Lumber Yard at Paint Creek Restoration and Rehabilitation

DDA
LAKE ORION
DOWNTOWN
DEVELOPMENT AUTHORITY

Request for Proposal

Architectural Professional Services
February 11, 2025

ATTN: **Village of Lake Orion**
Sonja Stout, Clerk
21 E. Church St.,
Lake Orion MI 48362

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Nurture

Jackson Lake Lodge Restoration
Moran, Wyoming

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Cover Letter

Nurture

UChicago Math Department
Planning + Programming Study
Chicago, Illinois

Nurture

314 West Institute Place
Suite 1E
Chicago, IL 60610
O 312.944.9600
www.nurturearch.com

February 11, 2025

Village of Lake Orion
ATTN: Sonja Stout, Clerk
21 E. Church St.,
Lake Orion MI 48362

Dear Members of the Lake Orion Downtown Development Authority,

Nurture is honored to submit our qualifications and fee proposal in response to RFP LODDA 25-0001 for the rehabilitation and adaptive reuse of The Lumber Yard at Paint Creek. Our team brings extensive expertise in historic preservation, adaptive reuse, and sustainable design, making us uniquely positioned to revitalize the Main Barn, The Supply House Canopy, and the Michigan Central Coal Office. We understand that a project of this scale requires a nuanced approach, balancing preservation with contemporary needs, and we are eager to apply our expertise to create a design that honors the site's past while fostering a vibrant future for the Lake Orion community.

NURTURING LEGACY

Nurture is a Chicago-based, 100% woman-owned, full-service architectural firm with nearly 50 years of experience at the nexus of historic preservation and sustainable design. For decades, our architects have led efforts in preserving cultural icons, civic treasures, and community landmarks across the nation. We specialize in creating preservation plans, conducting condition assessments, and developing technical documentation with precision and care. Our work is deeply rooted in the belief that preservation should safeguard valued history and curate spaces that inspire and support community needs.

Nurture has developed expertise in the inspection, evaluation, and preservation of nationally recognized structures, exemplified by projects such as the South Shore Cultural Center (1906), Quincy's Veterans Home (1880), and Soldier Field (1924). Our team specializes in producing Historical Structure Reports and Preservation Plans that meet the stringent guidelines appropriate for each property. These reports, along with comprehensive repair documentation and vigilant Construction Administration, reflect our commitment to precision, compliance, and exceptional quality. Our preservationists are skilled in evaluating, treating, and conserving historic materials, offering thoughtful solutions tailored to each structure's unique characteristics. Notably, our recent work on Jackson Lake Lodge — a mid-century architectural gem within Wyoming's National Parks — was awarded by DOCOMOMO for restoring an aged concrete Shadowood facade.

STRATEGIC VISION FOR THE LUMBER YARD AT PAINT CREEK

Our approach to this project reflects a deep respect for the site's industrial past, united in a progressive vision for its future. The Main Barn will be transformed into a dynamic event space, incorporating flexible design solutions that allow for open-air access. Thoughtful interior redesign will prioritize accessibility and adaptability for diverse programming. The Supply House Canopy will serve as a welcoming trailhead, activating the space for public use through historically sensitive design interventions, landscaping, and compatible site improvements, enhancing its role as a community hub along the Paint Creek Trail.

The Michigan Central Coal Office will undergo comprehensive rehabilitation to preserve its historic identity, while incorporating modern functionality to better serve the evolving needs of the community. Our team will develop a preservation-driven design that supports active use complementary to the public space, ensuring the building remains a meaningful gateway to downtown Lake Orion. We recognize each structure has a distinct role within the broader site, and our design strategy will reflect an integrated approach, considering circulation, accessibility, and the overall user experience.

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COMMITMENT TO COMMUNITY & PRESERVATION

We believe preservation is most impactful when it nurtures community connection and long-term resilience. Our work is deeply influenced by the Main Street approach, balancing economic vitality, quality design, and cultural heritage. Nurture is well-versed in the requirements of grant-funded projects and will integrate compliance measures throughout our process, ensuring full adherence to all guidelines. Our team's collaborative approach includes working closely with stakeholders, local officials, and community members to guarantee the revitalization of The Lumber Yard at Paint Creek reflects the values and aspirations of Lake Orion's residents. By weaving historic elements into a vibrant, functional space, we aim to create a destination that enhances the downtown experience and strengthens community pride.

We appreciate the opportunity to be considered for this significant project and look forward to the possibility of collaborating with the Lake Orion DDA to bring new life to The Lumber Yard at Paint Creek. We welcome the opportunity to discuss our approach in greater detail and look forward to the next steps in this exciting process.

Sincerely,

April Hughes
AIA, NCARB, LEED AP, LFA
President

Kelly Moynihan
AIA, WELL AP, LFA, CPHC, LEED Green Assoc.
Principal

Katherine Pohl
AIA, LEED Green Assoc.
Associate

Gwen Stricker
Assoc. AIA, LEED Green Assoc.
Junior Associate

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Fee Proposal

Nurture

Dana Thomas House Restoration
Springfield, Illinois

Deliverables & Proposal Breakdown

The Nurture team presents a comprehensive statement of fees, structured to align with DDA's requested scope of services. The fee table below captures our current understanding of the scope as outlined in the RFP; we welcome the opportunity to negotiate fees as needed to best align with the Client's expectations. Additionally, Nurture's hourly rates are listed below.

FEES BY PHASE			
Design Services		**Fees**	
Schematic Design		$	73,300.00
Design Development		$	55,500.70
Construction Documents		$	74,701.30
Bid / Permit		$	46,000.00
Total		**$**	**249,502.00**
Reimbursable Consultants		**Fees**	
Survey (Topographic)	Alpine Engineering	$	14,000.00
3D Laser Scan	GPRS	$	13,100.00
Reimbursables		**Fees**	
Travel/Reproductions		$	1,500.00

FEES BY STRUCTURE			
Design Services		**Fees**	
Main Barn		$	117,933.68
Supply Canopy		$	42,283.94
Coal House		$	89,284.38
Total		**$**	**249,502.00**
Reimbursable Consultants		**Fees**	
Survey (Topographic)	Alpine Engineering	$	14,000.00
3D Laser Scan	GPRS	$	13,100.00
Reimbursables		**Fees**	
Travel/Reproductions		$	1,500.00

Position	Rate per hour
Principal	$265.00
Senior Associate	$200.00
Associate	$175.00
Junior Associate	$150.00
Administration	$135.00

Project Team

Nurture

Nurture

Architect of Record | Design Lead
WBE

April Hughes
Project Executive

Kelly Moynihan
Principal-In-Charge

Katherine Pohl
Project Manager

Gwen Stricker
Project Architect

Leading our Team of Experts

Allen + Shariff
MEPFP Engineers
MBE

Greenprint Partners
Civil Engineering
WBE

TYLin
Structural Engineer

JIMA Studio
Landscape Architect

Trophy Point
Cost Estimator

The Griffin Museum of Science and Industry, a Chicago lakefront landmark originally built as the 1893 World's Fair Palace of Fine Arts, was reconstructed in the 1930s. Since 1988, Nurture has been a Prime Architect for various projects, including a comprehensive maintenance audit, master planning, renovations, and restoration of key architectural elements.

Allen + Shariff brings extensive expertise in mechanical, electrical, and plumbing (MEP) engineering, ensuring that building systems are designed for long-term performance, efficiency, and sustainability. Their team takes a collaborative approach, integrating seamlessly with other disciplines to optimize functionality and maintainability while supporting the overall architectural vision.

Greenprint Partners specializes in civil engineering with a strong emphasis on resilient, sustainable infrastructure. Their work prioritizes stormwater management, site grading, and utility coordination to enhance environmental performance and mitigate long-term maintenance challenges. By focusing on green infrastructure solutions, they help ensure that site improvements align with broader sustainability and community goals.

JIMA Studio is a leading landscape architecture firm committed to designing thoughtful and engaging outdoor environments. Their expertise in placemaking, ecological restoration, and resilient landscapes contributes to a cohesive public realm that seamlessly integrates with the surrounding context. JIMA Studio's designs enhance user experience while supporting environmental sustainability through native planting strategies and stormwater-sensitive solutions.

TYLin has been a leader in structural engineering since 1966, bringing a wealth of experience in designing innovative, durable, and efficient structures. Their expertise ensures that new and existing buildings achieve optimal performance, balancing engineering precision with architectural intent. TYLin's technical knowledge in structural analysis, material efficiency, and adaptive reuse strategies strengthens the integrity and longevity of the project.

Trophy Point provides detailed and strategic cost estimating services, supporting informed decision-making throughout the project lifecycle. Their team works closely with designers and owners to develop accurate, evolving budget projections that align with project goals. With deep experience in both pre-construction and construction phases, they ensure financial feasibility while maintaining design integrity.

Nurture

Nurture is an architecture studio driven to create positive environmental impacts that consciously sustain communities and culture.

We champion the built environment that came before us, the people present in our practice, and the future of our cities.

Our firm is deeply committed to transparency and opportunity, being 100% woman-owned, woman-led, and JUST™ certified.

Nurture evolved from Nurture, a long running studio renowned for historic preservation and sustainable design.

Legal Name	Studio AH, LLC (dba: Nurture)
Ownership	Single Member LLC 100% Woman Owned (WBE, WOSB, DBE)
Registrations	IL, WI, MO, IN, IA, MI, WY

Nurture is deeply rooted in historic preservation.
Our architects have passionately led the care of cultural icons, civic treasures, and neighborhood character for nearly 50 years. As partners, we assist teams nationwide with preservation design, conditions assessments, and technical documentation. As project leaders, we defend historic architecture and champion adaptive reuse through a balanced approach, together with historians, conservators, and building scientists.

We believe preservation is the bridge between past and future, where history is harmonized with equitable sustainability. Our firm respects the tremendous value of our built environment and strives to revitalize these places so they continue to stand the test of time.

Nurture is committed to a sustainable future.
Our firm has cultivated a portfolio of case studies, certifications, and credentials that prove our commitment towards responsible and regenerative design. As architects, we are inspired by nature and how her patterns and processes inform our systems and materials. As building scientists, we hold ourselves and our projects equally accountable, identifying and implementing metrics that are essential to evaluate our progress.

We are compelled by the urgency of our climate crisis and are relentless in our pursuit of carbon independence in order to make a positive impact for our planet.

Our Services

- Historic Preservation & Restoration
- Sustainable Design
- Architecture
- Interiors
- Facade Restoration
- Materials & Building Conservation
- Third-Party Certifications
- Biophilic & Materials Workshops
- Historic Building Assessments
- Archival Research for Preservation

We are empathetic listeners

We value transparent dialogue with our partners, clients, and collaborators.

We are curious scientists

We are experts on how buildings are put together and are committed to a beautiful, carbon-positive future.

We are students of history

We recognize Chicago and where's she been, how she's evolved, and intend to preserve her legacy while imagining her future.

We are champions of neighborhood character

We believe that cultural identity is paramount for thriving places from preserving to introducing a community icon.

We are agents for equity

We believe all people deserve equal opportunity for success and pride in the places they call home.

Integrated Community Engagement Process

At Nurture, we believe an integrated community engagement process is as important as the finished design, building a collaborative atmosphere of mutual trust to do important work from soliciting input on individual building or site designs to preservation and master plans. We are compelled by the urgency of our climate crisis and are relentless in our pursuit of carbon independence to make a positive impact for our planet, and we believe existing and historic buildings are a critical feature in this endeavor.

This begins with an Integrated Design Workshop, or IDW, a meeting of our best minds. As the leaders of the multi-disciplinary conversation, we advocate for those who don't always get a voice, bringing all stakeholders together to dream big: creating bold, optimistic, and shared visions for the future in an open, honest environment.

We lead the process with our clients and community viewpoints, a collection of cultural experts in a team-first approach. We ask everyone to come prepared to engage with thoughtful research, relevant precedents, previous project stories, exposing successes and failures, with a strong sense of ambitious curiosity and enthusiasm. Workshop topics often include: historic considerations; site habitats; water systems; renewable energy; local economies and community engagement; and active, universal design.

Every IDW has different agenda points, but has the same desired outcome: let's find the best ways to maximize energy efficiency through building science, while creating beautiful, healthy communities for all living beings.

We start by asking important questions:

- How can we revitalize this place with tangible links to a community's identity and its people?
- Where can we find inspiration from nature to inform our systems and materials?
- How can this project be a catalyst for transformation, rising to meet today's challenges?
- What can we conserve, preserve, and protect?
- How can we achieve a regenerative design that gives more than it takes?
- What resilient strategies are durable and adaptive enough to serve future generations?
- How can we learn from culture and context, ornament and texture, innovation and spirit?

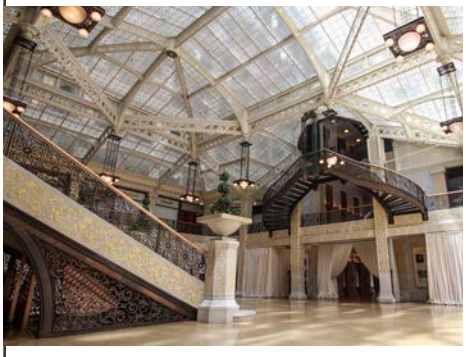
We sift ideas into **"Needs, Wants, and Wows!"** prioritizing each for problemsolving capabilities, and potential for aspirational impact. We see the most elegant solutions rise to the top that weave together practicality, affordability, and performance.

Through Integrated Community Engagement, we imagine what's possible, challenging one another, rooted in experience and excitement. Leading with empathy, humility, passion, and kindness is how we find success in the face of challenging work. Seeing progress and partnership in action, is the joy that makes it all worth it.

Preserving a Sustainable Future

The Nurture team has been recognized with awards for preservation-focused work throughout their careers on a number of projects, including but not limited to those listed below:

- Jackson Lake Lodge | Moran, Grand Teton National Park, Wyoming | Commercial Design Citation of Merit docomomo Modernism in America Awards
- The Rookery | Chicago, Illinois | Preservation Honor Award | AIA Chicago Interiors Honor Award, AIA Chicago National Honor Award, AIA, Interior Architecture Award of Excellence, AIA
- The Delaware Building | Chicago, Illinois | Society of American Registered Architects, Design Award in Recognition of Superior Achievement and Professional Excellence
- Grand Traverse County Courthouse | Traverse City, Michigan | Honor Award, National Association of Counties, Annual County Achievement Award
- Honolulu House Restoration | Marshall, Michigan | Distinguished Interior Architecture Award, Special Award for Technical Achievement, AIA Chicago
- Henry B. "Widow" Clarke Museum | Chicago, Illinois | Distinguished Building Award Honor Award, AIA Chicago
- St. Peter's United Church of Christ | Skokie, Illinois | Distinguished Interior Architecture Award, Citation of Merit, AIA Chicago
- Fountain Square Building | Evanston, Illinois | Citation of Merit, Evanston Preservation Commission, Evanston, Illinois
- Dearborn Station | Chicago, Illinois | Excellence in Architectural Preservation Architecture and the Law Committee, Chicago Bar Association
- The Dana Thomas House | Springfield, Illinois | Distinguished Building Award, Historic Restoration Architect, AIA Chicago | National Preservation Honor Award, The National Trust for Historic Preservation | The Thomas H. Madigan Outstanding Achievement Award, Capital Development Board | The National Historic Preservation Award, Advisory Council On Historic Preservation
- The Cliff Dwellers | Chicago, Illinois | Distinguished Interior Architecture Award Citation of Merit, AIA Chicago
- Lake Shore Drive 59th Street Bridge | Chicago, Illinois | Consulting Engineers Council of Illinois Honor Award
- Peoples Savings Bank | Cedar Rapids, Iowa | The President's Historic Preservation Award, Advisory Council On Historic Preservation Honor Award | AIA Chicago, Distinguished Building Award | AIA Iowa Honor Award
- John J. Glessner House Museum | Chicago, Illinois | Distinguished Interior Architecture Award, Citation of Merit AIA Chicago



As President of Nurture, April has pioneered the integration of sustainable practices within preservation and set new standards in retrofit design. With a career marked by award-winning achievements, she champions a holistic approach to heritage projects, combining the demands of conservation with innovative, energy-efficient solutions. April's leadership drives Nurture's role in transformative restorations, seen in projects with Griffin Museum of Science and Industry and the South Shore Cultural Center renovation. Her work on the Vehe Farm Restoration and the Quincy Veterans' Homes HABS Reports reflects Nurture's commitment to detail, conservation, and the power of place, bringing renewed purpose to historic sites.

