsin: With this 7,500-square foot renovation, the design team utilized sustainable principles to create a comfortable community space with a contemporary aesthetic. The challenge was adapting an abandoned grocery store with few windows and poor acoustics within a tight budget. This project achieved LEED-Silver. IBC provided MEP services.

**Harper College Library** – Palatine, Illinois: Harper College is in Palatine Illinois and is one of the largest community colleges in the state. Building F dates to the mid 1960’s as one of the original core buildings on campus. The project scope included complete replacement of all HVAC systems with improved zoning, ventilation, and system efficiencies. Building controls were upgraded to the new campus standards for building automations and will be networked with all campus buildings.

**Washington Park Library** - Milwaukee, Wisconsin: A 20,000 square foot replacement of a crumbling 50-year library, this award-winning design incorporates several energy efficient strategies, including a ground source heat pump system, which is estimated to reduce the annual utility bill $15,000 when compared to conventional systems – a savings estimated to be more than $300,000 over 20 years.

**Chevy Chase Library** – Washington, DC: Located in a neighborhood northwest of Washington DC, IBC provided a study, as well as, a mechanical/electrical upgrade. that the 18kW solar array provides up to 10% of the building’s energy needs from on-site renewable resources.

**Northeast Library Renovation** – Washington, DC: First opened in 1932, this $10 million renovation will provide state-of-the-art library services, while retaining the building’s historic character. Work will include restoration of original woodwork; new MEP systems; improved lighting; increased space for library programs; a larger meeting room; quiet study rooms; new restrooms; a new elevator; roof repairs; new flooring; and new and restored furnishings and fixtures.

**Talcott Free Library** – Rockton, Illinois: IBC Engineering was retained to provide mechanical, electrical and plumbing design services. The scope included all new LED lighting with lighting control system, new and remodeled HVAC to accommodate new additions and renovations, complete fire protection system installation, including the original 1854 building, all new restrooms with high efficiency plumbing fixtures.
SCOTT BEGLINGER, RD, LEED AP
Mechanical Design Engineer

An accomplished HVAC and plumbing systems designer with nearly 20 years of experience, Scott possesses a keen sense for details and excellent communication skills. Passionate about the environment and sustainable building practices, he has been involved in several facilities that incorporate renewable energy features.

Northeast Library Renovation – Washington, DC: First opened in 1932, this $10 million renovation will provide state-of-the-art library services, while retaining the building’s historic character. Work will include restoration of original woodwork; new MEP systems; improved lighting; increased space for library programs; a larger meeting room; quiet study rooms; new restrooms; a new elevator; roof repairs; new flooring; and new and restored furnishings and fixtures.

St. Croix Falls Library – St. Croix Falls, Wisconsin: With this 7,500-square foot renovation, the design team utilized sustainable principles to create a comfortable community space with a contemporary aesthetic. The challenge was adapting an abandoned grocery store with few windows and poor acoustics within a tight budget. This project achieved LEED-Silver. IBC provided MEP services.

Harper College Library – Palatine, Illinois: Harper College is in Palatine Illinois and is one of the largest community colleges in the state. Building F dates to the mid 1960’s as one of the original core buildings on campus. The project scope included complete replacement of all HVAC systems with improved zoning, ventilation, and system efficiencies. Building controls will be upgraded to the new campus standards for building automations and will be networked with all campus buildings.

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EDUCATION
University of Wisconsin, Milwaukee

LICENSES/ CERTIFICATIONS
Registered Designer of Systems, State of Wisconsin (2091-7)
LEED Accredited Professional, US Green Building Council

AWARDS
Wisconsin Builder Top Project:
- Northwestern Mutual Tower and Commons
- Froedert & the Medical College of Wisconsin Sports Science Center
- Westlawn Gardens
- Lapham Park Revitalization
TOM KING, RD, LEED AP
Project Manager/Mechanical Engineer

A dedicated team player, Tom’s strong construction background incorporates over twenty years of experience in mechanical, plumbing and fire protection contracting and design. He is a highly organized and detail oriented professional, with expertise in the technical aspects of the construction process.

