



REQUEST FOR PROPOSAL: 24-19

TOWN HALL RENOVATIONS

Town of Vienna

Architectural Drawings for Construction

APRIL 26, 2024

SUBMITTED BY

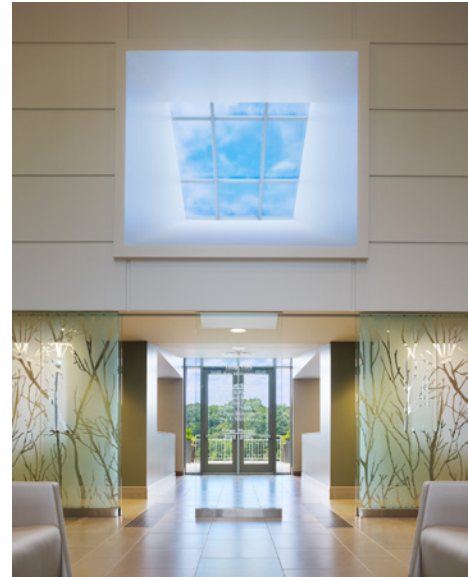
Dewberry Architects Inc.
8401 Arlington Boulevard
Fairfax, Virginia 22031
703.698.9052

SUBMITTED TO

Town of Vienna
127 Center Street South
Vienna, VA 22180
Attn: Jerry Amacker,
Procurement Officer



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REQUEST FOR PROPOSAL
24-19
TOWN HALL RENOVATIONS - ARCHITECTURAL DRAWINGS FOR
CONSTRUCTION

Town of Vienna
127 Center Street S
Vienna, VA 22180



RELEASE DATE: March 28, 2024
DEADLINE FOR QUESTIONS: April 17, 2024
RESPONSE DEADLINE: April 26, 2024, 2:00 pm

RESPONSES MUST BE SUBMITTED ELECTRONICALLY TO:

<https://procurement.opengov.com/portal/viennava>

ATTACHMENT A

State Corporation Commission Form

State Corporation Commission Form Virginia State Corporation Commission (SCC) registration information.

The offeror:

Dewberry Architects Inc. is a corporation or other business entity with the following SCC identification number:

F1281403

-OR-

_____ is not a corporation, limited liability company, limited partnership, registered limited liability partnership, or business trust

-OR-

_____ is an out-of-state business entity that does not regularly and continuously maintain as part of its ordinary and customary business any employees, agents, offices, facilities, or inventories in Virginia (not counting any employees or agents in Virginia who merely solicit orders that require acceptance outside Virginia before they become contracts, and not counting any incidental presence of the offeror in Virginia that is needed in order to assemble, maintain, and repair goods in accordance with the contracts by which such goods were sold and shipped into Virginia from offeror's out-of-state location)

-OR-

_____ is an out-of-state business entity that is including with this bid an opinion of legal counsel which accurately and completely discloses the undersigned offeror's current contacts with Virginia and describes why those contacts do not constitute the transaction of business in Virginia within the meaning of § 13.1-757 or other similar provisions in Titles 13.1 or 50 of the Code of Virginia.

****NOTE**** >> Check in the following space if you have not completed any of the foregoing options but currently have pending before the SCC an application for authority to transact business in the Commonwealth of Virginia and wish to be considered for a waiver to allow you to submit the SCC identification number after the due date for bids (the Commonwealth reserves the right to determine in its sole discretion whether to allow such waiver): _____



DEWBERRY ARCHITECTS INC.
8401 ARLINGTON BOULEVARD
FAIRFAX, VA 22031-4619

703.849.0100
www.dewberry.com

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nationwide

 **65+**
YEARS

helping clients build
and shape communities

April 26th, 2024

Town of Vienna
Attn: Jerry Amacker
127 Center Street South
Vienna, VA 22180

RE: RFP 24-19 Town Hall Renovations - Architectural Drawings for Construction

Dear Mr. Amacker and Members of the Selection Committee,

We commend the Town of Vienna for its efforts in looking to improve the working conditions of its staff members by addressing its operational and growth needs through the renovation of the existing Town Hall. An initial feasibility study has been completed to identify the needs of the departments within the building, which proposes several options to best meet those needs. We are committed to working collaboratively with the Town stakeholders to gain consensus for a final solution for the renovation of the first floor and implement that solution cost-effectively and in a timely manner. Dewberry has successfully assisted many municipalities with similar issues just like yours by being a partner who understands these complex and evolving operational requirements without overlooking the unique and specific needs of the community itself. ***A list of some of our current, and recent clients is included later in the submittal on page 14.***

We understand the challenges that must be addressed to complete this project successfully. Developing the right solutions begins with finalizing the feasibility study and creating a consensus-based solution that satisfies the needs of all the project's stakeholders. We recognize the importance of maintaining public services and staff effectiveness, all while safeguarding occupants' comfort, health, and safety during construction. To achieve these objectives, the Town needs an experienced, innovative partner who can make your desired results a reality. Dewberry stands ready to continue our successful and valued partnership with the Town by providing you with these advantages:

- **Familiarity with the Town of Vienna.** We have developed a successful working relationship with the Town stakeholders through our collaboration on the design and implementation of the new Police Station.
- **Experience with phased renovations and remaining operational during construction.**
- **Depth of Experience with 35+ City/Village Hall projects under our belt.** A key focus of Dewberry's practice is the design of civic and government facilities. We have worked extensively throughout Virginia and nationally on complex civic projects similar in scope to your project.
- **A local team attuned to national and regional trends in municipal design,** and a group of professionals, many of whom have devoted their careers working for municipal and county government clients.
- **Specialized group of professionals to offer the Town a lean team structure that specifically meets your required scope of services.** It is comprised of our firm's leading senior designers: Rod Williams, who is the principal in charge, and April Vacca, the project manager and senior interior designer. Dewberry's team will include in-house mechanical, plumbing, and electrical engineers. This team has successfully executed many of the firm's most prominent civic projects.