April Hughes

President

AIA, NCARB, LEED AP, LFA

Education	University of Kansas, B.Arch
Registration	Licensed Architect: IL, WI, MO, IN, IA, MI, WY
Leadership	Connections for Abused Women and their Children (CAWC), Board Member
	AIA Chicago Board of Directors, 2020 President
	AIA Chicago Board of Directors, Director
	American Institute of Architects, Member
	Chicago Women in Architecture, Member
	U.S. Green Building Council - Chicago Chapter, Member
Honors	2013 AIA Chicago Dubin Family Young Architect of the Year
	2013 AIA Illinois Young Architect Award, John Wellborn Root Award

Featured Work

Jackson Lake Lodge Exterior Restoration | Moran, WY
Comprehensive visual and hands-on evaluation of this National Historic Landmark building that was the first Mid-Century Modern structure in the National Park Service portfolio. Prepared detailed restoration documents covering 100% of the façade including repair of the "Shadowood" textured concrete, removal of existing surface coatings and specialty re-staining to replicate the original historic wood-grained finish, and restored the roof.

Evanston Ecology Center | Evanston, Illinois
Comprehensive renovation of the City of Evanston's Ecology Center to enhance public spaces and outdoor classrooms, create room for new exhibits, and reimagine the entry experience, while also meeting the LEED Gold goals set by the City's Climate Action and Resiliency Plan.

South Shore Cultural Center | Chicago, Illinois
The South Shore Cultural Center is a historic landmark in Chicago's South Shore neighborhood. Nurture led its restoration, focusing on the entry pergola, colonnade, trellis, ornamental windows, and reception rooms. The project also improved accessibility to the outdoor promenade. Significant exterior repairs included stucco façade restoration and stone balustrade replication, ensuring the building's preservation for future generations.

Village of Orland Park | Orland Park, Illinois
Architect of Record for a new master plan of the 5 acre Boley Farm, including walking paths with interpretive agricultural exhibits, assessment of existing structures, stabilization plans for the farm structures and infrastructure, and implementation of energy efficient design solutions to keep the historic site accessible for the community.

Western Illinois Museum | Macomb, Illinois
Master planning and guided implementation of upgrades for the museum in a former industrial garage building. Project included assessing the existing building infrastructure, community outreach and engagement, and working with the museum on conceptual design that will be implemented in phases over the course of several years.

Griffin Museum of Science and Industry | Chicago, Illinois
Nurture has been a Prime Architect for the Griffin Museum of Science and Industry since 1988, overseeing major projects like roof and skylight restoration, bronze door repairs, and building system audits. Recent work includes electrical upgrades, converting the OmniIMAX into the Giant Dome Theater, leading the Science Storms Exhibit, and ADA enhancements to the Pioneer Zephyr Exhibit, all while supporting the museum's mission through feasibility studies.

Quincy Veterans' Home – New Hospital 50 Year Master Plan | Quincy, IL
Historical consultant responsible for preparing a complete inventory and evaluation of historic significance of all buildings, structures, and site features of this 220-acre facility established in 1886 to provide services for the veterans of the Civil War.

Quincy Veterans' Homes – HABS Reports | Quincy, IL
Preparation of Level III HABS reports for 8 buildings and a water tower identified as contributing structures to the Quincy Veterans' Home campus. Worked closely with the IHPD to establish recordation parameters, requirements and implementation of archival quality photography, and reproduction of original drawings.

Nurture

*Project Completed at Prior Firm

Kelly leads transformative projects, reimagining historic buildings for contemporary use while preserving their intrinsic value. Her work at Nurture centers on adaptive reuse, integrating sustainability, and expanding affordable housing, ensuring spaces remain relevant and resilient. At the University of Chicago, Kelly's transformation of the Harris School of Public Policy, an Edward Durrell Stone mid-century gem, into a high-performance learning environment exemplifies her approach. A WELL Accredited Professional, she designs with a focus on environmental health, incorporating systems that support both human well-being and the preservation of cultural assets.

Kelly Moynihan

Principal

AIA, WELL AP, LFA, CPHC®, LEED Green Assoc.

Education	Illinois Institute of Technology, Master of Architecture
	University of Minnesota, Bachelor of Science in Architecture
Registration	Licensed Architect: IL, WI, MN
Leadership	AIA Chicago Board of Directors, President-Elect
	PHIUS Alliance Chicago Board, Secretary
	Living Future Regional Community, Co-Chair
	AIA Chicago COTE/2030 Commitment Co-Chair
	Chicago Architecture Center, Board Trustee
	AIA Chicago Foundation, Ex-Officio Board Member
	Illinois Green Alliance, Member
	AIA Chicago 2022 Presidential Citation Recipient
Honors	AIA Illinois 2023 John Wellborn Root for Emerging Professionals

Featured Work

Evanston Ecology Center | Evanston, Illinois
Comprehensive renovation of the City of Evanston's Ecology Center to enhance public spaces and outdoor classrooms, create room for new exhibits, and reimagine the entry experience, while also meeting the sustainability goals set by the City's Climate Action and Resiliency Plan.

Woodstock Recreation Center | Woodstock, IL
Comprehensive renovation and master planning, overseeing critical upgrades including mold remediation, gymnasium roof replacement, ADA enhancements, and security upgrades. This project covers extensive updates to the pool area, sauna, locker rooms, gym, and exterior spaces, enhancing accessibility, safety, and functionality, establishing a sustainable framework for the center's long-term evolution as a community hub.

Rolling Knolls Welcome Center | Elgin, IL*
Rolling Knolls is the transformation of an abandoned golf course into a year-round public nature and recreation amenity for the Forest Preserve District of Cook County (FPDCC). The project included a comprehensive master plan for active recreation, natural landscapes, and habitat restoration and the revitalization of the former clubhouse into a high-performance event space.

Lake Ellyn Historic Boathouse Rehabilitation | Glen Ellyn, IL*
Historic rehabilitation of the 1935 Lake Ellyn Boathouse, addressing flood-related damage while integrating sustainable design strategies to achieve LEED-NC Gold certification. Preservation efforts included a 5.6 kW PV canopy, LED lighting, and high-efficiency mechanical systems, demonstrating the synergy between sustainability and historic preservation.

Elgin Sports Complex Welcome Campus | Elgin, IL
The Elgin Sports Complex Welcome Campus is a Net-Zero Energy series of buildings including a concessions and restroom station, sculptural canopy pavilion, and maintenance facility as part of the Elgin Sports Complex, a regional center for multiple sports leagues and outdoor recreation. These individual structures are optimized for solar photovoltaics and rainwater collection to serve the immediate site infrastructure and amenities including a playground, food truck plaza, and outdoor gathering spaces.

1000 West Washington Lofts | Chicago, IL
Conceptual Master Planning process for two historic West Loop loft buildings to develop a road map for all future projects for the property. Project scopes were developed for lobby/ circulation renovation, MEP upgrades, envelope enhancements, signage./wayfinding, parking and landscaping, and community amenity spaces.

University of Chicago Harris School of Public Policy | Chicago, IL*
Transformation of an historic Edward Durrell Stone mid-century gem into a state-of-the-art home for the Harris School of Public Policy with a 4-story atrium, monumental social stair, technology-driven collaborative spaces, and rooftop event space with sweeping Chicago Midway views. LEED Platinum and Living Building Challenge Petal Certified.

Nurture

*Project Completed at Prior Firm

Katherine earned her Master's Degree in Architecture and a Certificate in Historic Preservation from SAIC, blending her deep understanding of both historic charm and modern design. Her enthusiasm for preservation and adaptive reuse shines through her work, fueling her thorough archival research, building evaluations, and historic assessments, culminating in precise and insightful plans and reports. She finds inspiration in collaborative teamwork and is dedicated to cultivating meaningful connections with clients, consultants, and colleagues, viewing each project as an opportunity for growth and mutual success.

Katherine Pohl

Associate

AIA, LEED Green Associate

Education	School of the Art Institute of Chicago | Master of Architecture Certificate of Historic Preservation
	Lawrence Technological University | Bachelor of Science in Architecture
Registration	Licensed Architect in IL
Affiliations	American Institute of Architects, Member
	Landmarks Illinois Skyline Council, Past Secretary and Vice-Chair

Featured Work

Gift Theater | Chicago, IL*
Lead Architect and Preservationist responsible for the adaptive reuse of a historic movie theatre into a live performance venue. The project included coordinating with theatre, acoustics, AV, and MEP engineering consultants to ensure the facility met modern performance requirements while retaining its historic charm. Fundraising efforts were ongoing, with construction planned to start upon reaching 75% of the project goal.

Banging Gavel Brews | Tinley Park, IL*
Lead Designer and Historic Preservation Consultant for the adaptive reuse of a 1870s National Register hunting lodge. The project involved converting the lodge into a brewery, restaurant, and event center with an exterior beer garden. Efforts were made to preserve the building's historic character while adapting it for contemporary uses.

Englewood Brews | Chicago, IL*
Lead designer for the conversion of a historic 1920s bank complex into a vibrant production brewery and tasting room. The project involved preserving the original architectural details while integrating modern brewery equipment and design elements. Careful attention was given to creating an inviting atmosphere for patrons, with an open floor plan that allows for an immersive brewery experience.

Bungalow by MiddleBrow Brewery | Chicago, IL*
Designer for the adaptation of an existing building into a new 3,200 square-foot brewery, brew garden, and pizzeria concept named "Bungalow." The project embraced the vision of combining a cozy yet modern brewery with a lively pizzeria, offering both an indoor and outdoor seating experience. The design reflects a casual and inviting atmosphere, incorporating both rustic and industrial elements to complement the brewing process.

District Brew Yards by Burnt City Brewing | Chicago, IL*
Architect responsible for adapting and consolidating three separate historic warehouses into a new 20,000 square-foot production brewery. This innovative space houses three distinct breweries under one roof, featuring a 4,000 square-foot taproom, full-service kitchen, and meat smoker.

28 Mile Vodka Distillery | Highwood, IL*
Designer for a multi-phase adaptation of an existing light manufacturing building into a state-of-the-art 1,200-gallon distillery, tasting room, and storage facility. The project features a speakeasy-style entrance and an enclosed courtyard for events and live music, adding a unique touch to the distillery experience.

Peabody Estate Facility Condition Assessment & Master Plan | Chicago, IL*
Project Manager/Architect for performing a building condition assessment on the National Register property. Responsibilities included facilitating public engagement to gather stakeholder input and developing a master plan to efficiently use the spaces and promote understanding of the estate's history.

Nurture

*Project Completed at Prior Firm

With a keen focus on historic significance, Gwen excels in preservation, adaptive reuse, and master planning; she brings her expertise to a diverse range of projects, spanning institutional, residential, commercial, and religious buildings. Gwen's skill set extends beyond design, facilitating architectural research, writing, thorough conditions assessments, and the preparation of National Register of Historic Places nominations. Additionally, she has in-depth knowledge of preservation regulations at local, state, and national levels.

Gwen Stricker

Junior Associate
Assoc. AIA, LEED Green Associate

Education

Columbia University, GSAPP, Master of Science in Historic Preservation

Ball State University, CAP, Bachelor of Science in Architecture

Affiliations

Association for Preservation Technology Western Great Lakes, Member

Calumet Heritage Partnership, Board of Directors

Landmarks Illinois Skyline Council, Member

Alliance for Historic Landscape Preservation, Member

International Committee for the Conservation of Industrial Heritage, Member

Featured Work

Chicago Park District English Stone Comfort Station HSR | Chicago, IL
Prepared a Historic Structures Report for the English Stone Comfort Station in Jackson Park for the Chicago Park District, as part of the Obama Presidential Center project. Conducted site improvements, including roadway changes, new bicycle and pedestrian facilities, and recreational area relocations, ensuring compliance with Section 106 of the National Historic Preservation Act.

St. James Lutheran Church and School | Chicago, IL
Conceptual Master Planning effort led to a re-imagination of the St. James Lutheran Church and School campus in Lincoln Park, with space renovations and additions across all three historic buildings to preserve and adapt to St. James's future needs of growing curriculum, enrollment and ministries. Renovations and expansions include universal design across classroom, office, gymnasium, recreation spaces, music halls, religious assembly, multi-purpose spaces, and accessibility upgrades.

1000 West Washington Lofts | Chicago, IL
Conceptual Master Planning process for two historic West Loop loft buildings to develop a road map for all future projects for the property. Project scopes were developed for lobby/ circulation renovation, MEP upgrades, envelope enhancements, signage/wayfinding, parking and landscaping, and community amenity spaces. This historic character of the buildings is to be protected through recommendations for material prescriptions, repair details, and design directions to help coordinate any future projects in a set of Community Design Guidelines.

Kraus House Conservation Management Plan | St. Louis, MO*
Preservation specialist for the Conservation Management Plan (CMP) of the Kraus House (1952). The house, a Frank Lloyd Wright-designed Usonian house, is currently operated as a public house museum. The CMP outlines significant architectural elements, identifies potential challenges in site management, and provides overarching preservation policies that inform preservation decisions and maintenance well into the future.

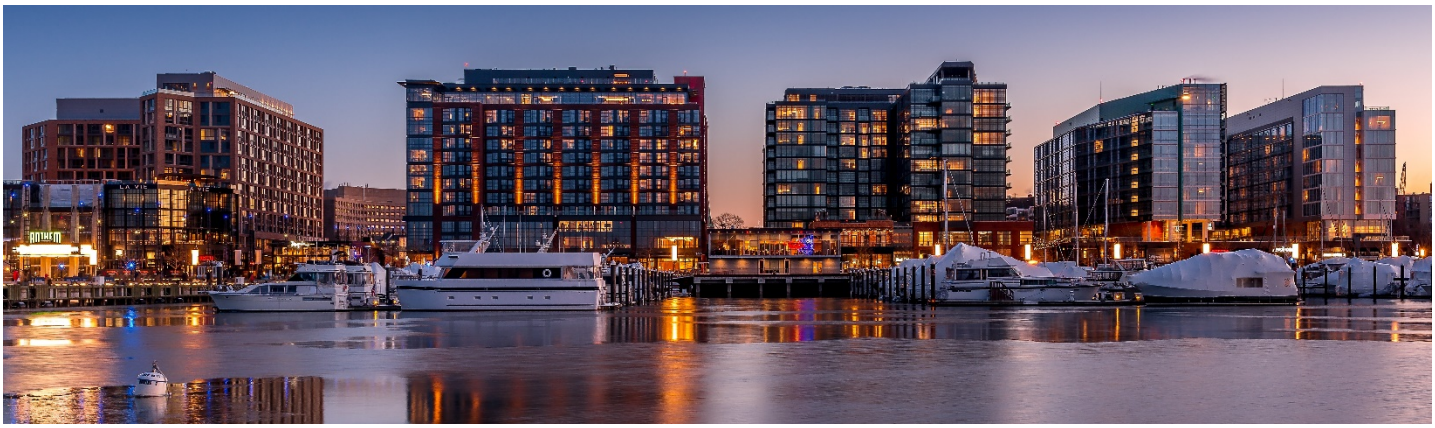
Chicago Cultural Center Grand Army of the Republic Rooms Restoration | Chicago, IL*
Preservationist for the construction oversight of the restoration of the Grand Army of the Republic Rooms, including restoration of original Tiffany-designed interiors through overpaint removal and marble cleaning, restoration the Healy & Millet art glass dome through careful deconstruction, offsite cleaning, and reconstruction of the art glass panels, and the design of a new custom carpet matching the original terrazzo and mosaic floors.

Kalita Humphreys Theater Master Plan | Dallas, TX*
Preservationist for the Dallas Theater Center's Master Plan, specifically addressing the restoration needs for Frank Lloyd Wright's Kalita Humphreys Theater. The master plan included identification of preservation values, assessment of significant interior spaces and exterior elements, and integrity and material conditions assessment of the building.

Samara Restoration | West Lafayette, IN*
Preservationist for the restoration of Frank Lloyd Wright's Samara House, a 1950s Usonian house museum operated by Indiana Landmarks. The project included selective dismantle and reconstruction of outdoor brick terrace walls, custom red concrete mix design, and correction of structural failure of the cantilevered roof.

Nurture

*Project Completed at Prior Firm



Allen + Shariff Corporation is a Client-Focused leading professional services firm that offers Mechanical, Electrical, Plumbing, and Fire Protection Engineering and Commissioning. For three decades, we have built partnerships into long term relationships that have been rewarded with great success. Our relationships are client focused, but so too are our relationships within our firm and our communities.

Our intellectual capital and experience set us apart from other traditional engineering firms. We have a deep expertise in adaptive re-use, renovation, energy efficient and sustainable design for historic buildings. Our experience with historic preservation of buildings and sites is vital to ensuring a modern solution to building system upgrades and replacements while respecting and preserving the historic components of the property and structure. We also provide commissioning services, site investigations, value engineering, feasibility studies, system analysis and troubleshooting, building controls automation, due diligence reports, construction phase services, operation & maintenance consulting, facility management info systems, and energy star certification services. Our engineering design and commissioning services result in lower energy and operating costs, enhanced system reliability, improved indoor air quality, and increased occupant comfort and productivity.