**Tippecanoe Library** – Milwaukee, Wisconsin: The library opened in 1969 and needed a complete interior remodel, as well as, various exterior updates to make the library more accessible to the community. The interior design offers better use of space by creating a multi-functional community room, independent study room and a unique area for teens to meet and socialize. The redesign also allowed staff to efficiently manage and monitor the library. The reroofing of the public accented the entry and two bio-swales naturally controlled storm water on site. Project Manager providing plumbing and electrical engineering services for the Tippecanoe Branch library renovation. The project also received the Daily Reporter Top Projects Award for 2015.

**Talcott Free Library** – Rockton, Illinois: IBC Engineering was retained to provide mechanical, electrical and plumbing design services. The scope included all new LED lighting with lighting control system, new and remodeled HVAC to accommodate new additions and renovations, complete fire protection system installation, including the original 1854 building, all new restrooms with high efficiency plumbing fixtures.

**Milwaukee Public Library Mill Road Redevelopment** – Milwaukee, Wisconsin: IBC provided complete MEP design services and construction support services for this plan and spec project. Other services included architectural LED lighting design and fundamental commissioning for the project.

**Sherman Park Boys & Girls Club HVAC Renovation** – Milwaukee, Wisconsin: Project Manager for the Sherman Park Boys & Girls club HVAC Renovation. Scope of work included demolition of existing electrical circuits serving existing HVAC equipment being removed; new circuiting from existing electrical panels to serve the new air-handling equipment, boilers, circulating pumps, exhaust fans, and HVAC equipment control panels; network data cabling to the HVAC equipment control panels; modifications to the existing fire alarm system to provide duct mounted smoke detectors for automatic shutdown control of air-handling equipment.

**Noble Network of Charter Schools** – Chicago, Illinois: Chicago’s largest charter school network, Noble provides capacity for over 12,000 urban students in 16 campuses throughout Chicago. Facilities Engineer, assisting the design team in feasibility studies and facilities assessments, as well as full design services for future schools, including their 9th campus, the award winning Muchin College Prep in Chicago’s Loop District.
Middleton Construction Consulting is composed of a group of highly skilled professionals who focus on Construction Cost Estimating and Owner’s Representation. We have recently entered into our tenth year in business with offices operating in both Illinois and Wisconsin. We have an experienced staff currently comprised of five full time employees that have the skills to manage our clients’ construction costs. With an ever-increasing client base that extends throughout the continental United States, our construction project estimating value is at an average of over $900 million dollars.

Our objective is to ensure that every project stays within the owner’s construction budget by working closely with the A/E team throughout the design process. By providing cost estimates at the key design milestones, we are able to help identify budget overruns, provide value engineering options and develop construction alternates as needed to ensure that the project schedule remains fluid while maintaining the overall project program.
# MIDDLETON CONSTRUCTION CONSULTANTS

**City of Appleton**  
*Fox Cities Exhibition Center*  
Appleton, Wisconsin  

Dean Gazza  
Director of Parks, Recreation and Facilities Management  
920.832.5572  
dean.gazza@appleton.org  

*Construction of a new 65,000 GSF exhibition center in the downtown Appleton area.*

**Lawrence University**  
*Seeley G. Mudd Library Center for Academic Success*  
Appleton, Wisconsin  

Joseph M. King, Master Electrician  
Lawrence University Facility Services  
920.832.7462  
joseph.m.king@lawrence.edu  

*Renovation of the 6,680 GSF 2nd floor in the existing library to create a new student center, including IT service department.*

**Lawrence University**  
*Colman Hall*  
Appleton, Wisconsin  

Joseph M. King, Master Electrician  
Lawrence University Facility Services  
920.832.7462  
joseph.m.king@lawrence.edu  

*Renovation of the existing 26,500 GSF student residence hall including new 6,500 GSF common area addition.*