Dewberry is committed to successfully implementing this project as an important step forward for the Town of Vienna in supporting a more modern and progressive Town Hall that will support your community for years to come, complemented with flexible and inviting spaces that will enhance civic pride. The result: A finished project the entire community of Vienna is sure to be proud of!

Sincerely,



Rod Williams, AIA, CPD, LEED AP BD+C
Principal-in-Charge
703.698.9076
rwilliams@dewberry.com



April Vacca, RID, LEED AP ID+C, WELL AP
Project Manager
703.298.4797
avacca@dewberry.com

D FIRM/TEAM INFORMATION

Firm Qualifications



Dewberry®

Dewberry has assisted clients with programming, planning and designing projects of all types and sizes across the

country for more than 65 years. Founded in 1956, we're one of the nation's top architectural and engineering firms, and are dedicated to the practice of civic architecture, having served a broad spectrum of federal, state, and local government clients throughout our history. Dewberry's abilities are regularly recognized for excellence by the American Institute of Architects.

Dewberry has broad experience working with local government agencies. We offer a complete range of services from feasibility studies and master plans to full designs for renovations, expansions, or new stand-alone facilities. Designing and planning facilities with multiple departments into a successful, efficient workspace setting is not new to Dewberry. We are passionate about municipal design and we are qualified professionals who offer experience, commitment, and design capability for all types and sizes of municipal facilities.

Working on State/Local projects

Our long record of successful projects with state and local agencies enables us to offer expertise and practical guidance that help maximize state and local budgets and lead to successful projects. We have designed numerous facilities for state and local government clients, including civic centers, museums, municipal parks, community centers, recreation centers, dining halls, athletic facilities, courthouses, municipal office buildings, police headquarters and training facilities, fire and rescue facilities, libraries, emergency operations centers, storage facilities, and industrial parks. We value our long-held relationships with communities and state governments, and seek to meet and surpass their every expectation for our services.



65+
YEARS

helping clients build
and shape communities

PRIMARY CONTACT

April Vacca

Project Manager, Associate
Principal, RID, LEED AP ID+C, WELL AP
8401 Arlington Boulevard
Fairfax, VA 22031-4619
P: 703.289.4797
E: avacca@dewberry.com

NUMBER OF STAFF & SPECIALITIES - FAIRFAX OFFICE

21	Architecture
3	Interior Design
18	Mechanical Engineering
5	Electrical Engineering
29	Civil Engineering
11	Planner: Urban/Regional
4	Environmental Scientist
4	Administration
3	Construction Manager