We have stateside offices in Columbia, MD (Headquarters); Chicago, IL; Salisbury, MD; Pittsburgh, PA; Zelienople, PA and Wilmington, NC. We have over 85 employees in our engineering group in the US at the disposal of the local office.

As a Minority-Owned Business (MBE), we understand the incredible benefits of celebrating and promoting diversity in the workplace. Our best work is inspired by team members of different ages, levels of experience, areas of expertise, and cultural backgrounds. As a result, Allen + Shariff carries multiple MBE certificates, including the State of Illinois, Howard County, MD; National Minority Supplier Development Council (NMSDC); Pennsylvania Department of General Services (DGS) Small Diverse Business; Urban Redevelopment Authority of Pittsburgh; and MDOT (Maryland Department of Transportation) for commissioning & construction management. With these qualifications, Allen + Shariff brings a unique perspective to every project we encounter.

Legal Name: Allen + Shariff Corporation, 7061 Deepage Drive, Suite 200, Columbia, MD 21045
Local Office: Allen + Shariff Corporation, 625 W Adams Street, 19th Floor, Chicago, IL 60661
Years in Business: 31
Number of Employees (US): 85
Total Number of Employees: 105
Federal ID Number: 521806514

Contact for Contract Negotiations:

Alexander Radkoff, PE, WELL AP
Vice President
Allen + Shariff Corporation
625 W Adams Street, 19th Floor, Chicago, IL 60661

Alexander G. Radkoff, PE, WELL AP
Vice President
Assignment: *Mechanical/Electrical Engineering Consultant*
MEP/FP Project Manager

Education
Bachelor of Architectural Engineering-Mechanical Option/2014
The Pennsylvania State University – University Park, PA

Professional Registrations
Registered Professional Engineer

Years with Firm: 4
Years with Other Firms: 6

Professional Experience
Alex has experience serving as a project manager and lead mechanical engineer of piping, HVAC, and controls systems. He has selected a diverse range of mechanical system applications, including geothermal well field systems, four pipe fan coil, water source heat pump, variable refrigerant flow (VRF), steam to hot water heating central plants, chilled water central plants, radiant floor cooling and heating, and dedicated outdoor air variable air volume systems. His timely communication with project architects, manufacturers, and engineers helps to ensure the project schedule and coordination are achieved. His experience with a variety of historic preservation, rehabilitation, adaptive re-use, and renovation projects across is critical in delivering successful economical, operationally sound and robust mechanical system improvement projects. He has assisted with the completion of necessary documents, forms and project design standards related to the funding of such projects.

Children's Museum of Pittsburgh – Museum Lab and Event Venue (2017-2019)
MEP engineering services for the $23m, 65,000 square foot renovation of a historic Carnegie Library to be repurposed to house the Children's Museum of Pittsburgh's new middle school level museum exhibit spaces as well as provide assembly space for weddings, conferences, and events. The project consisted of a new chilled water/hot water four pipe fan coil system and a dedicated outside air system with energy recovery to serve the various spaces, exhibits and programs.

Fallingwater Historical Site – Visitor Building Renovation – Mill Run, PA (2018-2019)
Mechanical Engineering services for the $650k renovation of a renovation of the Fallingwater Historical Site Visitor Building and Restrooms. The mechanical scope of work involved the renovation of the central restroom building to feature new plumbing winterization, space heating, and bathroom/utility room exhaust.

City of Asylum Pittsburgh - Alphabet City Library/Bookstore, Restaurant, and Apartments - Pittsburgh, PA (2014-2018)
MEP engineering services for the $7m, 23,000 square foot renovation of the historic masonic hall in the north side of Pittsburgh built in the 1910s. The former masonic hall was converted to a library and bookstore, performance arts stage, high end restaurant, social services offices, and 12 market rate apartment units. The project was designed under historic preservation tax credits for the building facade and exterior

Etna Center for Community and Library Schematic Design Services – Pittsburgh, PA (2021)
Provided mechanical engineering services for the schematic design report associated with a 10,000 square foot renovation and addition of a historic building to reprogram the first floor, basement and addition at the rear of the building to house proposed library and community spaces to the building to serve the community. The project scope included design considerations for net-zero, all electric and WELL building standard certified system design and practices.

Jennifer R. Hanlon
Senior Electrical Designer / Associate
Assignment: Senior Electrical Designer

Education
Bachelor of Science in Electrical Engineering Technology /2010/University of Pittsburgh – Pittsburgh, PA

Years with Firm: 12
Years with Other Firms: 2

Professional Experience
Jen is the definition of a team player in her willingness to work with others to come up with the best project solutions. Jen places open communication in the forefront to insure coordination between architecture, structure, and MEP engineering. Likewise, as a lighting control resource within Allen + Shariff, her knowledge introduces the client to the newest and most economical lighting technologies. With an extensive aptitude for Revit and CAD, Jen is able to produce construction documents sets efficiently. She never fails to meet even the most challenging of schedules. Continuing to strive to maintain client satisfaction, Jen's projects go out on-time and within budget constraints.

She has worked on a diverse range of projects including historic, event space, community center, retail, entertainment, restaurant and office (fit-out) facilities, among others.

The Industrialist Hotel (former Historic Arrott Building) – Pittsburgh, PA
Provided MEP/FP engineering design services for a 115,500 SF renovation of an 18-story historic building that was converted from offices to a modern hotel. The renovation added multipurpose event space for weddings, conferences and events, 124 rooms, 28 suites, fitness center, lobby bar, and 48-table restaurant called the Conflux.

Washington City Mission Women's Shelter - Washington, PA (2025 – est.)
Provided MEP/FP engineering design services for a 12,400 SF renovation of a historic two story church to house a 50-bed women's facility with emergency shelter beds, residential program beds, group activity space, offices, courtyard, and daycare center. Designed new electrical power service and distribution, lighting and lighting controls, fire alarm system, and facade lighting.

Allegheny Center Alliance Church Hub – Pittsburgh, PA – (2023)
Provided MEP/FP engineering design services for a $5.1m three-story connector hub at the Allegheny Center Alliance Church. The project consisted of the development of 37,200 SF of new space and the renovation of 18,000 SF of space within the two existing historic buildings. The existing church complex consisted of four buildings completed in the 1900s, 1920s, 1930s, and 1960s. Designed new code compliant normal and emergency power, lighting and lighting control systems for the new and renovation spaces.

PNC Plaza – Electrical Upgrades – (2024)

Provided MEP/FP engineering design services for the upgrade of a new electrical service and power distribution for a 19,000 square foot outdoor plaza served by an adjacent building.

Angel Lopez, CPD
Senior Plumbing Designer
Assignment: *Plumbing/FP Engineering Consultant*

Education
Architectural Design and Construction Technology/2011
Miami Dade College – Miami, FL

Professional Registrations
ASPE Certified in Plumbing Design (CPD) 910898

Years with Firm: 1
Years with Other Firms: 10

Professional Experience
With over a decade of experience Angel has been involved in the design of various types of plumbing and fire protection systems in different applications. He has shown exceptional collaborative skills with design team members and brings valuable experience during the construction phase to ensure project requirements and specifications are met. He can coordinate accuracy of design through BIM modeling and is knowledgeable with the latest building codes and industry standards. He has worked on a diverse range of projects, including renovation, expansion and new construction of library facilities.

Princeton University Prospect House - Princeton, NJ – (2021-2023)
Provided engineering design services for new plumbing and fire protection systems included in renovation of an existing 5 story 26,000 sqft historic building on the university campus. Acted as lead plumbing designer. The $10M (est) project included demolition of an old dry pipe sprinkler system and installation of a new wet based automatic sprinkler system within the existing wood structure and a dry pipe system in the attic space. Extensive plumbing modifications were also made to existing restrooms, Kitchen, and dining areas.

Poster House Museum – NY. NY (2017-2018)
Provided MEP services for fitout of new 15,000 sqft museum space. The $15M project included gallery spaces, small café, restrooms, and storage areas. Provided new plumbing systems extended from existing building services to serve new fixtures. A combination of wet and pre-action sprinkler system was provided throughout the gallery spaces.

The Collectors Club – NY, NY – (2023)
MEP services for fitout of existing 7,500 sqft tenant space in an office building. Acted as lead plumbing designer for the project. New spaces included high-tech offices, a library, and records storage. The $20M (est.) project involved providing plumbing systems for new restrooms and pantry. Piping was extended from existing building systems to serve new fixtures. A pre-action sprinkler system was provided for the high-density storage area where sensitive records were stored.

Columbia University – Uris / University Hall, NYC, NY (2022-2024)
MEP Engineering services for this 150,000 SF renovation project of an existing 9 story building. The $20M est. project included new classrooms, offices, restrooms, and refurbishing of existing library. Acted as the lead plumbing designer. The project included an upgrade to the facilities water heating system to an air sourced heat pump system. Replacement of all plumbing stacks, replacement of all galvanized storm lines to ductile iron, and designed new plumbing systems for new fixtures. A new fire line was also brought in to provide a complete automatic sprinkler system sourced from the campus loop.

Greenprint Partners Firm Profile

Greenprint Partners (W/M/DBE, B Corp) is an award-winning consulting firm specializing in sustainable environmental infrastructure. With expertise in green infrastructure design, urban landscape transformation and public space revitalization, Greenprint delivers projects that are both technically sound and ecologically driven. Since 2014, Greenprint has partnered with public agencies to address urban challenges, including stormwater management, sustainable development and enhancing pedestrian-friendly environments. Our multidisciplinary team provides urban planning, landscape architecture, civil engineering and program management services that prioritize innovation, sustainability and community-focused design.

Landscape Architecture

Greenprint's landscape architects seamlessly blend science and design to create better places for people and the planet. Our goal is to ensure our work adds lasting value to every project and the community, standing the test of time for generations to come.

Services

- Landscape Architecture
- Green Roofs + On-Structure Sites
- Urban Planning
- Green Infrastructure Design
- Residential + Commercial Landscape Design
- Streetscape Design
- Site Analysis + Planning
- Planting Design + Horticulture
- Visualization + Modeling
- Maintenance Guidelines

Civil Engineering

Greenprint engineers go beyond meeting technical and regulatory requirements by collaborating with communities. Working together, we find the sweet spot where client goals align with the community's needs. Our infrastructure design and management approach provides long-term benefits and sustainable maintenance.

Jim Sparber, PE

VICE PRESIDENT OF ENGINEERING

Jim draws on three decades of experience in the planning, design and construction of municipal infrastructure. At Greenprint, Jim leverages his experience to develop and manage complex sustainable infrastructure projects and programs for municipal clients across the country. His commitment to strong client service and technical quality, combined with a commitment to protecting the health and well-being of community residents and our environment, shapes his approach to green infrastructure program design and management.

EDUCATION

- MS. Environmental Management, Illinois Institute of Technology
- B.S., Civil Engineering, Valparaiso University

32 YEARS OF EXPERIENCE

6 years with Greenprint Partners

REGISTRATIONS

Professional Engineer: California, Georgia, Illinois, Michigan, Missouri, New York, Pennsylvania, Vermont, Washington, Wisconsin

CONTACT

(815) 529-0776
jsparber@greenprintpartners.com
Chicago

PREVIOUS EMPLOYMENT

- Baxter + Woodman, Dekalb, IL
- Rempe-Sharpe + Associates, Chicago

EXPERIENCE

3-Acre Manufactured Housing Communities Initiative
Western Vermont
Serves and Program Manager for a 9M ARPA-funded program to provide Manufactured Housing Communities (MHCs) with construction funding and technical assistance to build stormwater controls to meet the requirements of the 3-Acre Permit.

Green Schools Initiative
Western Vermont
Program Manager for Phase 1 and Phase 2 of the Vermont Green Schools Initiative. Assisted over 60 public schools comply with the Stormwater General Permit 30-9050 for properties with 3 or more acres of impervious area. Projects are currently being constructed using ARPA and Federal funds. Managing the procurement and installation of stormwater treatment practices at the schools to become fully compliant.

RainReady Calumet Corridor
Cook County, IL
Serves as Technical Advisor for a $6M initiative funded by Cook County to implement stormwater management and resilience plans in six south suburban communities. Applies his expertise with municipal contracting and engineering, as well as in residential retrofit program execution, to ensure smooth and efficient processes.

Fresh Coast Green Communities
Milwaukee, WI
Serves as Program Manager for a $31.5M program created in partnership with the Milwaukee Metropolitan Sewerage District to install GI projects that collectively manage nine to twelve million gallons of stormwater on public and private property. Worked collaboratively with the District to design and launch the program, and now oversees all aspects of program delivery.

Climate Ready Rainscapes
Village of Oak Park, IL
Serves as Technical Lead for a residential GI cost-share program designed to align with the Climate Ready Oak Park plan, which aims to reduce greenhouse gas emissions, minimize reliance on fossil fuels, expand green infrastructure and parks, and direct more climate and sustainability funding towards vulnerable communities.

Alex Heidtke, PE

ENGINEERING MANAGER

Alex manages our team of civil engineers and oversees the design of complex site development projects that meet our clients' goals. She has provided civil engineering services for diverse projects across the country, from church and school sites to high impact redevelopment projects. She is dedicated to transforming the built environment through environmentally-friendly systems like green infrastructure (GI) and maximizing the climate resiliency of every site she designs.

EDUCATION

B.A., Civil + Environmental Engineering, University of Illinois at Urbana-Champaign

11 YEARS OF EXPERIENCE

3 years with Greenprint Partners

REGISTRATIONS

Professional Engineer: California, Illinois, Missouri, Pennsylvania, Washington

CONTACT

(847) 899-6835
aheidtke@greenprintpartners.com
Chicago

PREVIOUS EMPLOYMENT

- Terra Engineering, Chicago
- Conservation Design Forum, Lombard, IL

EXPERIENCE

RainReady Calumet Corridor
Cook County, IL
Serves as Engineering Lead for a $6M initiative funded by Cook County to implement GI in six flood-prone south suburban communities: Blue Island, Calumet City, Calumet Park, Dolton, Riverdale and Robbins. Advised on project alternatives, feasibility and costs, engaged with municipalities and communities about engineering concepts, and will oversee the design, construction and vegetative establishment period of the program.

Suburban Green Schoolyard Pilot Program
Cook County, IL
Serves as Program Manager for a Metropolitan Water Reclamation District of Greater Chicago pilot program that transforms four schoolyards into green schoolyards by incorporating GI features like rain gardens, green roofs and subsurface infiltration. The schoolyards are holistically designed to maximize co-benefits to each school by incorporating outdoor learning opportunities as well as amenity and play spaces.

El Concilo
Philadelphia, PA
Served as Project Manager for the design and permitting for a stormwater retrofit grant project for a Latino community center. Site elements include two curbed parking lot bioretention basins. The project will manage one acre of urban stormwater.

Sustainable Square Mile West Woodlawn
Chicago, IL
Serves as Project Manager performing GI analysis for the West Woodlawn neighborhood in alignment with Blacks in Green's Sustainable Square Mile principles. Provided data on GI stormwater management capabilities and costs to help establish a cost/benefit matrix that can be replicated across additional neighborhoods and will be used to prioritize potential projects.

Farm Foundation Innovation and Education Center
Chicago, IL
Served as Project Manager, providing civil engineering services associated with the construction drawing designs for a non-profit agriculture accelerator. Site elements include a paved access drive, parking lot and patio. Stormwater management is provided in bioretention basins throughout the site.

Nora Kusaka Herrero, PE

PROJECT MANAGER

Nora thinks holistically and strives to design projects that promote a sustainable, equitable and resilient future. Her passion for sustainable systems like green infrastructure stems from its ability to treat and manage stormwater while providing a multitude of environmental, social and economic benefits to communities. Nora's international upbringing contributed to her interest in the built environment and how people interact with one another and their surroundings. She has an organized and detail-oriented approach to her work, allowing her to efficiently manage projects and meet client goals.

EDUCATION

B.S.E, Environmental Engineering, University of Michigan

9 YEARS OF EXPERIENCE

2 years with Greenprint Partners

REGISTRATIONS

Professional Engineer: Illinois

CONTACT

(734) 709-6651
nkusakaherrero@greenprintpartners.com
Chicago

PREVIOUS EMPLOYMENT

- Wright & Company, Chicago
- Sherwood Design Engineers, San Francisco
- Bohler Engineering, Boston

EXPERIENCE

Joliet Event Center
Joliet, Illinois
Served as Project Manager for the renovation of an existing church building to a formal event space. The building and associated site improvements includes a building addition off of the existing structure, an outdoor courtyard, accessible pedestrian paths, staff parking and on-site utilities. Greenprint provided the civil and landscape design and permitting assistance for the project.