**Lawrence University**  
*Sage Hall*  
Appleton, Wisconsin  

Joseph M. King, Master Electrician  
Lawrence University Facility Services  
920.832.7462  
joseph.m.king@lawrence.edu  

*3,600 GSF renovation within the existing building.*
Josh Houston, CPE
Vice President/Senior Cost Estimator

EDUCATION
Master’s Degree, Political Psychology
Stony Brook University, Stony Brook, NY, 2015
Bachelor of Science, Political Science & Criminal Justice
State University of New York at Fredonia, Fredonia, NY, 2002

PROFESSIONAL AFFILIATIONS(S)
Certified Professional Estimator
American Society of Professional Estimators

BIOGRAPHY
Josh has over seventeen years of experience in the construction industry. His experience includes Cost Estimating and Project Managing for a variety of construction projects throughout multiple location in the United States.

His current responsibilities with Middleton Construction Consulting include the preparation of cost estimates in all areas of construction, with an emphasis on mechanical, plumbing, fire protection, electrical, low voltage and site/civil. He has prepared numerous cost estimates for higher education, medical, and municipal facilities from conceptual design through the construction document level. He utilizes the experience gained over fifteen years to support and advise clients for the success of their construction and renovation projects.

His experience provides a base of information to establish contract values from the early design phases through construction documents including value engineering and bid reconciliation.

PROJECT EXPERIENCE (PARTIAL LIST)
City of Appleton – Fox Cities Exhibition Center (2017), Appleton, WI
Provided Cost Estimating services for the construction of the new 65,000 GSF exhibition center.

Lawrence University - Colman Hall – Appleton, WI
Provided Cost Estimating services for the renovation and addition to the existing residence building.

Lawrence University - Seeley G. Mudd Library Center for Academic Success – Appleton, WI
Provided Cost Estimating services for the renovation of the 2nd floor in the library.

Lawrence University - Sage Hall – Appleton, WI
Provided Cost Estimating services for the renovation building.

City of Madison - Hedin Public Library – Madison, WI
Provided Cost Estimating services for the renovation of the existing library.

City of Waunakee - Waunakee Public Library – Waunakee, WI
Provided Cost Estimating services for the construction of the new library.

City of Madison - Pinney Library – Madison, WI
Provided Cost Estimating services for the buildout of the new library.
MIDDLETOWN CONSTRUCTION CONSULTANTS

Thomas Middleton, CPE
President / Lead Cost Estimator

EDUCATION
Master’s Level Course Work, Korean Studies
Defense Language Institute, Monterey, CA, 1993
Bachelor of Arts, International Business
Frostburg State University, Frostburg, MD, 1991

PROFESSIONAL AFFILIATIONS(S)
Certified Professional Estimator
American Society of Professional Estimators
Society of American Engineers

BIOGRAPHY
Tom has 23 years in the commercial construction industry as a cost estimator, leading many major projects to successful completion. His experience ranges from healthcare to commercial buildings to schools and corporate headquarters. Tom has worked in both direct, hands-on, field roles as well as project leadership roles. Based on his intimate knowledge of the construction process he understands the nuances of taking an idea from concept to completion. Tom is a Certified Professional Estimator with the American Society of Professional Estimators. He is an active member of the Society of American Engineers (SAME), and the American Society of Professional Estimators (ASPE).

Tom served in the United States Army for over 22 years and retired in 2011 from the Wisconsin Army National Guard. During his time in the armed forces, Tom oversaw the personnel and training needs for large combat units. He served in the Middle East, Korea and Haiti.

PROJECT EXPERIENCE (PARTIAL LIST)

City of Appleton – Fox Cities Exhibition Center (2017), Appleton, WI

City of Appleton Parks & Recreation Department
Dean Gazza, Director of Parks, Recreation and Facilities Management
dean.gazza@appleton.org
920.832.9572
Provided Cost Estimating services for the construction of the new 65,000 GSF exhibition center.