TOWN OF VIENNA POLICE STATION



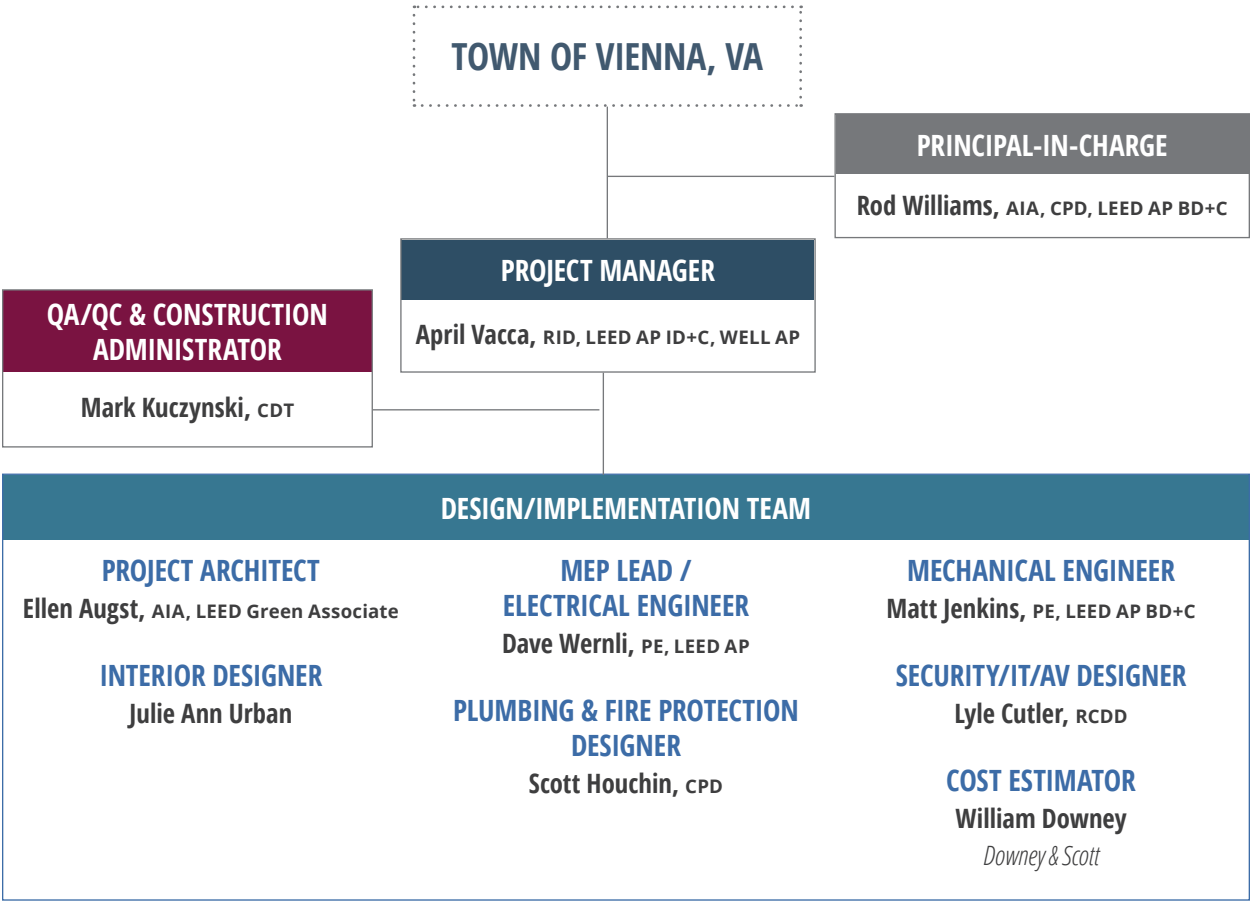
Dewberry®

Team Organization Chart and Resumes



A Team Focused on Your Project

A substantial amount of our design team’s work serves municipalities. This brings to the Town a team well versed in the issues and solutions that go hand-in-hand with interior renovations for a government building, a team attuned to national and regional trends, and a group of professionals - many of whom have previously worked together for municipal government clients.



*ALL ARE DEWBERRY PERSONNEL EXCEPT WHERE NOTED

Personnel Qualifications



ROD WILLIAMS, AIA, CPD, LEED AP BD+C - PRINCIPAL-IN-CHARGE

Rod is an Associate Principal with over **20 years of experience** in the planning, programming and design for civic, public safety, medical, industrial and office renovation projects. He has experience in all

phases of the architectural design process from planning, pre-design, through construction documents, bidding, and construction administration. **As Principal-in-Charge, Rod will provide senior-level leadership and oversight of the project and will provide the April with the corporate support required to meet any project needs.**



**APRIL VACCA, RID, LEED AP ID+C, WELL AP
PROJECT MANAGER**

April is a seasoned interior designer and adept project manager, boasting **20 years of industry experience.** Throughout her career, she has

successfully designed and managed

a diverse range of projects including justice, civic, public safety, commercial office, retail, and healthcare sectors. Her expertise encompasses comprehensive, full-service interior designs to straightforward tenant improvements. Her expertise spans workplace strategy, visioning, programming, conceptual and schematic design, FF&E, building code analysis, and the production of construction documents. Her commitment to sustainable design is evidenced by her success in achieving LEED certification for Building Design and Construction on multiple projects. April's exceptional skills have earned her numerous awards for excellence in interior design. **April will lead the team and serve as the day-to-day contact for the Town.**



**JULIE ANN URBAN,
INTERIOR DESIGNER**

Julie Ann is an interior designer with a strong foundation in developing comprehensive design concepts into functional and visually appealing interior spaces. **She excels at interior renderings, furniture**

and finish selections, detailing, construction documentation, shop drawings and construction administration. Julie Ann has valuable experience working on diverse projects, including civic buildings, public safety facilities, office renovations, and healthcare spaces.



**ELLEN AUGST, AIA, LEED GREEN ASSOCIATE -
PROJECT ARCHITECT**

Ellen's experience includes work on a variety of project types, including healthcare, public safety, and government facilities. Project experience ranges from complex,

phased renovations, to greenfield new construction.

Ellen will assist the project team on all aspects of architectural design, from conceptual designs and presentations to working with the construction team. Her responsibilities include programming, conceptual design, drafting and 3D modeling, preparing presentations and client deliverables, and assisting with construction administration.



**MARK KUCZYNSKI, CDT -
QA/QC & CONSTRUCTION
ADMINISTRATOR**

Mark has **more than 20 years of experience** in Construction Management and Administration. His experience includes design

and submittal reviews, coordination of construction services, QA/QC, along with on-site observations and inspections. **Mark will verify the project's accordance with its plans and specifications including quality management and constructability reviews and will manage the construction administration process.**



**DAVID WERNLI, PE, LEED AP -
MEP LEAD & ELECTRICAL ENGINEER**

David is an Electrical Engineer and Project Manager with **over 15 years of experience** with management of the Mechanical, Electrical, and Plumbing (MEP) design team and performing

electrical power, lighting, and fire alarm system design for both private and public sector clients. **David will lead the MEP team throughout the project.**



**MATT JENKINS, PE, LEED GREEN
ASSOCIATE - MECHANICAL
ENGINEER**

Matt is a Mechanical Engineer with five years of experience.

Matt will be responsible for HVAC load calculations, equipment selections, design and layout of HVAC systems, specifications, energy modeling, construction administration, and commissioning.



**SCOTT HOUCHIN, CPD-
PLUMBING/FIRE PROTECTION
ENGINEER**

Scott has over 20 years of experience in the design of plumbing and fire protection systems for base building,

tenant, and renovation projects. These projects have included civic buildings, office buildings, military and governmental facilities, mass transit train stations and adjoining support facilities, among others. **Scott will evaluate the existing plumbing design and perform calculations for building plumbing required during the renovation.**



**LYLE CUTLER, RCDD - SECURITY/
IT/AV DESIGNER**

Lyle has spent **over 30 years in the technology space** designing solutions for telecommunications, access control systems (ACS), intrusion

detection systems (IDS), CCTV video surveillance, data networking and infrastructure, wireless data, paging, and active shooter detection and audio/visual systems. Lyle also works closely with our Vulnerability Assessment program identifying security vulnerabilities and providing process and technology mitigation. Lyle's design experience encompasses federal intelligent agencies, military installations, confidential industry clients, high-security detention applications, justice/public safety, and all educational building types ranging from K-12 through higher education. **Lyle will provide security, telecommunications and AV design as necessary for the renovation.**

Subconsultant Qualifications



DOWNEY & SCOTT - COST ESTIMATING

Downey & Scott, LLC is a SWaM-certified,

award-winning Construction Management Services Firm with 40 years of experience in the industry. Their core offerings include a comprehensive range of Pre-Construction, Construction, and Post-Construction Services engineered to protect their client's investments by substantially reducing their risk exposure.