St. Emydius Church and Stratford School
San Francisco, CA
Served as Design Engineer, providing civil engineering services associated with the construction drawings. Site elements include three bioretention facilities and an underground infiltration gallery to provide treatment and stormwater storage for the site as well as added pervious area. The project was part of the San Francisco Public Utilities Commission's Green Infrastructure Grant Program.

St. Thomas the Apostle
San Francisco, CA
Served as Design Engineer, providing civil engineering services associated with the construction drawings for St. Thomas the Apostle, a school located in the Outer Richmond of San Francisco. Site elements include three bioretention facilities and an underground infiltration gallery to provide treatment and stormwater storage for the site as well as added pervious area.

St. Emydius Church and Stratford School
San Francisco, CA
Served as Design Engineer, providing civil engineering services associated with the construction drawings. Site elements include three bioretention facilities and an underground infiltration gallery to provide treatment and stormwater storage for the site as

TYLin

NEW CONSTRUCTION

RENOVATION

ADAPTIVE REUSE

HISTORIC PRESERVATION

STRUCTURAL INVESTIGATION

BUILDING ENVELOPE

SUSTAINABLE DESIGN

Connecting People, Places, and Ideas.

TYLin delivers tailored structural engineering solutions for complex building challenges — including new construction, renovation and adaptive re-use, historic preservation, transportation infrastructure, and specialty structures using a combination of sophisticated technologies and fundamental engineering methodologies. Our team of creative collaborators is deeply passionate about architectural design and its ability to bring people, places, and ideas together.

TYLin's Buildings Sector comprises 200+ professionals including 70+ professionally licensed engineers and 20+ LEED accredited professionals. Our people provide a nuanced and innovative approach towards building design.

TYLin has consulted on over 400 registered landmark structures, developing invaluable expertise in the restoration and preservation of historic buildings. Over time, the firm's portfolio has broadened: new structures ranging from cultural and educational facilities to commercial and residential buildings now account for half of ongoing work. Renovations and adaptive reuse account for a significant portion of active projects, drawing from TYLin's knowledge of structures both old and new.

TYLin is well experienced in executing complex structural upgrades and fit-outs. These projects require knowledge of a broad range of building systems, and may involve structural building frame modifications; integration of mechanical systems; upgrades to the existing building with minimal cost impact or impact on visual elements; design of security measures; and approvals by various agencies.

The firm's engineers and drafters are experts in Building Information Modeling (BIM), primarily utilizing Autodesk® Revit® for modeling, documentation, and coordination. TYLin has created CD level documents in Revit for new and existing buildings, and in some cases has continued the use of BIM through construction administration.

As part of a commitment to creating more efficient structural systems, TYLin has incorporated sustainability into its standard specifications and introduced high performance metrics into all its designs. The firm is also a signatory of the SE2050 Commitment, which has the goal of achieving net zero embodied carbon structural systems by 2050.

TYLin

Albert Mena, PE, SE

PRINCIPAL, CENTRAL SECTOR MANAGER

Albert Mena first joined TYLin in 2008 as a college intern and has continued working with the firm for the majority of his career, having spent time in TYLin's Boston and New York offices. Albert was promoted to Principal in 2024 and currently leads the TYLin Building Sector's Chicago office, which he started in 2021. Albert strives for collaboration among all team members and stakeholders through his management of new construction and existing building projects for a diverse group of clients, including educational, residential, civic, and cultural institutions.

YEARS OF EXPERIENCE
15

YEARS WITH TYLIN
11

EDUCATION
BS, Civil Engineering, Massachusetts Institute of Technology

LICENSE
Structural Engineer: IL (081.007811)
Professional Engineer: IN, MI, MN, MO, ND, NY, OH, WI

AFFILIATIONS
Structural Engineers Association of Illinois (SEAOI), Member

AIA Chicago, Affiliate Board Member

Arquitectos, Member

Urban Design Forum, Former Fellow

Structural Engineers Association of New York (SEAoNY), Former Member

LANGUAGES
Spanish, fluent

PROJECT EXPERIENCE

Jackson House | Dearborn, MI
Structural engineering services and historic preservation guidance for the dissection, relocation and reconstruction of the historic Jackson House - a one-story bungalow that played a pivotal role in the United States Civil Rights Movement. TYLin designed the dissection of the home and assisted with the logistics of the 879 mile transport from Selma, Alabama, to Dearborn, Michigan on two truck beds. In Phase 2, TYLin is now designing the foundations on which the house will be relocated. The details require repairing and restitching the pieces of the existing building back together and reinforcing the roof for Michigan winters.

Tallgrass Prairie National Preserve | Strong City, KS
The rehabilitation of (4) historic buildings and associated access across two sites included within Tallgrass Prairie National Preserve: Historic Lantry Barn (circa 1887); Historic Lantry Poultry House (circa 1920); Historic Lantry Tile-Tack Barn (circa 1920); and Historic Spring Hill Barn (circa 1881). As one of the most prominent and accessible resources within the Preserve, the Spring Hill Barn requires repair of wood, limestone, and concrete elements. The Lantry site houses three unique buildings consisting of stone masonry, historic wood, and terracotta clay tile materials requiring structural intervention. NPS.

Sunflower Arts Center | Detroit, MI
The Sunflower Arts Center, a collaboration with Blight Busters, is an adaptive reuse project in Detroit's Old Redford neighborhood, transforming a 20,000 square-foot building into a vibrant hub featuring artist programming, a gallery, retail space, a café, classrooms, and studios. The renovation will involve significant updates, preserving key elements while ensuring the building meets modern safety standards and supports a thriving artistic community.

Shaker Museum | Chatham, NY
This project will adaptively reuse a three-story, 15,000 sf barn structure to create space for permanent and rotating exhibition galleries, a lobby, a multi-purpose room, and offices for museum personnel. TYLin is designing a new steel and mass timber framing system to replace the unreinforced masonry building's interior floor structure. The $18 million project will also construct a new four-story, 12,000 sf addition for back-of-house functions.

Steep Theatre | Chicago, IL
Adaptive reuse of a 3,600 sf church into a new 5,000 sf new theatre space in Chicago's uptown neighborhood. The existing building consists of wood trusses and concrete masonry block walls while the new addition will be framed using a variety of structural materials, including masonry bearing walls, cold formed metal roof framing and steel interventions at the new theater lobby.

Detroit Zoo Discovery Trails | Royal Oaks, MI
The renovation of a 7-acre site in the south-central area of the Detroit Zoo. TYLin provided structural engineering services for the renovation of four existing buildings and the construction of five new buildings. Approximately 27,000 sf of new and existing buildings will be constructed within this site redevelopment larger effort. TYLin also offered structural engineering design for additional site features (interpretive signs, landscape walkways and walls, artwork foundations).

TYLin

Ellen Lane, PE, SE

SENIOR ENGINEER

Ellen joined TYLin in January 2018, after completing her Master of Science in Civil Engineering from Massachusetts Institute of Technology. Her project experience at TYLin ranges from historic preservation and adaptive reuse to new construction for educational clients, commercial and office space, and cultural institutions.

YEARS OF EXPERIENCE
6

YEARS WITH TYLIN
6

EDUCATION
MEng, Civil Engineering, Massachusetts Institute of Technology, 2017

BS, Civil Engineering, McGill University, Montreal, Canada, 2014

LICENSE
Professional Engineer: MA

Structural Engineer: IL

AFFILIATIONS
Association for Preservation Technology Northeast Chapter (APTNE)

Board Member, 2021-2024

2019 Melissa Morrisey Scholarship award

Structural Engineering Association of New York (SEAoNY): Young Members Group, Media Coordinator (2019-2020)

PROJECT EXPERIENCE

Jackson House | Dearborn, MI
Structural engineering services and historic preservation guidance for the dissection, relocation and reconstruction of the historic Jackson House - a one-story bungalow that played a pivotal role in the United States Civil Rights Movement. TYLin designed the dissection of the home and assisted with the logistics of the 879 mile transport from Selma, Alabama, to Dearborn, Michigan on two truck beds. In Phase 2, TYLin is now designing the foundations on which the house will be relocated. The details require repairing and restitching the pieces of the existing building back together and reinforcing the roof for Michigan winters.

Odell House | Hartsdale, NY
Restoration of a historic 18th-century heavy timber house for use as a museum. Work included a comprehensive stabilization of the existing structure, repair of deteriorated framing elements and connections, including roof framing that had been heavily modified in previous renovation work, reinforcement of existing structure where required, and revisions to cladding and finishes. An emphasis was placed on retention of historic fabric and use of traditional framing techniques.

Tallman-Budke House | West Nyack, NY
Restoration of a 1791 Dutch Colonial home. The two-story sandstone structure, one of the oldest in Clarkstown, is listed on the State and National Registers of Historic Places. Its careful rehabilitation ensures its continued use as an educational resource for years to come. With NYS OPR&HP.

Jay Heritage Center, Palmer Tennis House | Rye, NY
Phased restoration of a 7,000 sf wood structure, one of the oldest enclosed tennis courts in the United States. Phase I involved temporary stabilization and repairs, including repairs to the long-span roof trusses, funded in part by a grant program that supports historically significant properties that were severely damaged by Hurricane Sandy. With NYS OPR&HP.

Tortuga Harbor Light, Garden Key, Dry Tortugas National Park | Key West, FL
Temporary stabilization and restoration of the 1876 cast-and-wrought-iron lighthouse located at Fort Jefferson. TYLin conducted a detailed structural survey and designed a temporary scaffolding and shoring system to ensure stability during hurricane seasons. Design and construction administration for the full disassembly, removal, off-site restoration, and reconstruction of the lighthouse.

David Rockefeller Creative Arts Center | Tarrytown, NY
Conversion of a 1909 greenhouse into a 13,000 sf art studio and performance space. This change of use required the removal of six existing interior columns, reconfiguration and reinforcement of roof framing impacted by column removals, reinforcement of existing exterior columns, and new pile foundations and grade beams (tie beams) to accommodate new loads. TYLin's scope also included a large barn door opening in the existing exterior wall, a new terrace and trellis shade structure, and a new pavilion building adjacent to the existing. The project used features such as on-site solar panels and a storm water garden to meet its net-zero sustainability goals. It has been certified LEED Platinum.

ABOUT JIMA STUDIO

JIMA (jee-mah) Studio is a landscape architectural design and urban planning studio that collaborates with community groups, organizations, and builders committed to culturally relevant placemaking and strategic implementation. We centralize participatory design methods to provide full site design and planning services, from conception to completion.

JIMA stems from the Kwanzaa principle Ujima (ooh-jee-mah), which means "collective work and responsibility." It is the ethos of this studio to work collaboratively with other change makers and use design as a vehicle toward accountability in placemaking, placekeeping, and land stewardship.

Our work moves across three focuses: design, engagement and research. We provide high-quality design and implementable solutions that empower our partners, collaborators, and clients to enhance or transform their communities in a collective and forward-thinking way. We offer design services that elevate the needs of those who will be impacted the most, while leveraging both a cultural and environmental sensitivity that is required for longevity, relevance, and resilience.

We integrate community engagement and participation in all our design and planning processes as a foundational source for co-creation and development. Ranging from one-on-one interviews to large-scale public engagement forums, we sustain a "Listen first - Listen often," culture that keeps our projects grounded and reflected within the values of the communities we serve.

We also contribute to the design profession through critical thought essays, assessments, and toolkit development that reflect on lessons learned from our projects as well as trends in the field. Our goal is to contribute to design literature and the menu of best practices in a way that helps other change makers approach similar projects and challenges with tact.

Our experience working in communities of color, specifically Black, Latinx and Indigenous communities also offers a quality of understanding, cultural competency and authenticity that separates us from other candidates. We value lived experiences as part of our analysis to any design challenge and look forward to incorporating those values into future strategies.

This team is small and mighty. With over 15 years of combined experience in the profession, this team is capable, seasoned, and ready to lead.

FIRM DETAILS

JIMA Studio PLLC
8045 Linwood Street, Suite 1
Detroit Michigan 48206
www.jimastudio.com
FEIN: 83-2209080

Certifications

MBE
WBE
Detroit CRIO

Primary Contact

Ujijji Davis Williams
Principal, Owner
ujijji@jimastudio.com
646-217-8786

JIMA STUDIO

JIMA STUDIO

UJIJJI DAVIS WILLIAMS, PLA

PRINCIPAL, LANDSCAPE ARCHITECT & URBAN PLANNER

Braden Street Pocket Park, Detroit MI

Eastside Community Network Campus, Detroit, MI

EDUCATION

Master of Urban Planning | Rackham Merit Fellow | Graduate Service to the Community Award, University of Michigan, 2017

Bachelor of Science of Landscape Architecture | Cornell Tradition Fellow, Cornell University, 2012

REGISTRATIONS & CERTIFICATIONS

Landscape Architect — Michigan #3901001710

MEMBERSHIPS & AFFILIATIONS

American Society of Landscape Architects (Member)

Cornell University Department Advisory Committee (Member)

Black Landscape Architects Network (Former Board Member)

PROFESSIONAL AWARDS

2023 Outstanding Recent Alumni, Taubman College, University of Michigan

2022 Crain's Detroit Notable Woman in Architecture Design and Construction

2021 SEGD Vanguard Fellow

2020 Michigan ASLA Emerging Professional Award

2019 National ASLA Bradford Williams Medal

2018 ULI Larson Leadership Fellow

2018 Next City Vanguard Fellow

Ujijji Davis Williams is a practicing landscape architect, urban planner and researcher based in Detroit. She is the Founding Principal of JIMA Studio. Prior to JIMA, Ujijji was a design leader at SmithGroup for over six years, leading critical landscape and urban design work, including neighborhood planning, greenways and streetscapes in Detroit and other post-industrial cities across the country.

KEY PROJECTS

Milliken State Park & Harbor / Detroit, MI / 2018-2019*
Project manager and project lead for the Milliken State Park & Harbor master plan update to support Detroit riverfront parks system

Joe Louis Greenway / Detroit, MI / 2020-2021*
Design and engagement support for 27.5 mile long greenway system in Detroit

Canfield Connect / Detroit, MI / 2022-Present
Working with a neighborhood serving organization to activate a vacant lot into a community greenway connector

Greenleaf Gardens Public Housing Landscape Plan / Washington DC / 2021-Present
Landscape design improvements for public housing facility as part of a large scale renovation of low-income housing.

Englewood Line & Agrihood Development / Chicago, IL / 2021-2022*
Design lead for Englewood Line conceptual design and on-call designer for adjacent public space and urban agricultural systems

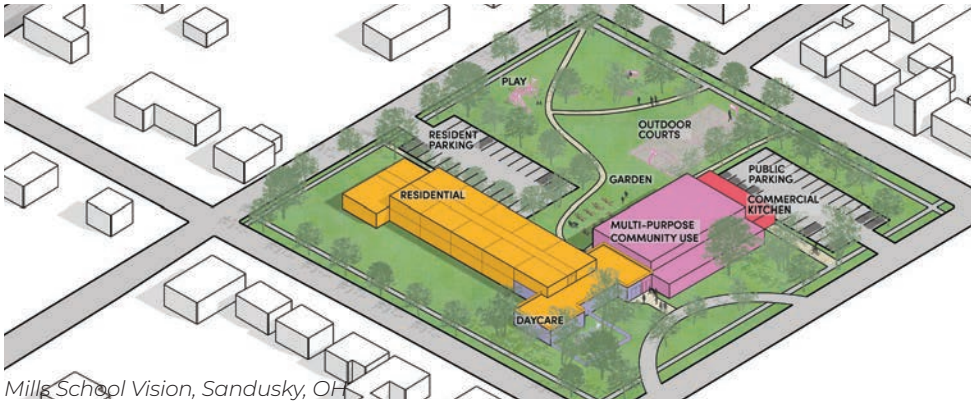
Renaissance of Hope Strategic Development Plan / Detroit, MI / 2021-2022
Worked with a faith-based organization to establish a strategic plan for vacant lot activation in the Russell Woods area. Supported the existing conditions, engagement and open space strategies.

NYCHA Red Hook Initiative Farms / Brooklyn, NY / 2021
Worked with urban agricultural organization partnered with NYC public housing to redesign the main growing area and provide food security to residents.

*Work completed before JIMA Studio

JIMA STUDIO

SHANDRA BERNATH-PLAISTED
DESIGN ASSOCIATE



Mills School Vision, Sandusky, OH

EDUCATION

Masters of Architecture, University of Michigan, 2022

Bachelors of Arts in Social Movements | Honors Major, Swarthmore College, 2009

MEMBERSHIPS & AFFILIATIONS

NCARB

Shandra's experience in architecture is coupled with her background in social movements and organizing. Shandra worked a decade as a labor and community organizer in , Atlanta and Oakland, engaging diverse communities around housing and labor issues, including high school students, security officers, hotel workers and Manufactured Home Community residents. As a Design Associate, she hopes to build on her organizing experience by bringing a design skill set to continue supporting community driven and public interest initiatives.