Appleton Park & Recreation Department – Jones Park, Jones Building at Memorial Park and Ellen Kort Park (2017), Appleton, WI

City of Appleton Parks & Recreation Department
Dean Gazza, Director of Parks, Recreation and Facilities Management
dean.gazza@appleton.org
920.832.9572
Provided Cost Estimating services for the various building and park improvements across the three City of Appleton park locations.

Appleton International Airport – ATW Terminal Security Checkpoint (2016), Appleton, WI

Mead & Hunt Architects
Jeff Gaard, Principal
jeff.gaard@meadhunt.com
608.273.6380
Provided Cost Estimating services for the renovation of the airport terminal security checkpoint.
Steven Winter Associates, Inc. (SWA) provides research, consulting, and advisory services to improve the built environment for private and public sector clients.

We specialize in building science, energy, sustainability, and accessibility consulting, as well as certification, research and development, and compliance services.

Our engineers and architects have led the way since 1972 in the development of best practices to achieve high performance buildings. We work to improve buildings and communities by optimizing their construction and operation, improving their systems and building components, and enhancing the services they house.

SWA provides services to a client base that spans a variety of markets including commercial, residential, multifamily, government, institutions, and communities. We are committed to helping our clients actualize energy- cost- and resource-efficient, accessible buildings.
OUR SERVICES

Programs and Certifications
• LEED® Certification
• ENERGY STAR® Certification
• Affordable Housing and Green Communities Certification
• National Green Building Standard™ Verification
• Passive House Certification
• EPA Indoor airPLUS and WaterSense® Labeling Programs
• NYSERDA Multifamily New Construction Program
• NYSERDA Commercial New Construction Program
• Consolidated Edison (ConEd) Market Partner

Energy and Sustainability Consulting
• Benchmarking and Energy Auditing
• Commissioning (Cx) and Retro-Commissioning (RCx)
• Energy Modeling
• Retrofit Implementation
• Analysis
• Verification and Testing
• Energy Efficiency Program Development and Evaluation

Compliance Services
• NYC Local Laws - Energy and Carbon Emissions Management
• Federal Guiding Principles for High Performance and Sustainable Buildings
• Accessibility Compliance

Research and Development Services
• New Product and Emerging Technology Research
• US DOE Building America Team

Enclosure Consulting Services
• Architectural Drawing Reviews/Mark-ups
• Existing Building Deficiencies Diagnostics
• Performance Modeling with THERM and WUFI
• Laboratory and Field Mock-up Testing
• Product, Materials and Systems Recommendations
• Construction Administration/Inspection Services

Accessibility Consulting
• Plan Reviews
• Field Inspections
• Due Diligence Inspections
• Training
• Technical Assistance
• Litigation Consulting

Training and Continuing Education
SWA develops and delivers training to all members of building project teams. We are an approved provider of continuing education for the following organizations:
• American Institute of Architects Continuing Education System (AIA CES),
• American Society of Interior Designers (ASID),
• DC Real Estate Commission, and the
• Green Building Certification Institute (GBCI).

SWA is also a continuing education provider under the Registered Continuing Education Program, and an approved Building Performance Institute (BPI) training provider for single-family and multifamily housing.

Steven Winter Associates, Inc.
NEW YORK, NY | WASHINGTON, DC | NORWALK, CT
Harlem School of the Arts Renovation

Harlem School of the Arts is a recently completed redesign and renovation of a 1977 building designed by Ulrich Franzen. Intent of the project was to update the building with increased natural light, more welcoming, transparent street presence, and improved performance space. SWA scope included curtain wall and building enclosures consulting, and construction administration.

Project Status: Complete

Reference:
Eric K. Daniels, Architect PC
ekdaniels@ekdny.com

Greenpoint Public Library

A new 15,000 SF library and environmental education center replaces an existing branch library and doubles its size. Natural light, inside/outside connectiveness, and rooftop greenspaces enhance its connection to the neighborhood, and provides much needed outdoor gathering space. SWA scope included construction administration / construction observation and reporting.