Downey & Scott routinely perform Cost Estimating, Cost Management, Budget Verification, and Cost Reduction Analysis for Owners, Architects, Engineers, and Contractors. They have accurately provided these services on projects ranging from K-12 schools, state and local agencies, higher education, and classified military bases. Cost estimation and cost management of municipal projects lie at the heart of their firm's expertise, rooted in their commitment to precision forged through years of experience in long-term planning and capital budgeting. They recognize the critical role accuracy plays in budgeting for capital expenditures. They fully understand the importance of accuracy in budgeting for large capital expenditures. They routinely estimate municipal projects where construction is phased due to site restrictions, budget restrictions, program restrictions, and so forth.

Their working history with the town of Vienna has yielded numerous successful projects, showcasing their strong working relationship and commitment to community development. Project examples are listed below:

- Town of Vienna, New Police Department, Vienna, VA
- Town of Vienna, Patrick Henry Library & Parking Garage, Vienna, VA
- Town of Vienna, East Maple Avenue Water Service Replacement, Vienna, VA
- Town of Vienna Community Center, Vienna, VA
- Our Lady of Good Counsel, Vienna, VA
- FCPS, Green Hedges School, Vienna, VA

Dewberry has worked with/currently working with Downey & Scott on the Town of Vienna Police Station, Fairfax County - David M. Rohrer Police Aviation Center, Strasburg Police Station Renovation, Fairfax County - Mason District Police Station and the Rappahannock Regional Jail Expansion.



WILLIAM DOWNEY - COST ESTIMATOR (DOWNEY & SCOTT)

William has **over 40 years of experience** in the construction industry and possesses proven leadership skills and problem-solving qualities. As a senior-

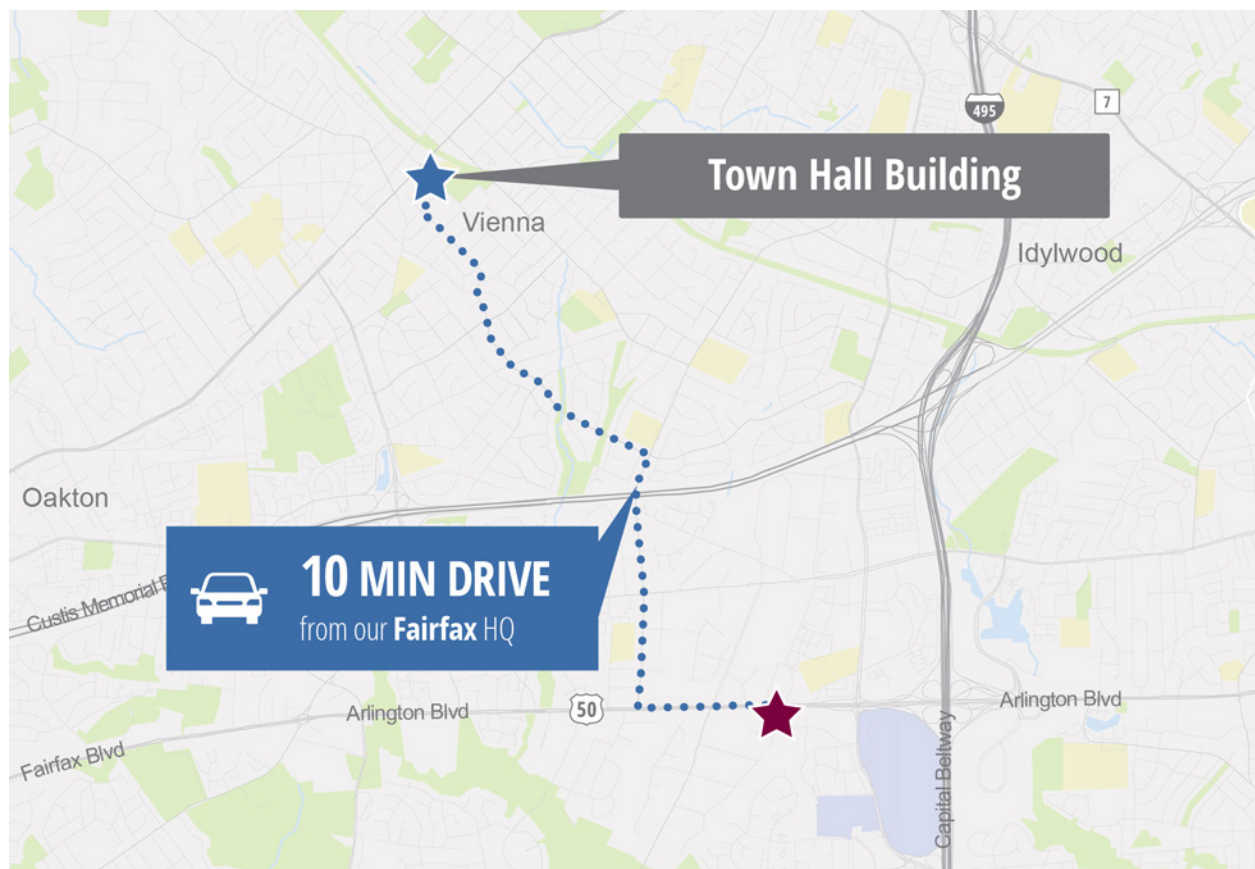
level construction executive, he has experience in various project delivery methods. He has performed extensive cost engineering and construction management services on numerous projects. **He will be responsible for estimating costs for the selected concepts and will work closely with the project team during all phases to provide accurate budgets and costs.**

E AVAILABILITY

Current and projected project assignments for all of the individuals proposed for this project have been closely evaluated to verify each has sufficient time to properly serve the Town.