KEY PROJECTS

Higginbotham School Adaptive Reuse Landscape / Detroit, MI/ 2022-Present
Landscape design for the adaptive reuse of a vacant school to affordable multi-family housing to comply with statewide regulations and standards.

BT Farms / Madison WI /2021-Present
Large scale planning for agricultural-based community with housing, commercial space and job creation around food sciences.

South Side Neighborhood Plan / Sandusky, OH / 2022-2023
Master planning for key neighborhood in Sandusky, with visioning for key development sites and opportunities including vacant school site for housing.

Braden Street Pocket Park Design Build / Detroit, MI / 2021-2022
Worked with a neighborhood serving organization to activate a vacant lot into a community garden space, from concept design to implementation.

Eliza Howell Park Trails and Trailhead / Detroit, MI / 2022
Worked with a local community development organization to design and implement trail system for a city park in Detroit.

Oakland Avenue Farm Master Plan / Detroit, MI / 2022
Site design and planning for an urban agricultural neighborhood paired with programming and retail to support micro food shed for Detroit's North End.

Manufactured Homeowner Trainings and Meetings / National / 2016-2019*
Planned, coordinated and ran several national trainings for 25-50 residents of manufactured home communities and supporters from around the country.

* Work completed before JIMA Studio

JIMA STUDIO

MICHELLE URANO
DESIGN ASSOCIATE

EDUCATION

Masters of Landscape Architecture, Harvard Graduate School of Design, 2024

Bachelors of Architecture and Urbanism, University of Sao Paulo, 2019

MEMBERSHIPS & AFFILIATIONS

GSD Alumnae

Michelle's passion for parks and play is evidenced in her experience in design and construction. As a recent graduate from Harvard GSD, she integrates play and environmentalism in her work as a way to develop resilience playscapes that fold in education and habitat support. As a Design Associate, she hopes to build on her experience to provide important strategies for clients at their own sustainability crossroads.

KEY PROJECTS

Climate Change Vulnerability Assessment/ Miami, FL/ 2023*
Served as Project Manager in the development of a Climate Change Vulnerability Assessment for nearly 300 county parks within Miami-Dade County. Support the 30% Tree Canopy Project and the Miami-Dade Resilience Parks Guidelines.

Bunker Hill Playground/ Boston MA/ 2023*
Developed temporary playground design concept for the Charlestown Resident Alliance with the Community Outreach Group for Landscape Design and the Boston Housing Authority

Brazil Cities Research Grant by the David Rockefeller Center for Latin American Studies: Research "RIO DE JANEIRO EM EXPEDIÇÃO: A trace of Burle Marx's expeditions in Rio de Janeiro" - Advisors: Camila Sant'anna (Federal University of Goias) and Gareth Doherty (Harvard University)/ 2022-2024*
Research project about the impact of Burle Marx's expeditions in Brazil to expanding his plant vocabulary and understand the different Brazilian ecosystems. Also, study the effects of those expeditions on the development of his projects, especially the Flamengo Park project and his country property, Sítio Burle Marx, both in the Rio de Janeiro metropolitan region.

* Work completed before JIMA Studio

Firm Profile

TROPHY POINT
Construction Services & Consulting

Trophy Point provides **Construction Cost Estimating, Construction Management Support, Owner's Representative Services and Construction Consulting** services. Within each of these areas, Trophy Point provides ancillary services. The most common services offered by Trophy Point are cost estimating, scheduling, integrated design and constructability review services, staff augmentation, and owner's representation. Trophy Point's services enable the company to provide full pre-construction controls.

The Trophy Point team strives to assist their clients in understanding construction costs during the concept phase of a project and provides them with detailed and accurate estimates as a project design matures. Since 1976, the Trophy Point team has developed an ability to provide accurate estimates prior to the execution of formal design efforts in an unrivaled manner that enables clients to align their scope with their budgets quickly and effectively.

The Trophy Point team is capable of supporting their clients as a project transitions into Construction in several different capacities, such as Change Order Management / Review, Pay App Reviews and Construction Consulting. Trophy Point's understanding of the variables that impact costs and their associated magnitude on a project is unrivaled and serves as the bedrock upon which their team differentiates itself from other cost consultants.

Trophy Point also provides unparalleled Owner's Representative, Construction Management Support, and Construction Consulting services. Their understanding of how a project's costs are derived has enabled them to expand their professional services into many areas, such as Scheduling, Construction Administration, Staff Augmentation, Integrated Design and Constructability Reviews, and general Owner's Representation. Their team provides a "one-stop shop" for professional services required during all phases of a project. Trophy Point is flexible and able to accommodate the needs of their clients by providing any of these services in an independent capacity as well.

Trophy Point's team consists of construction industry professionals with diverse and complementary backgrounds, educations, training and collective experiences that benefit their clients and any project team they are a part of.

The Trophy Point team consists of professionals who work out of offices in Buffalo, NY, Pittsburgh, PA, and New York, NY. Based on the nature of Trophy Point's work, members of their team are continuously co-located with clients in the field as well.

Key Staff

TROPHY POINT
Construction Services & Consulting

Richard Chudzik

President & Owner –
Estimator & Project Manager

Background

Rich brings 24 years of leadership experience across organizations and teams of varying functions, sizes, and industries to Trophy Point. Rich has served as the Estimator-of-Record and Project Manager on several new-build and renovation projects.

Rich has worked as a Quantity Estimator, Project Manager, and Estimator-In-Charge. These projects have ranged from $75,000 to $2Bn in construction value. Prior to starting Trophy Point, Rich worked as an Estimator and Business Development Director for one of the Nation's most reputable Cost Consulting firms, Baer & Associates.

Prior to joining the Construction Industry, Rich worked in the Aerospace & Defense Industry where he served in several different capacities and at varying levels at Moog and General Dynamics Land Systems in General Management, Supply Chain, Business Development, and Operations. As a Veteran Infantry Officer who served in Iraq and Afghanistan, Rich has a passion for supporting our Veterans and their Spouses – something that served as an impetus behind the founding of Trophy Point. He is the recipient of a Bronze Star, Purple Heart and a graduate of several military schools, including Ranger, Airborne, Air Assault, Marine Corps Mountain Warfare, and SERE Level B schools.

Education

- *United States Military Academy, West Point, NY*
  B.S. – Political Science & Computer Science
- *Duke University, Durham, NC*
  M.B.A.
- *Cornell University, Ithaca, NY*
  M.Eng. – Systems Engineering

Project Experience

- Cortland County – Courthouse Dome Restoration
- Delaware County Historical Association – Collections Storage Facility
- First Presbyterian Church of Niagara Falls – Bell Tower Restoration
- Herkimer County – Historical Jail Evaluation
- New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) – Olana State Historic Site Mansion Exterior Re-Painting & Hazmat
- University of Pennsylvania – Anne and Jerome Fisher Fine Arts Library Building Envelope Restoration

Key Staff

Joseph Dommer

Executive Vice President – Senior Estimator

Background

Joe brings 34 years of industry experience to the firm. With a degree in Construction Management Technology, Mr. Dommer's experience includes many public, university, K-12, healthcare, and complex industrial projects where he has served as the Chief Cost Estimator and/or Project Manager.

Joe has supported hundreds of projects that have ranged from $100,000 to $13Bn in construction value. He is also a graduate of the University at Buffalo Center for Entrepreneurial Leadership. Joe's experience is rooted in his time at Baer & Associates where he started in June 1991 as a Summer intern and became a full- time employee in May 1992. Joe's career path took him through several different roles at Baer & Associates, including Quantity Estimator, Project Manager, Vice President, and President in 2004.

In 2017, he co-founded Trophy Point with Rich Chudzik and has been applying his lessons learned from the industry over the past 34 years towards growing the company. Mr. Dommer is a member of the Hilbert Board of Trustees, and an affiliate member of the Buffalo-Western New York Chapter of the American Institute of Architects.

Education

- *Erie Community College, Buffalo, NY*
  Associates – Construction Management
- *University at Buffalo, Buffalo, NY*
  Core program graduate – Center for Entrepreneurial Leadership

Project Experience

- New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP)
  - Caleb Smith Park Restoration or Conversion of the Red Barn
  - Letchworth State Park Glen Iris Inn Siding Replacement & Window Restoration
  - Rehabilitation of the East Bathhouse
- Shea's Performing Arts Center – Roof Restoration, Replacement & Related Work
- U.S. Army Corps of Engineers – Arlington National Cemetery Gate Restoration
- Benjamin Franklin Bridge – Masonry Rehabilitation

/// THE GPRS STORY

Founded in 2001, GPRS Intelligently Visualizes The Built World™ above and below ground. We are the nation's largest infrastructure visualization and mapping company with Project Managers in every primary market in the United States. Our services include Utility Locating, Concrete Scanning, Video Pipe Inspection, Leak Detection, and 3D Laser Scanning.

With GPRS, clients can rest assured that our elite Project Managers use state-of-the-art technology to deliver the most accurate site information. GPRS leads the industry – providing outstanding service and cutting-edge technology – keeping projects on time, reducing risks, and putting relationships with our clients first.

/// 3D LASER SCANNING SERVICES

GPRS is a leading provider of 3D laser scanning services, helping clients to complete construction and engineering projects with accurate as built documentation.

- Every GPRS Project Manager completes an extensive training program to ensure their competence in laser scanning equipment and field knowledge to provide the best possible results for every project.
- We use industry-leading Leica survey-grade laser scanners to capture comprehensive point cloud data. The data produced is complete, clean, accurate, and well filtered with low range noise.
- Point clouds provide powerful and dynamic information for a project. By representing spatial data as a collection of x, y, and z coordinates, point clouds deliver large datasets that can be mined for information.
- Our Mapping & Modeling Team transforms point clouds into 2D CAD drawings, 3D BIM models, 3D meshes, TruViews, and virtual tours of the highest quality standards.

Partnering with GPRS delivers you accurate as built data, maps, and models to expedite project planning and reduce change orders, delays, and costs.

Alpine Engineering, Inc. (Alpine) is a S-Corporation and an Oakland County company. Alpine was established in January of 2002 with the headquarters being located at 46892 West Road, Suite 109, Novi, Michigan. In January of 2017, we opened a second office in Pickford, MI.

Alpine is a certified Women's Business Enterprise (WBE) by Women's Business Enterprise National Council, Small Business Enterprise (SBE) by the Wayne County Airport Authority, and Disadvantage Business Enterprise (DBE) by the Michigan Department of Transportation (MDOT). Alpine is prequalified with MDOT in Surveying: Construction Staking, Road Design, and Right of Way, and in Construction Engineering: Assistance work classifications.

Alpine is a member of Construction Association of Michigan (CAM), Michigan Society of Professional Surveyors (MSPS), National Society of Professional Surveyors (NSPS), American Council of Engineering Companies (ACEC) and Michigan Chamber of Commerce.

We provide land surveying and civil engineering for a wide variety of clients. Our clients include residential, commercial, and industrial developers, airport facilities, MDOT contractors, environmental companies, engineering and architectural firms and public clients. The firm currently employs three licensed professional surveyors and two licensed civil engineers with a total of 21 employees.

In Alpine's early years, the company specialized in providing land surveying and civil engineering services for commercial, residential, and industrial developments. Around 2009, Alpine started performing surveying services on Michigan Department of Transportation projects and at various airports.

Since 2009, Alpine has worked on over 200 MDOT projects performing contractor staking and monument preservation. Alpine has also performed surveying services on over 50 projects at 25 different airports in the last 12 years bringing airport experience to the team. The airports include: Gerald R. Ford International Airport, Selfridge Air National Guard Base, Monroe Custer Airport, Grosse Ile Airport, Lansing Capital Region International Airport, Owosso Community Airport, Jackson County Airport, Canton-Plymouth-Mettetal Airport, W.K. Kellogg Airport, Charlevoix Municipal Airport, Sandusky City Airport, Oakland Troy Airport, MBS International Airport, Hilldale Municipal Airport, Bishop International Airport, Ann Arbor Municipal Airport, Oakland County International Airport, Chippewa County International Airport, Alpena Regional Airport, Livingston County Spencer J Hardey Airport, Marlette Twp. Airport, Lenawee County Airport, Mason Jewett Field, Willow Run and Detroit Metropolitan Airport.

The services performed range from topographic surveys, control surveys, obstruction surveys, construction staking including for a service drive, taxiway improvements, and an employee parking lot, pavement marking layout, wetland surveys, locate and stake soil borings and monitoring wells, ADA ramp as-builts, inspection, and tree removal staking. Topographic surveys have been performed for water main design, road design, duct bank design, fence routing, pavement markings, taxiway and apron rehabilitation, and GIS base mapping.

Alpine performs work on over 300 sites a year that involve boundary surveys, topographic surveys, design, and/or construction staking. The project sites range from under 1 acre to 300 acres, and include restaurant sites, school parking lots, parks, shopping centers, subdivisions, roadway improvements, utility upgrades, airport facilities and industrial plant expansions.

Project Experience

Nurture

South Shore Cultural Center Restoration
Chicago, Illinois

Evanston Ecology Center Renovation

The City of Evanston
Evanston, Illinois

Services	Historic Renovation & Sustainability
Size	6,200 SF
Budget	$3,400,000
Features	Targeting LEED Gold, Improved accessibility and functionality of public spaces | Integration of educational exhibits | Enhanced indoor air quality and building resilience
Reference	Shane Cary, AIA | Architect & Project Manager Public Works Agency | City of Evanston 847.859.7876 | scary@cityofevanston.org

Nurture was selected as Architect of Record by the City of Evanston's Ecology Center to assist in a comprehensive feasibility study and consequent renovation, better serving the community with awareness and knowledge of the natural environment and our interdependence with it through educational programs. The Ecology Center building, originally constructed in 1974, underwent a major addition and renovation in 2001 which added a multipurpose room, corridor, and vestibule. However, as operations evolved, the building's needs changed, necessitating a thorough remodeling.

Our design team reimagined the entry experience, enhancing public spaces and outdoor classrooms, and created room for new exhibits. One major driving force behind the renovation was the need to update MEP systems and attend to necessary structural repairs. Given the building is half a century old, issues such as water damage, moisture infiltration, and outdated ductwork were significantly impacting the well-being of both staff and visitors. Our intervention addressed the current problems and additionally made this a functioning and resilient building.

This project is targeting LEED Gold to meet the goals set by the City of Evanston Climate Action and Resiliency Plan – it is important, we believe, for a project like this with ecology at its core to have the tools to be transparent about the effort to be as sustainable and resilient as possible with the surrounding community.

Western Illinois Museum

Western Illinois Museum
Macomb, Illinois

Services	Master Planning & Renovation
Size	6,000 SF
Budget	$1,200,000
Features	Strategic Road Map | Year-Round Utilization | Community and Regional Impact | Capital Campaign Launch
Reference	Sue Scott, Executive Director Western Illinois Museum | 309.837.2750 info@wimuseum.org

Nurture collaborated with the non-profit Western Illinois Museum (WIM) in Macomb, Illinois, to develop a comprehensive Master Plan for its existing historical facility. This plan included a thorough assessment of current building components and offered a conceptual design aimed at revitalizing and repurposing the museum spaces to ensure its continued success. The objective was to expand the museum's offerings to both the local community and the broader region, ultimately leading to the launch of a capital campaign.

The Master Plan served as a strategic "road map," complemented by detailed design documents and necessary permitting processes. Its purpose was to steer future development in a logical and organized manner, minimizing duplication of effort and unnecessary expenditures. As per the proposed design, WIM would have had the flexibility to utilize the east building throughout the year, enabling the expansion of program offerings and the opportunity to generate revenue through event-based rental of the space.

"The facilities plan created by Nurture has guided the Museum to work in a fiscally responsible way towards its vision and allowed us to launch a successful capital campaign; work on expanding the usable space in the building is underway – and we are working with Nurture on the documentation, selection of bidders and subsequent construction! Their work has given us the confidence to move forward, knowing that we are working towards a design that will meet the Museum's needs in the future."

— Sue Scott, Executive Director, Western Illinois Museum

Village of Orland Park Historic Properties Restoration

The Village of Orland Park
Orland Park, Illinois

Services	Historic Restoration and Structural Stabilization
Size	Humphrey House, 2,500SF | Boley Farms, 392,040SF | Stellwagen House, 3,000SF
Features	Historic Significance Documentation| Accessibility Enhancements | MEP Systems Upgrade | Master Planning & Site Integration
Reference	Valerie Berstene, Senior Planner | Village of Orland Park | 708.403.6121 | vberstene@orlandpark.org

Nurture is revitalizing three historic properties, including the esteemed Humphrey House Museum, for the Village of Orland Park. Dating back to 1881 and listed on the National Register of Historic Places, this iconic residence once belonged to Orland Park's inaugural mayor, John Humphrey. At the Humphrey House, Nurture is overseeing enhancements to the ground floor to ensure ADA accessibility within the museum interior, alongside the installation of new mechanical systems to facilitate museum storage on the second floor. Additionally, efforts are underway to stabilize the original timber frame of the Stellwagen Farmhouse, poised to welcome a new wave of visitors.