Project Status: Complete

Reference:
Marble Fairbanks Architects Karen Fairbanks
karen@marblefairbanks.com

Freeport Senior Housing

Freeport Senior Housing, designed by Studio Libeskind Architects, contains 42,000 GSF and 40 individual dwelling units. The project sponsor, Selfhelp, selected Libeskind partly to showcase that affordable housing can be not only comfortable and livable, but also dynamic, vibrant, and visually rich. SWA scope includes SD, DD, CD enclosure consulting, and construction administration/construction observation and reporting.

Project Status: Under Construction

Reference:
Studio Libeskind Architects, Neil Cook, AIA
ncook@libeskind.com
Andrew Piedl
Principal Building Enclosure Consultant

Andrew Piedl is a Principal Building Enclosure Consultant with SWA, specializing in building enclosure systems. With 22 years of professional experience in architecture and seven years of experience in construction, he has specialized expertise in building enclosure design and constructability for both new construction and existing structures, including enclosure diagnostics, exterior restoration and landmark structures.

Mr. Piedl has proficiency for technical consulting, preparing construction documents and specifications, construction administration and heat transfer analysis with THERM software.

Relevant Project Experience

Building Enclosure

- **Neilson Library, Smith College, Northampton, MA** – current with Maya Lin Studio and Shepley Bulfinch, 146,000 sf library with special collections, new additions with re-use of historic library structure.
- **Cathedral Church of Saint John the Divine, New York NY** – Completed 2018 with Ennead Architects, North Transept Project, new 9,000 sf roof over partially-built and fire damaged north transept.
- **Convent of the Sacred Heart Athletics Facility, New York NY** – Completed 2014 with BKSK Architects, 53,000 sf K-12 athletics facility, new addition with re-use of former parking garage structure, LEED Gold status.
- **Singh Center for Nanotechnology, University of Pennsylvania, Philadelphia PA** – Completed 2013 with Weiss/Manfredi Architects, 78,000 sf research facility, new construction, LEED Gold status.

Enclosure Diagnostics

- **The Arsenal in Central Park, New York NY** – Regiment of destructive probes and testing for leak analysis at landmarked c. 1850’s structure that informed and guided proposed renovation including roof and window replacement and masonry restoration.
- **26 Federal Plaza, New York NY** – 2016 with Perkin Eastman Architects, regiment of destructive probes for plaza and below grade parking structure leak analysis: recommendations provided with existing conditions survey and report.

Exterior Restoration and Landmark Structures

- **Plaza Hotel, New York NY** – Completed 2006 with Costas Kondylis and Partners, LLP, Exterior Restoration of c.1907 National Landmark hotel, in conjunction with renovation and change of use project, including terra cotta tile and copper roof replacement, masonry restoration, and reconstruction of one cast iron marquee.
- **Phoenix House, Mendham NJ** – Completed 2003, Exterior Restoration c. 1800 municipal building, including roof replacement, masonry and window restoration, mechanical and structural upgrades and accessibility upgrades. NJ Historic Trust grant recipient.
- **Ringwood Manor** – Completed 2002, Exterior Restoration of c. 1800’s National Landmark, former residence turned into museum, including roof and window repairs, restoration of decorative wood features and accessibility upgrades.

Expertise

- Building Enclosure
- Enclosure Diagnostics
- Exterior Restoration
- Landmark Structures

Years of Experience

- 22

Education

- Bachelor of Architecture
- New Jersey Institute of Technology
Bill has over 38 years of experience in building design and construction, building science research, energy-efficiency, building enclosure durability and moisture-management, and building materials product development. He has specialized expertise in building enclosure design and detailing; design to resist natural hazards; and energy upgrades in historic buildings. He has participated in product development and marketing analysis work for major building material manufacturers including CertainTeed, DuPont, Dow, Owens Corning, BASF and Georgia-Pacific.

Bill has managed hazards resistance research for HUD and FEMA, and led SWA’s efforts in multifamily resiliency assessments and solutions implementation, including multiple property portfolios of Hurricane Sandy affected properties for NYC Housing Development Corporation.