The people assigned will remain involved from the beginning to the end, maintaining continuity critical to the success of the project.

The majority of our Project Team is located in our Fairfax Office, which is only a **10 minute drive to the Town Hall Building**. Members of our key personnel can be available to be on-site for meetings, presentations, etc. as required by the Town.



TIMEFRAME

We have thoroughly reviewed your requirements and timelines and would like to address a key aspect of our proposal – **the project schedule**. In our initial review, **we developed a schedule that aligns closely with the number of phases, submissions and Town review time outlined in your RFP. This schedule is provided on the following page.** However, upon detailed examination, it became evident that this schedule would not realistically meet your set deadline for awarding the construction contract by November 30, 2024. The original schedule extends well beyond this date, and while we are prepared to follow this path, meeting your deadline would not be feasible under this structure.

To address this and verify that we can meet your deadline, we proposed an adjusted schedule that condenses the original timelines, provided on page 12. This modified approach requires reducing the

number of phases and streamlining submissions. This expedited schedule will necessitate a highly collaborative effort from both our teams, particularly during the schematic design phase, which will involve an over-the-shoulder review process to facilitate quick decision-making. A crucial element of this adjusted timeline includes the fast-tracking of the permitting process, estimated to take approximately 35 business days, which effectively translates to about two months. Additionally, the bidding process is expected to require a minimum of four weeks.

Given an estimated project kickoff date of June 3, 2024, we are looking at an intensive three months to complete all necessary preparations for the construction contract award by the November 30, 2024, deadline. This tight timeframe emphasizes the need for a highly efficient, condensed schedule that will require swift decision-making and responsiveness from the Town to meet key milestones. We understand the challenges posed by such an accelerated timeline and are fully committed to dedicating our resources and expertise to meet your project objectives.

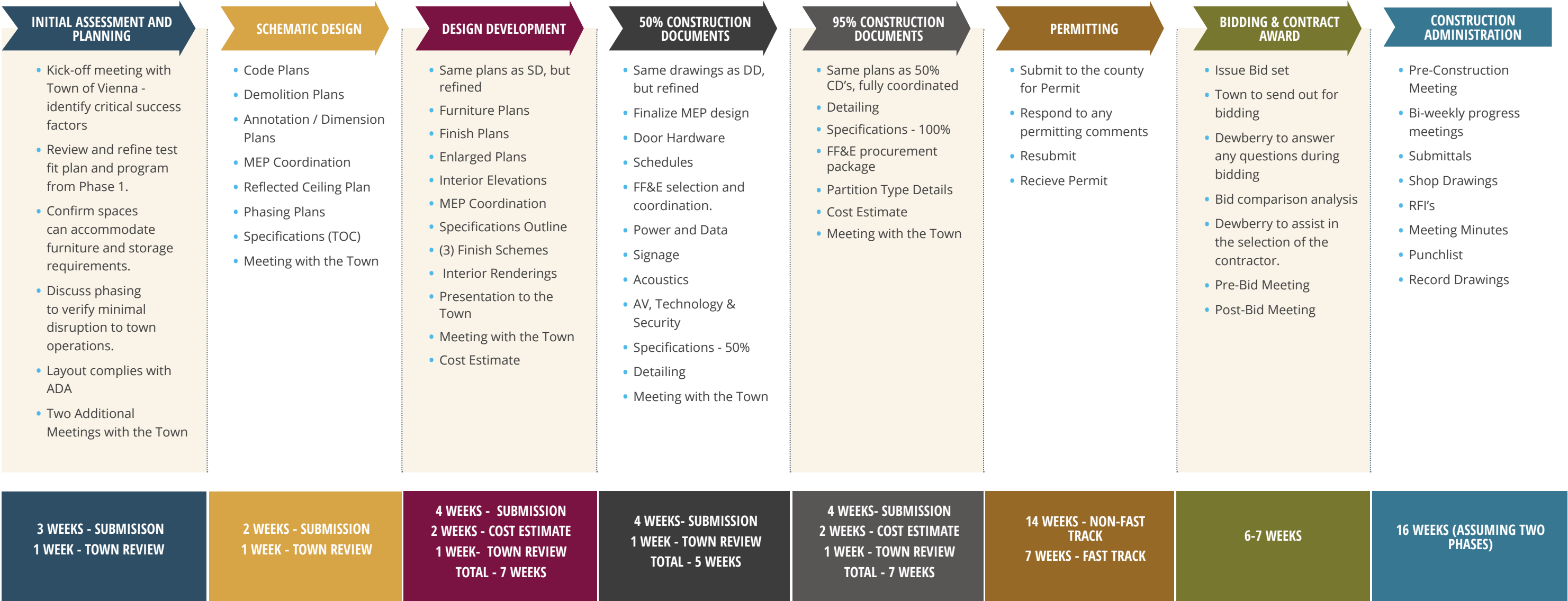


Our team is prepared to engage closely with yours, providing transparency and continuous communication throughout the project's phases to mitigate any risks associated with the condensed schedule. We believe this approach will allow us to align with your goals while verifying the project is completed in a timely, efficient manner. We look forward to discussing this proposal further and are happy to make any adjustments as needed to better meet your expectations and project requirements.