Nurture is concurrently developing a master plan for the 5-acre Boley Farm, aimed at integrating walking paths adorned with interpretive agricultural exhibits; a series of updated programs and special events will shine a spotlight on the rich heritage of Orland Park. This comprehensive initiative involves an analysis of existing structures, coupled with strategic plans to fortify the farm's infrastructure while implementing energy-efficient design solutions to ensure continued accessibility for the local community.

Vehe Farm Restoration

Vehe Farm Foundation
Village of Deer Park, Illinois

Services	Historic Restoration | Master Planning | Adaptive Reuse
Size	4,500 SF
Features	Restored Native Prairie | Community and Cultural Spaces | Phased Master Plan | Interpretive Agricultural Displays
Reference	Vehe Farm Foundation | Deer Park Village Hall 23680 W. Cuba Road | Deer Park, IL 60010 847.726.1648

Vehe Farm, a sprawling fifteen-acre property, stands as one of Lake County, Illinois' two esteemed centennial farm sites. This historic complex includes seven culturally significant structures, reflecting the rich agricultural heritage of the region. For four generations, the Vehe family maintained the farm until its transition into the care of the Village of Deer Park in 1999. Acquired with the intent to honor the Vehe family's legacy, the site has since been preserved and repurposed to serve the local community.

Today, the Vehe Farm site functions as the administrative hub for Deer Park Village, offering office space for village staff, and hosting a variety of village and community events. These events range from village meetings and public lectures to art exhibitions and historical displays, all of which help to foster a sense of community while celebrating the site's storied past. The grounds of the Vehe Farm are thoughtfully designed to offer a blend of historical and natural experiences. Walking paths meander through restored native prairie landscapes, inviting visitors to enjoy the natural beauty of the area. Interpretive agricultural displays provide insight into the farming practices that once sustained the Vehe family and the broader community, offering a tangible connection to their past.

Nurture played a pivotal role in ensuring the site's preservation and continued relevance by developing a phased master plan for its restoration and adaptive reuse. This plan included the meticulous restoration of the farmhouse, which now serves as a functional space for village use, and the careful exterior restoration and adaptation of the main barn building into a vibrant community center.

The Hazel M. Johnson Institute Altgeld Restoration

People for Community Recovery (PCR)
Traverse City, Michigan

Services	Historic Restoration, Sustainability, Design Charette Leadership
Size	20,300SF
Cost	$20,000,000
Reference	Katherine Darnstadt | AIA, NOMA, LEED AP Founding Principal | Latent | 312-344-1498 katherine@latentdesign.net

Nurture is providing Historic Preservation and Sustainability consulting for the Altgeld HJI, focusing on Building C (20,300 SF). Led by People for Community Recovery (PCR), the project aims to establish a research and learning center dedicated to Sustainability and Environmental Justice, as well as a Clean Jobs Workforce Hub to provide workforce development programs to underserved, low-income populations. The renovation and potential restoration of Building C will create classrooms, laboratories, workshops, administrative offices, and storage spaces, supporting PCR's mission to foster academic growth and community empowerment. Nurture's role in this project is to integrate historic preservation practices with sustainable design strategies, ensuring the building's historical integrity is preserved while meeting progressive sustainability standards.

Nurture's scope of work will span from visioning through conceptual design, working closely with the development team to define the project's direction. In the visioning phase, Nurture will review historical materials and past community plans, participate in development team meetings, and identify key goals for sustainability, inclusive design, and preservation. The team will also lead a design charette to refine the vision. During the programming and test fit phase, Nurture will help define the building's uses and optimize spatial layouts. In the conceptual design phase, Nurture will assemble a multidisciplinary team to present design concepts and assess them against project goals. Additionally, Nurture will contribute to public funding applications, ensuring the project is well-positioned to secure resources for future phases.

Additional Preservation Projects

John J. Glessner House Museum

The John J. Glessner House, a Romanesque gem designed by H.H. Richardson, has graced Prairie Avenue since 1886, earning recognition as a Chicago Landmark, a listing on the National Register of Historic Places, and designation as a National Historic Landmark. Now managed by the Glessner House Museum, it stands as a testament to Chicago's rich architectural heritage. Nurture played a key role in its restoration, providing detailed historical research, restoration planning, and construction documents. Efforts extended throughout the house, preserving its architectural integrity and earning accolades such as an AIA Interior Design Award for the kitchen restoration.

The Wilmette Historical Museum

The Gross Point Village Hall, built in 1896, stands as one of the last surviving 19th-century government buildings in Chicago's North Shore area. Originally housing the Village Clerk's office, police station, fire station, and jail cells, its second floor featured a grand ballroom. Following Gross Point's annexation to Wilmette in the 1920s, the building passed into private hands before the Village of Wilmette repurchased it in 1990. Listed on the National Register of Historic Places in 1991, the historic structure became the focus of plans to convert it into a new home for the Wilmette Historical Museum. Nurture prepared a feasibility study and later provided comprehensive restoration and adaptive reuse designs. The project included masonry and structural repairs, fire and accessibility upgrades, and new MEP systems, while creating flexible exhibit spaces, meeting rooms, public amenities, and administrative offices.

The Garver Feed Mill Historic Structures Report

The Garver Feed Mill Building, a historic structure from 1906, was proposed for repurposing by the City of Madison to enhance the neighboring Olbrich Botanic Garden. Nurture contributed by conducting an Historic Structure Report and adaptive reuse feasibility study, identifying three potential reuse scenarios, including expanding support facilities for existing entities and creating an arts incubator. The project prioritized sustainability with features such as porous paving, rain gardens, a green roof, and a geothermal heat pump. Aiming for LEED certification, the initiative sought to preserve the building's historical significance while transforming it into a vibrant, environmentally-conscious community asset.

Union Mill Mixed-Use Complex (Adaptive Reuse)

Responsibility: *LEED MEP Design, Energy Modeling & PreRequisite Commissioning Services*

Baltimore City, MD

Design Start	12/09
Construction Start	03/10
Construction End	6/11 - 11/11 (phased)
Project Cost (*thousands*)**:**	$20,000

Owner: Seawall Development - Baltimore, MD
Evan Morville 410-539-4300
Architect: Marks Thomas & Associates
Tom Liebel 410-539-4300

Seawall Development redeveloped the largest historic stone mill in the State of Maryland. The mill, known historically as "Druid Mill" was renamed "Union Mill".

Allen & Shariff Engineering, LLC was responsible for the LEED MEP engineering design, Energy Modeling and PreRequisite Commissioning services for this vacant structure that was converted to a mixed-use project consisting of a combination of non-profit office space, residential units (54 teacher's apartments), a restaurant, and support spaces. The building contains 29,500 SF office space, 5,900 SF restaurant and 52,320 SF residential.

The project received state and federal historic preservation tax credits ($2,920,000). It was the first project to be Certified under Baltimore City Green Building Standard and received **LEED-NC Silver Certification**. Through the whole-building, hourly energy-simulation model, were able to project for BG&E an overall annual savings of 450,000 kWh. Everything in the building is electric, and thanks to the ingenious engineering of the variable speed compressors and heat exchangers, the average apartment energy use is only $50 a month.

The baseline methodology is consistent with LEED and ASHRAE 90.1 protocols, and was based primarily on a Variable Refrigerant Flow (VRF) zoning system from Mitsubishi Electric Cooling & Heating, as well as a high-performance make-up air system, energy recovery ventilator (ERV), high-performance double-pane low-E windows and the walls' thermal mass. All of these benefits of the Mitsubishi Electric VRF zoning system helped Seawall attain the equivalent standards of LEED Silver and a sizable rebate check from Baltimore Gas & Electric's "Smart Energy Savers Program" ($164,258, largest so far).

In May 2012, this project received the 2012 Historic Preservation Award from Baltimore Heritage.

In February, 2013 this project received the Maryland Sustainable Growth Award for "Smart Growth Community" from the Maryland Department of Planning.

In addition, in 2013 Union Mill received the Brownfield Renewal Award/Sustainability Impact Category.

Union Mill is the first redevelopment project in Baltimore certified under the City's Green Building Standards.

Miller's Court (Mixed-Use)

Responsibility: *MEP/LEED Engineering & Energy Modeling & Commissioning*

Baltimore, MD

Design Start	2007
Construction Start	2008
Construction End	2009
Project Cost *thousands*:	$21,900 total

Owner: Seawall Development Company
Architect: Marks Thomas Architects
Tom Liebel 410-539-4300

Allen & Shariff Engineering provided LEED MEP engineering, energy modeling & commissioning services for the renovation / rehabilitation of this existing 80,000 SF historic warehouse building (Brownfield) formerly the H.F. Miller and Son Tin Box and Can Manufacturing Plant. The building design is a three story office building approximately 35,000 SF and 4 stories of residential apartments, approximately 40 trendy loft style units totaling 45,000 SF. Includes on-site coffee shop, fitness center with showers, business/resource room, club room, conference/training room, mail room and key card security system.

The building is on the historic registry and design was coordinated with the architect and historic requirements. **Project is LEED for New Construction (LEED-NC v2.2) Gold Certified.** Includes $5.25M in historic tax credits from state/federal governments and $5.25M from the federal New Market tax credit program.

Design includes new electrical services and coordination with BGE and electrical contractor for service sizing, voltage and termination location. The mechanical system for the building is a condenser water system with floor by floor condenser water units in the office building, and individual water source heat pumps in the residential units. The office air distribution system is a VAV system.

Miller's Court has also been recognized with numerous national awards including:

- United States Environmental Protection Agency – *National Award for Smart Growth and Green Building,* 2010
- Urban Land Institute, Terwilliger Center – *Grand Award*, 2010
- Baltimore Heritage – *Preservation Project Award*, 2010
- Maryland Historical Trust – *Preservation Partnerships Award*, 2010
- Maryland Chapter, NAIOP Commercial Real Estate Development Association – *Best Historical Renovation*, 2010
- Maryland Chapter, NAIOP Commercial Real Estate Development Association – *Community Impact Award*, 2010
- Maryland Chapter, USGBC, *Special Recognition*, 2010
- American Institute of Architects, Residential Knowledge Community, *Green Housing Award*, 2009
- Baltimore Chapter, Urban Land Institute, *WaveMaker Award*, 2009

Pittsburgh Athletic Association Renovation

Responsibility: *MEP/FP Engineering*

Oakland,PA

Design Start	2018
Construction Start	2018
Construction End	2021
Project Cost (*thousands*)**:**	$25,000

Walnut Capital Management
5500 Walnut Street - Suite 300
Pittsburgh, PA 15232
Todd Reidbord (412-683-3810)

Allen + Shariff provided MEP/FP engineering design services for a 138,585 SF renovation of this six-story historical building on Fifth Avenue. The building contains restaurants, leasable office spaces, banquet areas, and integration of the existing athletic club.

A chilled water/ hot water system provides building wide heating and cooling. Two 230-ton chillers are located on the roof and are routed in a building level mechanical room containing the two 3000 MBH hot water boilers. The four-pipe system is routed vertically throughout the building and piped to each floor level dedicated outdoor air handling system (DOAS). The building is complete with a snow melt system for easy winter maintenance. For the final tenant fit out, tenants will install their own hot water/ chilled water air handlers for maximum space flexibility.

This building was completely gutted of all electrical equipment for replacement as part of the renovation. A new 480/277-Volt, 4000-Amp switchboard was provided to serve the building, and the 'landlord' loads are fed directly from this switchboard. A downstream 'tenant' switchboard was also provided, which includes numerous metering compartments and breakers from which all future tenants will be served. Anticipating the electrical consumption of future tenants required multiple rounds of electrical calculations. The permanently installed lighting, including the interior historic spaces and façade lighting, was carefully coordinated with the architect and specialty lighting design consultant to ensure that it matched the historic aesthetic. The lighting control system needed to offer maximum flexibility in lighting zones and adjusting the intensity of each zone. Each future office floor and restaurant tenant was provided with life safety provisions for code compliance until the tenant fit-outs commence, including emergency lighting and fire alarm coverage.

There was demolition of the existing water, sanitary, and storm systems. New domestic cold water, hot water, vent, sanitary, water booster, and storm systems; roof drains and piping; natural gas system (as required for base building equipment); and fire protection system with fire pump, standpipe, and sprinklers were designed.

2022 Electric League of Western Pennsylvania Outstanding Lighting Award, Excellence in Exterior Lighting.

Community College of Allegheny County
Center for Innovation

Responsibility: *MEP/FP Engineering*

Pittsburgh, PA

Design Start	2020
Construction Start	2021
Construction End	2022
Project Cost (*thousands*):	N/A

Community College of Allegheny County
808 Ridge Avenue
Pittsburgh, PA 15212
Brian Richards (412-237-3072)

Allen + Shariff provided MEP/FP engineering design services for the renovation of Chalfant Hall at the Community College of Allegheny County's North Campus. The existing 17,600 SF building had been vacant for many years after serving as interim office space. With it's historical and intricate wood carvings and architectural features dating back to the 1800s, CCAC sought to renovate the building into conference spaces, student work spaces, faculty offices, training rooms, and instructional classrooms while maintaining the architectural integrity of the building.

Coordination of the MEP systems was important to produce a high-tech facility within a historic structure. To do so, all existing MEP systems were removed, and new smaller more efficient equipment was sought.

The HVAC system was designed as a highly efficient VRF system to not only conserve energy, but to also integrate into the existing tight ceiling spaces. This system will also meet CCAC's ongoing goal to work towards Net-Zero campuses. Ventilation air is provided thru a basement mounted DOAS (Dedicated Outdoor Air System).

The electrical system was upgraded to a 800A, 208/120V service feeding a series of panelboards located throughout the facility. This arrangement allowed for smaller lengths of branch circuiting and easier coordination of power devices. A new 80kW diesel generator was also introduced to serve both life-safety and standby loads including data room equipment critical to CCAC's operations. LED lighting and dimming control systems were integrated to reduce the energy consumption while maintaining high levels of illumination.

The plumbing systems reworked the existing drainage and underground lines. New restrooms were provided on all

Hendler Creamery Conversion (Mixed-Use)

Responsibility: *MEP Engineering Consultants*

Baltimore City, MD

Design Start	September, 2013
Construction Start	End 2014
Construction End	End 2016
Project Cost (*thousands*)**:**	$45,000

Design Collective, Inc.
601 East Pratt Street, Suite 300
Baltimore, MD 21202
Scott McGovern AIA 410-685-6655

Allen & Shariff provided MEP engineering services for the $45M conversion/adaptive-reuse of the former 120-year old Hendler Creamery building to a mixed-use complex with 275 residential units. The building that was constructed in 1892 consists of 97,500 SF. The building was added to the National Register of Historic Places in 2007.

The garage was demolished to make way for the new apartment building; the historic Hendler building was renovated and incorporated into the complex, which includes two new courtyards, a pool, and 11,000 square feet of retail space.

The Romanesque structure initially served as a powerhouse for Baltimore's cable car service in 1892 and was later converted into a theater in 1903 that hosted opera, vaudeville and early film. In 1912, Lionel Hendler purchased the building and transformed it into one of the nation's largest and first fully-automated ice cream factories.

The Industrialist Hotel
(former Historic Arrott Building)

Responsibility: *MEP/FP Engineering*

Pittsburgh, PA

Design Start	2018
Construction Start	2018
Construction End	2020
Project Cost (*thousands*)**:**	$30,000

HRI Properties
1501 Canal Steet
New Orleans, LA 70112
Martin Steib (504-566-0204)

Allen + Shariff provided MEP/FP engineering design services for the renovation of the Arrott Building, an 18-story, 115,500 SF historic office space in downtown Pittsburgh, that was converted into a modern hotel. The renovation of the new hotel added 124 rooms, 28 suites, fitness center, lobby bar, 1,200 SF event space, and 48-table restaurant. Allen + Shariff worked closely with the architect and owner to ensure a reliable MEP system that seamlessly integrated into the existing historic space.

Low ceilings and a compact size throughout the building proved to be a challenge for routing an HVAC system. To work within this footprint, Allen + Shariff utilized a roof mounted isolated coil cooling tower with a complex piping riser created to feed individual water source heat pump units within each hotel room as well as common areas. Two natural gas fired boilers in the penthouse provide the necessary hot water piping system. Due to the length of this piping, several large pumps were also integrated into the design. A 100% outside air dedicated air system on the roof provides the necessary supplemental ventilation air. Smoke control and pressurization systems were also seamlessly integrated into the architecture to meet high-rise code requirements.