Mr. Zoeller occupies the Energy-Efficiency seat of the State of Connecticut Codes & Standards Committee and is a frequent speaker and trainer on cost-effective high-performance building at national conferences and educational workshops.

RELEVANT EXPERIENCE

Building Enclosure Consulting
- New construction Passive House residential towers
- Historic-building high-performance retrofits and adaptive reuse
- Masonry restoration of historic landmarked properties
- Hygrothermal analysis for critical condition interior environments (fine art galleries, art-storage facilities, pools)
- Full building-enclosure construction administration services
- Ongoing work includes wood-frame, steel, concrete, autoclave-concrete, and insulated-concrete-form (ICF) mid and high-rise buildings utilizing a variety of cladding systems

Building Resiliency Consulting, NYC Build It Back Program
- Managed SWA post-Sandy efforts in staffing, data gathering, property management interviews, and on-site surveys
- Trained engineering staff in hazard vulnerability analysis, and resiliency measures development
- Completed resiliency assessments on dozens of properties encompassing over 2 million SF

HUD and FEMA Research
- Managed HUD’s office of Policy Development & Research post-Katrina analysis and recommendations reports for FEMA provided temporary housing for displaced families in Louisiana and Mississippi
- Conducted applied engineering field testing of HUD Code anchor systems under variable soil conditions. This study tested the actual pull-out resistance of various anchors in different soil conditions creating a more complete matrix of off-the-shelf systems that economically meet the uplift requirements

Energy-Efficiency and Building Science Research, US DOE Building America Program
- Managed multiple high-performance building research projects focused on building enclosures and HVAC systems
- Led new construction and retrofit multi-family projects targeting and achieving 50% total energy use reduction
- Completed several net-zero-energy projects (single and multifamily) in hot and cold climates
- Project scopes: technology demos, building prototype testing, monitoring, evaluations, and community scale implementation

WILLIAM ZOELLER, RA
DIRECTOR, BUILDING ENCLOSURE SERVICES

As Director of the Building Enclosure Services team at Steven Winter Associates, Bill has managed projects ranging from masonry restoration of landmarked buildings and deep-energy retrofits of historic academic properties, to new construction Passive House residential towers.
PRESENTATIONS, PUBLICATIONS, AND TRAINING

Sealed Crawlspaces with Integrated Whole-House Ventilation in a Cold Climate

In Field Performance of Condensing Boilers
- Co-Author, Presented at 2012 ASHRAE Winter Conference

Practical Residential Wall Systems: R-30 and Beyond
- Co-Author, Building Enclosure Science & Technology, BEST 2010, Portland

Research and Analysis for Manufactured Housing Foundations: Ground Anchor Verification Testing
- Co-Author, 2009

Hurricane-Resistant Concrete Homes
- Author, Coastal Contactor, November 2007

Report on Objectives and Recommendations for the Provision of Emergency Housing

Designing and Building Hurricane-Resistant Homes

An Innovative Approach to Reducing Duct Heat Gains

Cost-Effective, Energy-Efficient Residence
- Co-Author, Technology Award, ASHRAE Journal, April 2001

Air Barrier Development and Implementation
- Presenter, NYSERDA / SUNY Net-Zero Carbon Training, March 2020

High-Performance Facades
- Presenter, Massachusetts Energy Efficiency Partnership, March 2019

Insulation and High-Performance Envelopes
- Presenter, CT AIA Continuing Education Series, May 2017

Resiliency Retrofits and Energy Efficiency: Lessons Learned from Sandy
- Presenter, Hanley-Wood Vision 2020 Education Series, October 2014

21st Century Performance From 19th Century Walls
- Presenter, NYC AIA Committee on the Environment (COTE), April 2013

Net-Zero Homes for the 99%
- Presenter, NYC AIA Committee on the Environment (COTE), February 2012

FEMA Provided Post-Disaster Interim Housing
- Presenter, National Hurricane Conference, March 2010