SCHEDULE OPTIONS

Schedule according to the required phases and submissions provided in the scope of services in the RFP.

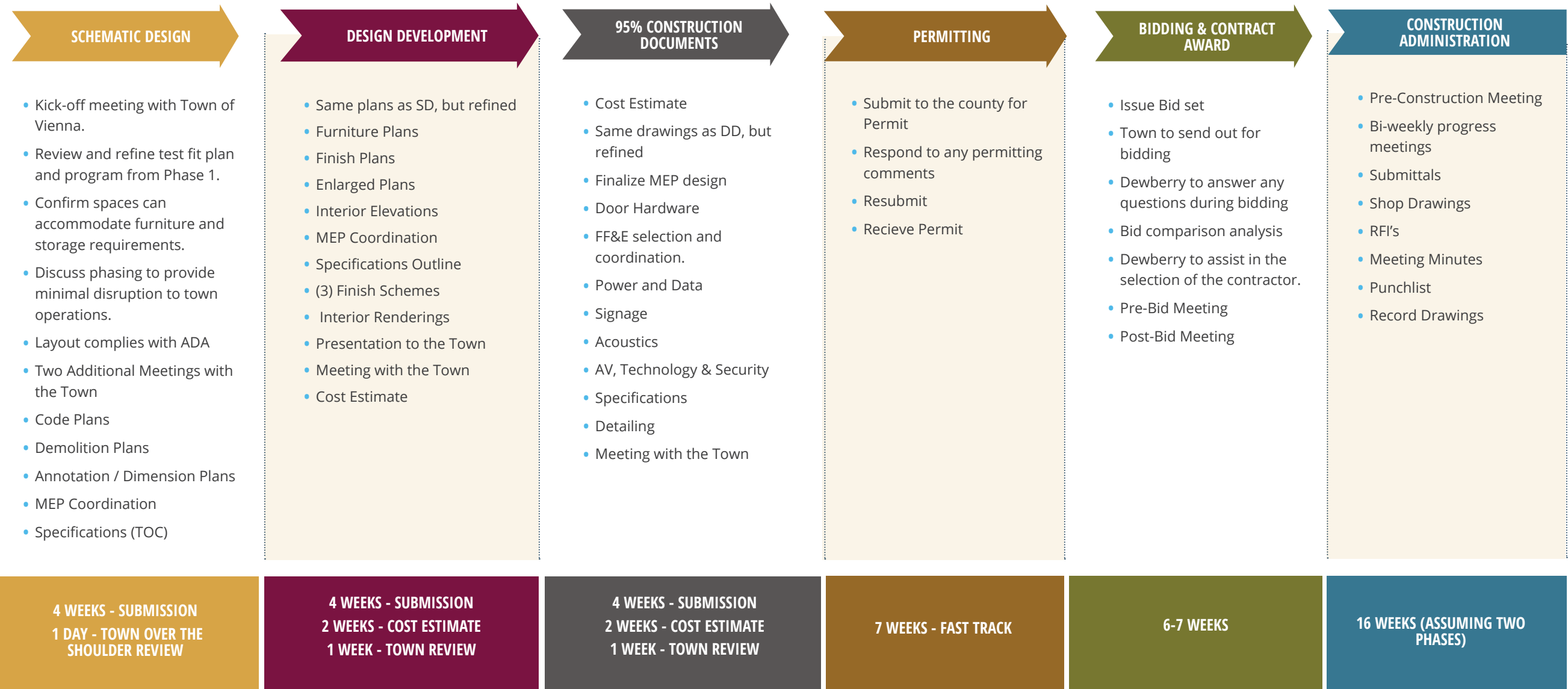
With this schedule, which includes all of the phases mentioned in the scope of services, the date for awarding the construction contract will be February, 2025. This is assuming a fast-track permit review. *Please see the following page for the expedited schedule.*



SCHEDULE OPTIONS

Expedited schedule to meet the Town’s timeframe of awarding the construction contract by November 30, 2024.

With this condensed schedule, we propose to reduce the number of phases and streamline submissions in order to meet the Town’s desired timeframe.



Prior Experience Delivering Services within the Prescribed Time Frame

Dewberry's commitment to meeting project schedules is reflected in the procedures and support systems we have established and implement as standard management and design practice throughout the course of all projects. Our approach to controlling a project's schedule involves the early development of a detailed, critical path schedule that meets all client and project requirements. The schedule, reflecting all key dates and start-and-finish milestones, is agreed upon at the outset by all parties and monitored/adjusted throughout the life of the project. Our detailed pre-planning efforts see to it that we are timely in our delivery of every task we undertake.

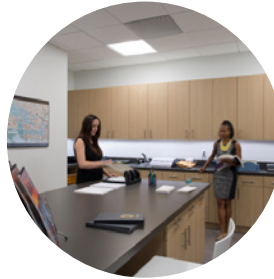
Dewberry has a strong history of being able to deliver projects on-time and within budget. Team members have been selected specifically for this contract based on their skills and experience. Consideration was also given to their ability to commit the necessary time to the project and assigned tasks. Keeping originally assigned personnel active across both phases of the project is critical to meeting the project schedule and the agreed upon budget.