With the increased energy demands of the renovation, a new utility vault and collector bus within the basement was coordinated with the city utility. Power from the vault feeds the fire pump as well as a 208V, 4000A switchboard. A combination of feeders and busduct help to minimize the electrical footprint through the building. A 450kW diesel generator was also required to operate all of the emergency systems. LED lighting systems were coordinated with Marriott's design standards, and a new voice evacuation fire alarm system keeps guests safe.

Due to the size of the building, several large capacity gas-fired water heaters are integrated into the sub-basement with a domestic water booster pump design required to obtain the necessary water pressures. A grease interceptor was also worked into the back of house design to serve the new restaurant. A new fire department connection was coordinated with the city with a new 100hp fire pump designed to meet sprinkler pressure levels.

Joliet Event Center

Joliet, IL

Revitalizing a historic church into a vibrant event space with sustainable design and preserved architectural character

Greenprint was selected to provide civil engineering and landscape architectural services for the transformation of a historic church building into a formal event space in Downtown Joliet. Located within the Downtown Joliet National Register Historic District, the project prioritizes preserving the church's exterior while enhancing the site with thoughtful improvements. Key site upgrades include a building addition, an outdoor courtyard, accessible pedestrian pathways, staff parking and essential site utilities.

In addition to infrastructure enhancements, the landscape design incorporates native plantings that support local pollinators and contribute to regional biodiversity. These sustainable elements ensure the site not only complements its historic surroundings but also fosters ecological resilience. Greenprint's role extended beyond design, providing permitting assistance to facilitate the project's approval process. This initiative demonstrates the firm's commitment to integrating green infrastructure with historic preservation, ensuring this adaptive reuse project enhances both community functionality and environmental sustainability.

CLIENT

Matise Events LLC via Legat Architects

PROJECT TYPE

Mixed Use, Stormwater Management, Courtyard, Native Habitats, Renovation

SERVICES

Landscape Architecture, Civil Engineering

DURATION

2023–present

SIZE

20,000 square feet

Renderings: Legat Architects

The Salt District

Chicago, IL

Reimagining an industrial site as an entertainment venue using innovative GI

Located along the North Branch of the Chicago River, Morton Salt has been a recognizable Chicago landmark for nearly a century. After closing its salt storage and packing facility in 2015, the 4.2-acre site was redeveloped as the Salt District, a mixed-use destination reconnecting the property to the river. Greenprint led the landscape design, prioritizing accessibility, gathering spaces, and nature connections. Sustainable features include native plantings, repurposed salt hoppers as tree planters, and a sloped landscape with bench seating along the Riverwalk. A continuous planting strip and boardwalk through the bioswale enhance the immersive experience.

The Riverwalk required a 30-foot setback, posing budget challenges on the former industrial site. Greenprint worked with Chicago's Department of Buildings and Department of Water Management to demonstrate the viability of Omni Infinity Media™. Collaborating with V3 Companies, the team optimized soil placement to manage a 100-year storm. Runoff is directed into Omni Infinity Media™ before discharging into the river, providing detention and volume control through surface storage. The design meets Chicago's landscape and stormwater ordinances while cutting costs and securing city approval. It marks Chicago's first use of innovative stormwater soils, pioneering decentralized green infrastructure to reduce combined sewer overflow.

CLIENT

Blue Star Properties

PROJECT TYPE

Adaptive Reuse, Stormwater Management

SERVICES

Landscape Architecture

DURATION

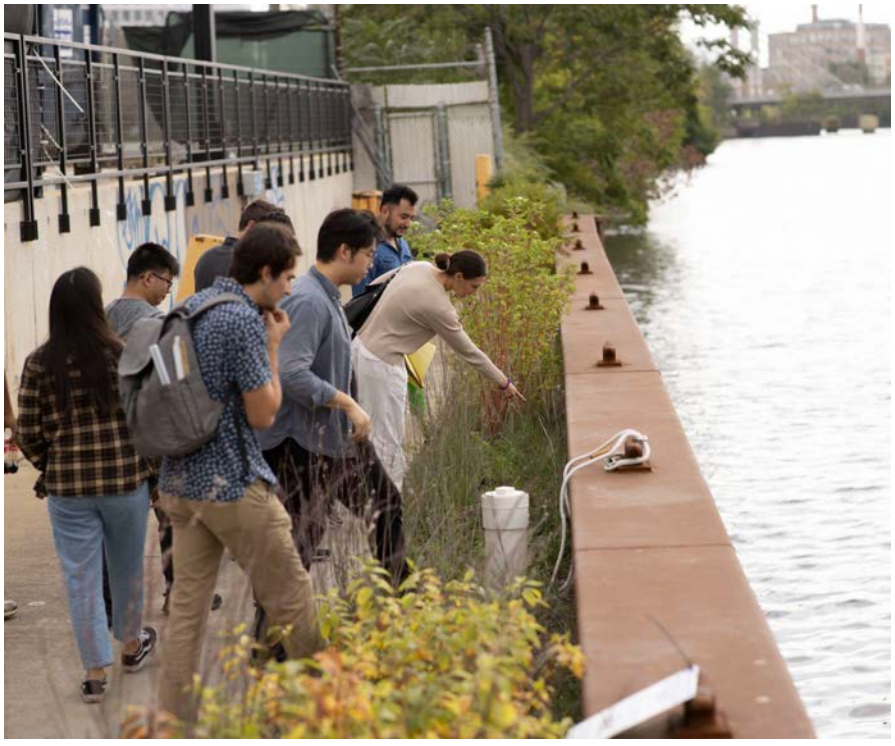
2018–2021

SIZE

4.2 acres

AWARD

ILASLA Merit Award, Landscape Architectural Research, 2022



Seed a Lot: Sidewalk Share

Chicago, IL

Transforming a contaminated lot into a space to enjoy nature

The Seed A Lot: Sidewalk Share project for the Chicago Architecture Biennial transforms a 21-foot setback on a contaminated vacant lot into an immersive rewilding landscape, creating a space for communal respite and wildlife habitat. This project highlights resiliency and the ability to reclaim a former industrial site within a short time frame, while actively working to reverse the effects of past disinvestment. It also serves as a template for the activation of vacant space and for corridor creation in urban settings and demonstrates the benefits of more equitable public access to green spaces.

In addition to adding beauty and vegetation to a barren landscape, the project serves several social, economic and ecological purposes. Socially, the addition of trees and green landscapes on underutilized, barren lots creates “tree equity” in communities that lag behind the average tree canopy in the city.

Ecologically, this project attracts pollinators, adds lush plantings and more than 30 trees to the community, sequesters carbon, produces oxygen and mitigates the Urban Heat Island Effect via evaporative cooling. In an area particularly vulnerable to flooding, the newly planted setback increases the site's stormwater management capacity by more than 57,000 gallons.

CLIENT

Omni Ecosystems

PROJECT TYPE

Adaptive Reuse, Parks + Recreation

SERVICES

Landscape Architecture

DURATION

2021–2022

SIZE

1 acre

TYLin

RENDERINGS COURTESY OF SELLDORF

CLIENT
Shaker Museum

ARCHITECT
Selldorf Architects

REFERENCE
Lacy Shutz
Executive, Shaker Museum
(518) 794-9100
lschutz@shakerml.org

COMPLETION YEAR
2026 (est.)

PROJECT AREA
15,000 sf (renovation)
12,000 sf (addition)

CONSTRUCTION COST
$18 Million (Est.)

STRUCTURAL FEE
$81,000

TYLIN ROLE
Structural Engineering

CHATHAM, NY

Shaker Museum

This ongoing project will adaptively reuse a three-story Victorian-era unreinforced masonry structure to create space for permanent and rotating exhibition galleries. A new four-story addition will house the lobby, offices, and back-of-house functions.

The project required consideration of a variety of structural conditions. The existing masonry walls are being retained and braced back to a new steel and mass timber framing system, which will replace the existing interior floor structure. To ensure composite action of the walls, TYLin collaborated with a specialist co-consultant to develop supplemental anchorage and injection grouting strategies for the air cavity between the two layers of masonry.

Like the existing building, the new building's structural framing will consist of a first floor cast-in-place concrete slab with upper floors consisting of a structural steel frame supporting cross-laminated timber (CLT) floor slabs.

TYLin

ARCHITECT
Machado Silvetti

REFERENCE
Stephanie Randazzo Dwyer
Principal, Machada Silvetti
617.426.7070 ext. 167

COMPLETION YEAR
Ongoing (glass house)

TYLIN ROLE
Structural Engineering

WARSAW, VA

Menokin

After centuries of occupancy, the 18th-century former home of Francis Lightfoot Lee fell into serious decline. In the late 1960s, a falling tree caused a portion of the structure to collapse and left its interior exposed. A temporary protective enclosure currently spans over the ruins to protect them from the elements.

Portions of the structure that remain standing are the two main chimney stacks; the southwest and northeast corner walls; and some wood framing of the roof, second, and first floors at the northeast corner. TYLin performed a structural evaluation and provided recommendations for stabilization and safety during the removal of debris and historic fabric.

TYLin is on the design team to preserve the house's remnants and reconstruct missing areas in structural glass. This strategy will offer visitors a unique vantage point into the house's many parts and pieces. The primary structural scope of work consists of the design of a new steel armature and details of attachment of this new structure to the existing masonry walls. The design of the new steel armature relies on the existing masonry walls to resist lateral and shear forces, taking advantage of the stiffness to maintain a light frame for the remainder of the building.

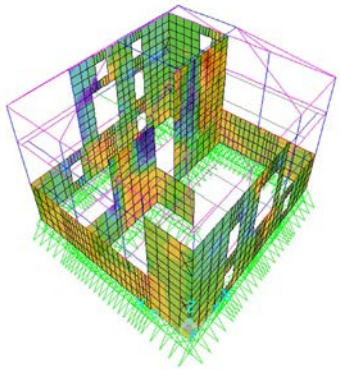


IMAGE CREDIT: TOP RENDERING COURTESY OF MACHADO SILVETTI

TOP PHOTO COURTESY OF BOB GABALSKI
ABOVE: EXISTING CONDITIONS, 2017

AGENCY
New York State Office of Parks, Recreation and Historic Preservation

ARCHITECT
Stephen Tilly, Architect

REFERENCE
Stephen Tilly
Principal, Stephen Tilly, Architect
914.693.8898
stevet@stillyarchitect.com

CONSTRUCTION COST
$892,000

COMPLETION YEAR
2020

TYLIN ROLE
Structural Engineering

WEST NYACK, NY

Onderdonck-Tallman-Budke House

The Tallman-Budke House, one of the oldest in the town of Clarkstown, is a two-story sandstone structure built in the Dutch architectural style of the Lower Hudson Valley. The initial construction, a single room, dates to circa 1735; enlargements were added in 1755 and 1791. When the town purchased the structure in 2011, it has been unoccupied for over 70 years and had fallen into severe disrepair.

Restoration work included reconstructing the front porch, rebuilding the east bay, and replacing the roof. The careful rehabilitation of this important community landmark ensures its continued use as an educational resource for years to come. The property was listed on the State and National Registers of Historic Places in 2017.

AWARDS/CERTIFICATIONS

— 2020 New York State Historic Preservation Award - Excellence in Historic Building Rehabilitation

TYLin


PHOTOS BY JAMES EWING

CLIENT
Scenic Hudson Land Trust

ARCHITECT
Architecture Research Office

REFERENCE
Kim Yao
Principal, Architecture Research Office
212.675.1870
kyao@aro.net

CONSTRUCTION COST
Barn: $1,490,000; Pavilion: $595,000

PROJECT AREA
Barn: 8,000 sf; Pavilion: 2,700 sf

COMPLETION YEAR
2011

TYLIN ROLE
Structural Engineering

LONG DOCK PARK, BEACON, NY

Hudson River Center and Boat Pavilion

This project for the Scenic Hudson Land Trust consists of two separate structures in a public park on the Hudson River in Beacon, New York: a new boat pavilion and an arts and environmental education center inside a restored historic barn. The two buildings, standing several hundred feet apart, are integrated within the park.

The barn is the sole survivor of Beacon's industrial riverfront. Its renovation preserves its structure, but transforms its interior into a loft-like art studio. The program includes a new ground floor multipurpose space for lectures and exhibitions, two classrooms on the second floor, and support spaces. Most existing window openings are preserved, and large glass doors are added to make a new public entry and increase the connection between inside and outside. Large sliding panels permit reconfiguration of the interior. New stairs, elevator, mechanical, electrical, plumbing and fie sprinkler systems are included to meet code requirements.

The roof of the riverfront boat pavilion is an impossibly thin horizontal plane of corrugated steel that parallels a large wood deck boat launch. The painted steel structure is economical and sturdy. Secure storage for up to sixty-four kayaks or canoes, a changing room, and storage area are enclosed by aluminum bar grating panels.

SUSTAINABILITY METRICS

— LEED Gold certification

BRADEN STREET POCKET PARK

DETROIT, MI

Braden Street Pocket Park, previously a vacant lot in the Chadsey Condon neighborhood, was transformed by the vision of Bridging Communities INC., and their community members. JIMA Studio served as the landscape architect for the park, to design and build a low maintenance, low cost, yet high impact project. The design adds native planting, site and tree clearing, and locally fabricated site furniture, while maintaining the existing tree canopy for shade and microclimate. The overall budget for this project was under $60,000 with a 3 week construction timeline.

CLIENT
Bridging Communities INC.

KEY TEAM MEMBERS
Ujijji Davis Williams
Shandra Bernath Plaisted

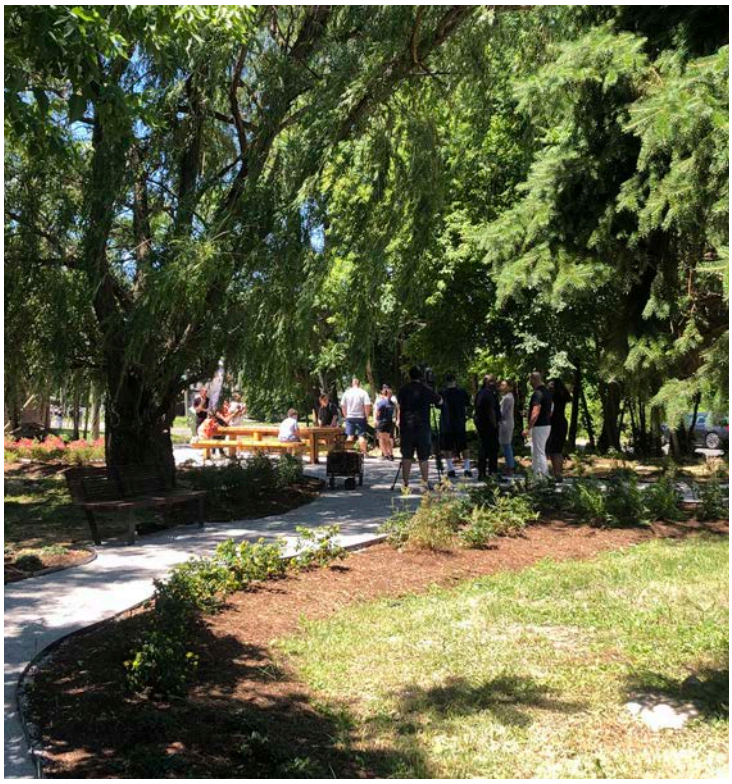
PARTNERS
N/A

FINAL COMPLETION
2022

VALUE OF CONSTRUCTION
$60,000

SUSTAINABILITY
Native Plantings

SCOPE OF WORK
Design Development
Construction Management and Administration



BURGER-MATTHEWS HISTORIC HOME AND LANDSCAPE

KINGSTON, NY

The Burger-Matthews home, once vacant, will now house TRANSART INC., an African American heritage organization in the Mid-Hudson Valley offering cultural programs for the region. JIMA Studio led the design of the historic landscape and site modifications for the house to reflect the original character in modern context. Working with Alan Baer Architects, JIMA Studio dove deep into historic and cultural context to establish a planting and materials palette that would resonate with the existing character of the house, its historic glory while connecting with the proposed internal programming. The Queen Anne style house features one dominant gable facing Henry Street, two turrets at one corner of the house, fish-scale cedar shingles, a mansard roof and a porch with intact arch details.

CLIENT
TRANSART INC.

KEY TEAM MEMBERS
Ujijji Davis Williams

PARTNERS
Alan Baer Architects

FINAL COMPLETION
2022

SCOPE OF WORK
Concept Design, Design Development

YEAR
2020 - 2021

VALUE OF CONSTRUCTION
$500,000

SUSTAINABILITY
Adaptive Reuse

REAR PLAZA

In addition to the landscape, JIMA led the full design of the rear plaza, which serves as an accessible route and parking lot for the building. Working with historic materials of red brick and bluestone, the exterior landscape has offered a new life to this historic gem.