Less is More, More or Less: Building Better Houses Using Less Stuff
- Presenter, NESEA, March 2009

Building Sustainable Affordable Housing: Strategies, Approaches, and Results
- Presenter, HUD Energy Action Plan, September 2007

Hurricane Resistant Homes
- Presenter, NAHB International Builders Show, January 2006
Library Furniture International (LFI), established in 2000, is a full service firm specializing in the sale and service of library furnishings. We help libraries meet the rapidly changing sociological and technological growth in their community through design and product. We believe in providing a higher standard of service which is essential for the satisfaction of our clients. We provide more to our clients than selling and installing library furnishings, offering a range of services, all of which can be tailored to meet client needs.

LFI MOVING SERVICES

LFI Moving Services specializes in moving library shelving and furniture for Renovations, Re-Carpeting, Relocation, or Layout Reconfiguration. We employ our own LFI expert installers along with equipment specific to library moving projects (hydraulic lifts, book carts, vans and trucks with lift gates).

"Any library that needs to relocate collections or shelving would do well to consider LFI. Their quotes are accurate, their work is impeccable and their results are flawless."

-Darryl H. Eschete, Library Director
West Des Moines Public Library
CREW

GREG MUELLER - INSTALLATION MANAGER

Greg owned his own Facility Services company for 27 years providing service to several large Illinois libraries. When Greg joined LFI in 2019, he already had relationships with many of our library customers and was well respected for his professionalism and expertise. Adding to his qualifications, he worked closely with libraries and their architects on several large renovation and construction projects.

As an LFI installation manager, he has planned, managed and executed several large scale furniture and shelving installation and moving projects.

Recent moving projects managed:

Cook Memorial - Aspen Branch, Vernon Hills, Illinois,  Multi-Phase Moving and Reconfiguration for Renovation
Michigan City Public Library, Michigan City, Indiana,  Multi-Phase Moving and Reconfiguration for Renovation

JASON PLATT - INSTALLATION MANAGER

Jason has been installing library shelving and furniture for over 21 years. As an LFI installation manager he has planned and executed both small and large scale installation and moving projects.

Jason is a highly skilled installer and consistently praised by library directors, architects, and facilities managers for finishing work on-time, on budget and with extreme professionalism.

Recent moving projects managed:

West Des Moines Public Library, West Des Moines, Iowa,  Multi-Phase Moving for Re-carpeting and Painting
Perry Public Library, Perry, Iowa,  Multi-phase Move within Building
Decorah Public Library, Decorah, Iowa,  Multi-phase Move within Building
Knoxville Public Library, Knoxville, Iowa, Complete Move to Temporary Space then back to Main Library
MOVING PROJECT REFERENCES

West Des Moines Public Library
Des Moines, Iowa
Darryl Eschete, Library Director
515-222-3400
darryl.eschete@wdm.iowa.gov

Perry Public Library
Perry, Iowa
Mary Murphy, Library Director
515-465-3569
mmurphy@perry.lib.ia.us

Decorah Public Library
Decorah, Iowa
Kristin Torresdal, Library Director
563-382-3717
ktorresdal@decorah.lib.ia.us

Michigan City Public Library
Michigan City, Indiana
Andy Smith, Asst. Library Director
219-873-3056
awsmith@mclib.org

Crystal Lake Public Library
Crystal Lake, Illinois
Kathryn L. Martens, Library Director
815-526-5102
kmartens@clpl.org

Knoxville Public Library
Knoxville, Iowa
Roslin Thompson, Library Director
641-828-0585
rthompson@knoxville.lib.ia.us

Cook Memorial - Aspen Branch
Vernon Hills, Illinois
Lauren Cerniglia, Asst. Library Director
847-362-2330 ext. 1112
lcerniglia@cooklib.org
TIME LAPSE VIDEO

CLICK to watch a time lapse video of the Sump Memorial space reconfiguration moving project in Papillion, Nebraska. The project was managed by our LFI Installation Manager, Jason Platt.

or scan QR code to view time lapse video
marble fairbanks