Casselberry Police Station

SCHEDULED COMPLETION - 5/2023

ACTUAL COMPLETION - 5/2023



NEBF - 900 Seventh Street Renovation

SCHEDULED COMPLETION - 3/2015

ACTUAL COMPLETION - 3/2015



Kaiser Permanente Peritoneal Dialysis Suite Renovation

SCHEDULED COMPLETION - 5/2024

ACTUAL COMPLETION - 5/2024

“Throughout the process, Dewberry provided guidance and oversight to ensure the project stayed on budget and on schedule. Staff were committed to providing consistent and responsive service. It was a pleasure to work with the Dewberry team”

—RANDY NEWLON

CITY MANAGER

CITY OF CASSELBERRY

STATEMENT OF QUALIFICATIONS

Firm/Team Background

A/E Services for Governments Agencies

Dewberry has experience planning and designing for many local government agencies throughout the country. Our designers and planners are mindful of the potentially competing design pressures and continually seek fresh and creative solutions to challenges to meet the needs of many departments within the community. Clients for which we provided A/E services, but are not limited to:

Brief Client List:

- Town of Vienna, VA
- Town of Leesburg, VA
- Stafford County, VA
- Manassas City, VA
- Chesterfield, VA
- Falls Church, VA
- Arlington County, VA
- Henrico County, VA
- Loudoun County, VA
- Fairfax County, VA
- Albemarle County, VA
- Frederick County, MD
- Bucks County, PA
- Peoria County, IL
- Hanover Park, IL
- Morris County, NJ
- Portage County, WI
- Volusia County, FL
- Kaiser Permanente

Dewberry's portfolio is extensive, as we have completed over 11,000 designs across a variety of project types and disciplines in the last 10 years.

Recognized for combining unsurpassed commitment to client service with deep subject matter expertise, Dewberry is dedicated to solving our client's most complex challenges and transforming communities. Our professionals work collaboratively with our clients to provide turnkey building and infrastructure solutions for government and public interests.

Dewberry Philosophy



TOWN OF VIENNA POLICE STATION



BARTLESVILLE (OK) MUNICIPAL COMPLEX

Dewberry is passionate about municipal design. Our thought leaders regularly speak at the national and regional conferences each year. We are qualified professionals that offer experience, commitment and design capability for all types and sizes of combination public facilities.

For Dewberry, municipal design begins and ends with the client relationship. We believe that getting to know our clients allows us to design facilities that respond to departmental needs and reinforce a sense of civic pride in their communities. We provide our clients with intelligent, responsive and innovative design solutions that are durable, highly functional for 24/7 activities, and cost-effective for long-term investment. Our approach to design is driven by programmatic and operational needs with a focus on function, adjacency relationships and each department's mission.

We have experience working with council members, village managers, public works, and other staff members, as well as various municipal and city departments. We understand the enormous responsibility of adhering to budgets approved by taxpayers and addressing concerns of officials.

Government Building Renovations

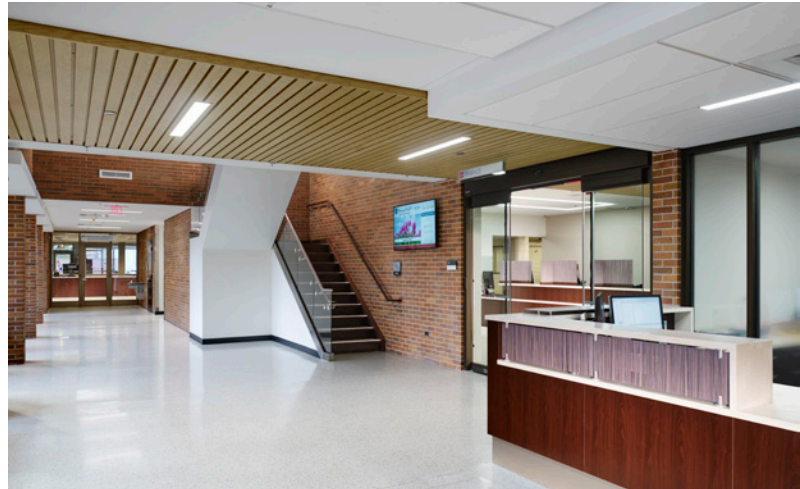
Dewberry has a portfolio of work that encompasses re-imagining of space to meet current needs; upgrading to conform to governing codes; modifying to accommodate the disabled; replacing utility systems, and renovating building systems, lighting, and finishes. From the "build-out" of office space within tenant spaces of existing office buildings, to the interior architecture for administrative office spaces in owner occupied buildings, Dewberry has the requisite experience and knowledge for your Town Hall renovation.

This work has involved over three million square feet of space in just the past 10 years.

In addition to providing architecture, Dewberry's interior designers can offer the latest trends in



COUNTRYSIDE (IL) CITY HALL



HANOVER PARK (IL) VILLAGE HALL LOBBY RENOVATION



MEETING SPACE - SAND SPRINGS MUNICIPAL COMPLEX (OK)

office environment design, while our technology group can deliver audio/visual, network design, and conferencing systems to accommodate your needs.

Mechanical, electrical, and plumbing engineers will evaluate the condition of the building's existing systems and offer recommendations for thermal comfort, as well as employee health and wellness. Visual and audible privacy in office and public areas is important and we have addressed these issues on a wide variety of office environments.

Together, the Dewberry team has the ability to offer a comprehensive design in which each of the parts are working together to enhance your work environment.

Interior Design

Interior design is integral to the architecture that surrounds it. Our goal is to create innovative, functional, and sustainable interiors that work for our clients. Our services range from interior design to furniture inventory and acquisition. Through close coordination, we help guide our clients to the realization of their goals and visions.

Minimizing Disruption During A Renovation

While we recognize that partial occupancy is anticipated within the building and minimizing disruptions to the functionality of your facility will be important throughout the renovation. Our experience has taught us several inexpensive and creative ideas that can greatly ease and minimize disruption. Those include:

- Developing a design that is compatible with phased construction.
- Development of a phasing plan that is clear and complete.
- Defining and documenting constraints that would dictate timing of construction activities

(noise, smells, utility interruptions, etc.)