ELIZA HOWELL PARK NATURE TRAIL

DETROIT, MI

Sidewalk Detroit, a non-profit steward of Eliza Howell Park, contracted JIMA Studio to upgrade and formalize an informal nature path connecting the Park's drive to the Rouge River. JIMA provided several options for improving the accessibility of the trail while maintaining the intimate character of the space and protecting habitats.

The selected crushed limestone trail traverses native meadow and dense forested underbrush. The construction documentation was completed to align with local park design standards in order to ease the required departmental and City Council approval process. The generous path width was designed to accommodate comfortable and accessible passing on the trail, and to allow for natural regrowth and narrowing over time.

CLIENT
Ryan Myers-Johnson
Executive Director | Sidewalk Detroit
313-409-8128
ryan@sidewalkdetroit.com

INFORM KEY TEAM MEMBERS
Ujijji Davis Williams
Shandra Bernath
Plaisted

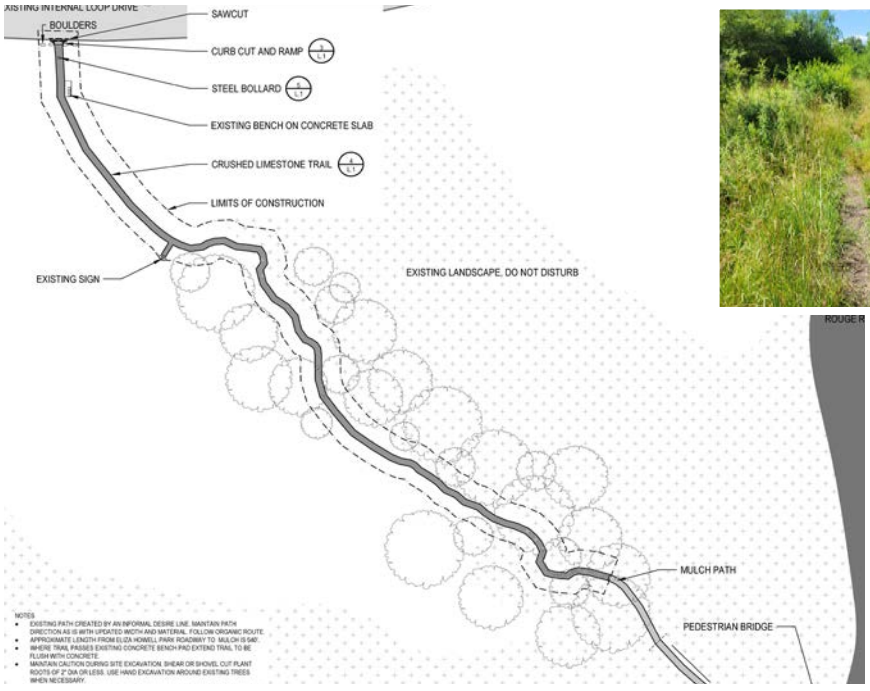
PARTNERS
PGA Construction

FINAL COMPLETION
2022

VALUE OF CONSTRUCTION
$70,000

SUSTAINABILITY
Native Habitat

SCOPE OF WORK
Trail Design
Construction Documentation
Construction Administration



Relevant Experience

Herkimer County – Historical Jail Evaluation

Location: Herkimer, NY

Client: C.T. Male Associates, Nicholas Lobosco, Project Architect/Project Manager, 518-786-7469, n.lobosco@ctmale.com

Scope: This project consisted of a limited visual evaluation of the historic jail. While no longer active, regular guided tours are held. Proposed repairs included asbestos abatement, facade repointing repair, some interior structural support, interior and exterior painting. Six options were also proposed for additional or alternative work. Trophy Point worked with C.T. Male Associates to provide cost estimating services.

Estimated: 2019-2020

Cost Estimate: $729K

New York State Office of Parks, Recreation, and Historic Preservation (NYSOPRHP) – Olana State Historic Site Mansion Exterior Re-Painting & Hazmat

Location: Hudson, NY

Client: Beardsley Architects + Engineers, Tom Ascienzo, 315-612-3041, tascienzo@beardsley.com

Scope: This project consisted of restoring the exterior painting of the Olana State Site Mansion. The building is a historic site with intricate artwork and detail throughout the exterior of the building. Special considerations were given to the location of the work, to maintain safe egress for the operating building and the variety of techniques to be used for the various details on the building. Trophy Point provided cost estimating services to Beardsley Architects + Engineers.

Estimated: 2022-2024

Cost Estimate: $2.3M

U.S. Army Corps of Engineers – Norfolk District Arlington National Cemetery Gate Restoration

Location: Arlington, VA

Client: Leisnoi Diversified Services, LLC, Kevin Truesdell, General Manager, 571-508-8124, ktruesdell@leisnoi.com

Scope: Trophy Point assisted Leisnoi Diversified Services in assembling a cost estimate and schedule in P6 that was cost-loaded based on the estimate. The project involved a site visit and multiple meetings/calls to collect bidder information and assemble an estimate based on six bid packages. The scope included the installation of the original Ord & Weitzel Gate, sidewalks, rerouting of water mains, and a guard shack.

Estimated: 2020

Cost Estimate: $3.5M

Current Workload Statement

Nurture

Pabst Theater Restoration
Milwaukee, Wisconsin

Current Workload Statement

Nurture possesses the expertise, resources, time, and technical capability to successfully execute the proposed construction schedule for the Paint Creek Lumber Yard project. With a highly skilled team of architects, engineers, and project managers, we are fully equipped to oversee all phases of the project — from schematic design through construction documentation and permitting — with precision and efficiency.

We employ a strategic, detail-oriented approach to project execution, ensuring all milestones are met while upholding the highest standards of quality and performance. Our firm has a proven ability to manage complex schedules, coordinate multidisciplinary teams, and proactively mitigate challenges, allowing us to maintain project momentum while adhering to scope, budget, and timeline requirements. The firm's ongoing projects, currently at various stages of completion, will 100% not impact our ability to deliver the required services. Nurture remains fully committed to meeting all contractual obligations, ensuring the successful fulfillment of all agreed-upon services with the highest level of professionalism.

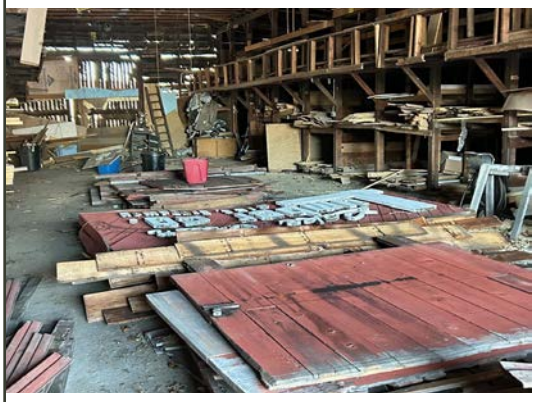
The Paint Creek Lumber Yard project presents unique considerations that require a thoughtful and responsive design approach. Building on decades of experience with industrial, historic, and commercial facilities, along with our expertise in adaptive reuse and site-sensitive solutions, we are able to implement necessary improvements while ensuring operational continuity. With a demonstrated history of delivering high-performance projects on time and within budget, Nurture is fully committed to allocating the necessary resources to ensure the successful completion of this project.

Project Approach & Schedule

Nurture

The Rookery Restoration
Chicago, Illinois

Our Project Approach



PROJECT VISION AND UNDERSTANDING

Our understanding of the project is that the objective is to restore and adaptively reuse the Main Barn, Supply House, and Coal Office as key components of a recreational destination along the Paint Creek Trail. The Main Barn will be reimagined as a versatile event space, the Supply House will be transformed into an accessible public gathering area, and the Coal Office will provide flexible tenant accommodation. Thoughtful site improvements will be incorporated to create dynamic public spaces and facilitate multimodal circulation across the site.

We believe our experience uniquely positions us to provide architectural design services that center historic preservation principles while also accommodating contemporary uses. Nurture practices at the nexus of preservation and sustainable design, seeking to preserve our past in an environmentally resilient mode. As a preservation-focused firm, we are well prepared to share project concepts and express the proposed architectural approach clearly to a public audience. As a gateway to public green space, we understand the importance of public support for the Paint Creek Lumber Mill restoration and adaptive reuse project.

We will initiate the project with a comprehensive site visit involving the full team to assess existing conditions, informing both critical repair recommendations and overarching design objectives for the site, public spaces, and the structures slated for reuse or restoration. Our team embraces an integrated design approach, holding regular interdisciplinary meetings to ensure all aspects of the project are considered holistically and aligned throughout the design process.

Our approach also ensures regular touch points with the Client team to accommodate any changes in programmatic needs, collect feedback on design recommendations, and ensure Client and public approval for all phases of work. We understand the Paint Creek Lumber Yard transformation to be a public good, and we are excited by the challenge to create a resilient, healthy, and historically informed design approach for the complex.

SCOPE OF WORK AND DELIVERABLES

Schematic Design

- Review reports from the public engagement process, historic information, and available reports
- Provide input on the existing design idea developed from public engagement process
- Initial site visit
- Design Integration meeting with DDA and design team
- Develop a schematic design set based on existing design ideas, incorporating any new ideas from the Design Integration meeting
- Develop set of repair drawings for bid
- Cost estimate on schematic design set

Design Development

- Review of schematic design set and cost estimate with DDA
- Incorporate DDA's comments from Schematic Design phase
- Develop drawings. Specification Table of Contents
- Cost estimate of Design Development Set

Construction Drawings

- Incorporate DDA's comments from Design Development phase
- Develop drawings and specifications
- Cost Estimate of Construction Drawings

Bid and Permit Phase

- Incorporate DDA's comments from Construction Drawings
- Issue one set of drawings specifications for Bid and Pemit

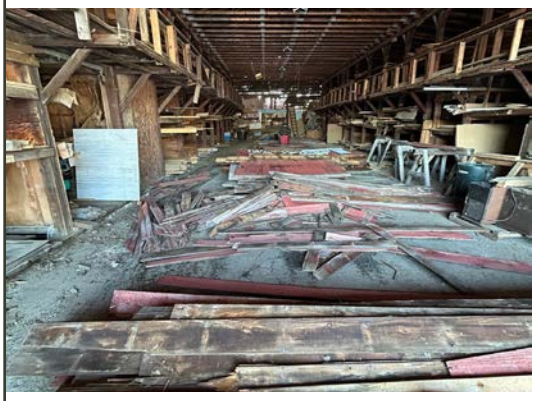
PROJECT TEAM

Nurture assembled a team of multidisciplinary professionals for the Lumber Creek Paint Yard, leveraging years of experience and a proven track record to address the comprehensive needs of this project. Our consultants will work closely with us and DDA to deliver a coordinated, integrated, holistic and comprehensive design

Allen + Shariff will deliver mechanical, electrical, and plumbing engineering expertise, ensuring optimal system performance and efficiency. **Greenprint Partners** will lead the civil engineering efforts, ensuring effective site development and infrastructure solutions. **JIMA Studio** will contribute landscape architecture services, designing thoughtful, sustainable outdoor spaces. **TYLin** will offer structural engineering services, focusing on safety, innovation, and design integrity. Trophy Point will provide cost-estimate services, ensuring precise budget forecasting and cost control throughout the project. **GPRS** will utilize laser scanning technology to create highly accurate, detailed site models for effective planning and design. Lastly, **Alpine Engineering** will conduct a topographic survey, providing vital data for site analysis and development.

Together, we will ensure a successful outcome, bringing a unified vision to life through collaborative expertise.

Our Project Approach



PROJECT SCHEDULE

Nurture is prepared to start work within two weeks of notice to proceed. Based on the schedule outlined in the Request for Proposal, we have divided the project into the following phases. In order to best accommodate the requested timeline, we propose:

- Starting Schematic Design earlier to start gathering existing conditions before design work.
- Issuing a repair set of drawings at the end of Schematic Design phase to facilitate stabilization and critical repair work while design documentation is ongoing.
- Starting Design Development phase after DDA has an opportunity to review and digest both the Schematic Design drawings and cost estimate.

We are confident that this approach will establish a strong foundation for Schematic Design, ensuring a smooth progression through the subsequent design phases. Simultaneously, repair work can commence on the buildings and site.

Pre-Contract:

- Award of Contract: February 19

  Contract Negotiation: February 24 - 28

Schematic Design:

- Schematic Design & Repair Documents: March 3 - April 17
- Site Visit: March 19
- Cost Estimate: March 31 - April 11
- Owner Review: March 31 - April 18
- Issue Repair Drawings: April 18

Bid Phase of Repair Work:

- Estimated Bid Period: April 21 - May 16
- Estimated Construction Start: June 2

Design Development:

- Design Development: April 21 - May 9
- Cost Estimate: May 12 - May 23
- Owner Review: May 12 - May 16

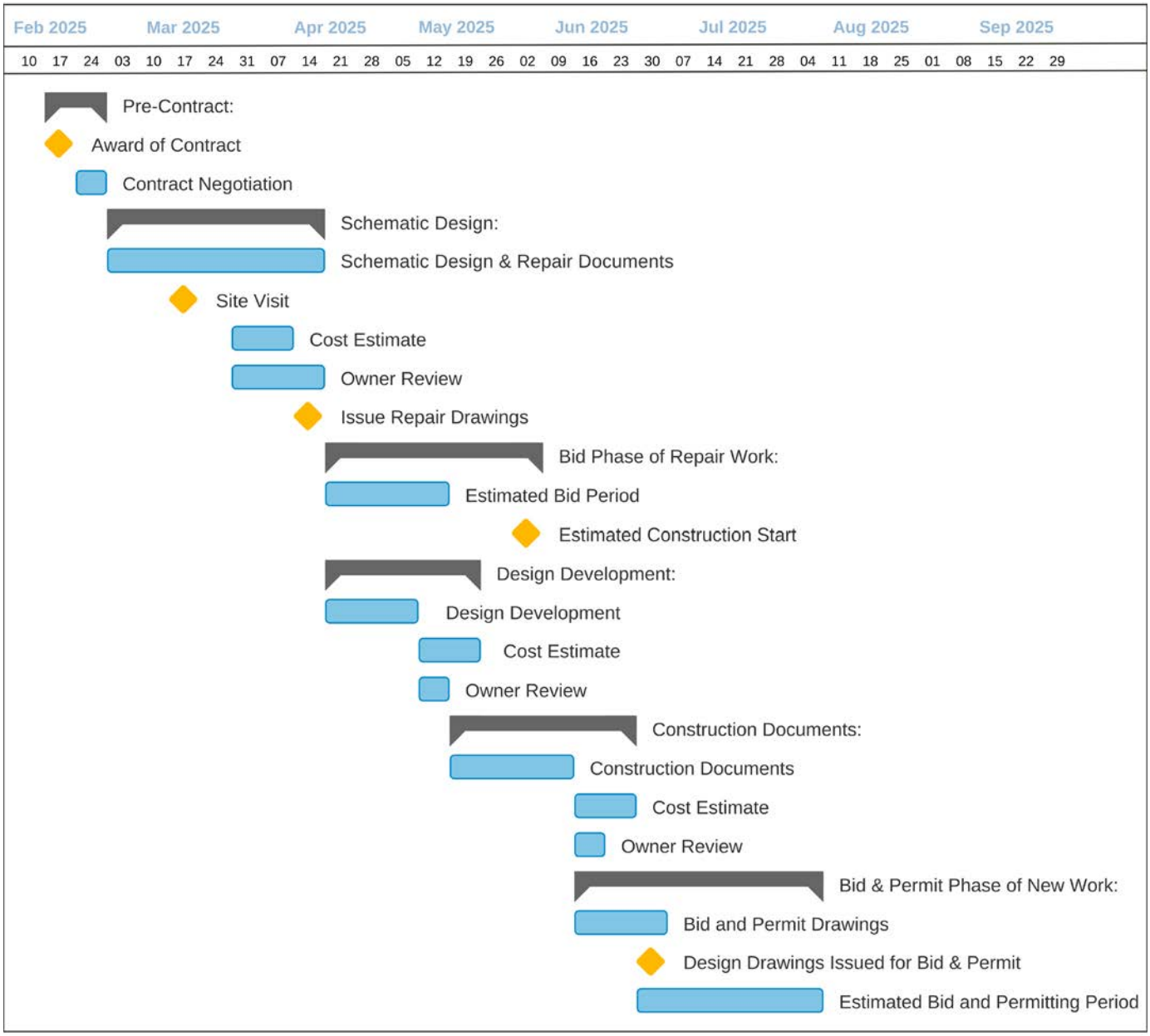
Construction Documents:

- Construction Documents: May 19 - June 13
- Cost Estimate: June 16 - June 27
- Owner Review: June 16 - June 20

Bid & Permit Phase of New Work:

- Bid and Permit Drawings: June 16 - July 2
- Design Drawings Issued for Bid & Permit: July 3
- Estimated Bid and Permitting Period: July 4 - August 5

Our Project Schedule



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