- Documentation of temporary partitions and building egress must be clear and correspond to the phasing plans.
- Define a timeline for construction, punch list, and move-in for each phase of the project.
- Maintain constant communication between the Owner, Architect and Contractor.
- Early move management planning and phased move diagrams to coordinate department moves with few surprises.
- Renovation of occupied buildings requires thoughtful design, thorough documentation, and clear communication

Phased Renovations

Dewberry has successfully delivered hundreds of expansion and renovation projects for public and private facilities, including mission critical 24/7 facilities such as, police and fire stations, jails, and hospitals. Our team is well-versed in developing phasing plans for efficient operation, safety, and on-time completion during occupancy. Each project is evaluated based on its needs and a phased construction plan is developed.

An example of a successful phased renovation / addition project is for the Bartlesville, OK Police and Fire Municipal Complex, a 1941 Art Deco station that needed to remain operational during a multi phase construction project. Phase 1 involved a two-story addition for living and bay spaces; Phase 2 involved moving crew over into the new addition and admin staff into temporary quarters; and, Phase 3 involved the renovation of the existing 2nd floor admin / training areas - all while providing uninterrupted emergency service.



BARTLESVILLE, OK FIRE CHIEF'S OFFICE SPACE

Other recent examples of renovations/construction occurring during occupation include:

- Fair Oaks, VA Police & Fire/Rescue Phased Renovation / Addition
- 800 Magnolia St. Office Renovation, Orlando, FL
- Bucks County Government Admin Building Renovation, Doylestown, PA
- Nazario U.S. Courthouse and the Degetau Federal Office Building, Hato Rey, PR
- Glen Ellyn, IL Village Hall Phased Renovation
- East Dundee, IL Police Station Renovation / Addition



FAIR OAKS, VA POLICE & FIRE/RESCUE PHASED RENOVATION / ADDITION



BUCKS COUNTY GOVERNMENT ADMIN BUILDING RENOVATION, DOYLESTOWN, PA



NAZARIO U.S. COURTHOUSE AND THE DEGETAU FEDERAL OFFICE BUILDING



VILLAGE OF GLEN ELLYN - CIVIC CENTER RENOVATION

KEY PERSONNEL RESUMES



Rod Williams, AIA, CPD, LEED AP BD+C

PRINCIPAL-IN-CHARGE

Rod brings more than 20 years of experience to municipal clients. From courts and law enforcement facilities to fire stations and police heliports, Rod has led the successful planning and design efforts for facilities throughout the Mid-Atlantic region. As a CPTED designated professional, he lends his expertise in the security of civic and municipal facilities to design cost-effective, highly-efficient buildings.

● **EDUCATION**

MSArch • Architecture •
University of Cincinnati •
2000

BArch • Architecture •
University of Kentucky •
1994

● **REGISTRATIONS**

Registered Architect • VA,
DC, MD, KY, OH

Crime Prevention Through
Environmental Design
(CPTED) Designated
Professional

● **YEARS OF EXPERIENCE**

Dewberry • 15

Prior • 6

● **AFFILIATIONS**

American Institute of
Architects (AIA)

National Association of
Architectural Review Boards

Vienna Police Station | Vienna, VA | Project Manager

Planning, design and construction of a new 29,441 SF Police Headquarters. The new building allows all divisions of the police department to work out of the same facility and features upgraded technology and security measures. Rod managed the project team, and collaborated with key stakeholders. He took a “hands on” approach and led the Chief and several officers in a one-day programming and preliminary adjacency exercise. Involved collaboration with key stakeholders and final report/presentation to Town Council.

Mason District Police Station Renovation | Fairfax, VA | Project Architect

Dewberry is performing Architectural and Engineering services for a renovation and expansion of the Mason Police Station which is located at 6507 Columbia Pike, Annandale, Virginia. The project includes the renovation of Police Station area of the existing building (approximately 22,500 SF of the 33,600 SF building), and an approximate 9,000 SF one-story at grade addition.

Loudoun County Courts Complex Expansion, Phase III | Leesburg, VA | Project Manager

Phase III Expansion of the Loudoun County Courts Complex in historic, downtown Leesburg. Encompassing a campus environment with multiple land parcels and existing structures, the expansion includes the design and construction of an 92,000 SF courts building, renovation to the existing courts buildings, and a structured parking garage.

Town of Leesburg Police Station Renovation | Leesburg, VA | Project Manager

Planning/programming and full A/E services for expansion of the Leesburg Police Station. The facilities consist of the police headquarters, an independent Technical Support Building, a secure parking area, and a public parking area. The current police force has outgrown this facility, requiring an expansion. The design includes phasing plans to allow for occupancy during construction.

David M. Rohrer Police Aviation Center | Fairfax, VA | Project Architect

The new one-story 16,200 SF facility with parking for 25 vehicles, and a helicopter landing area. Rod spearheaded the design and documentation of this new facility. He has carefully reviewed the programmatic requirements and was able to find efficiencies which reduced the size of the facility.

Nazario U.S. Courthouse and the Degetau Federal Office Building Renovation | Hato Rey, PR | Project Architect

Design-build project to redesign and upgrade the 442,000 SF, 7-story Federal office building which houses several government agencies. The U.S. Courthouse is a one-story building, with a basement, connected to the Federal building by a covered walkway. LEED Silver certification.



April Vacca, NCIDQ, LEED AP ID+C, WELL AP
PROJECT MANAGER

April is a seasoned interior designer and adept project manager, boasting 20 years of industry experience. Throughout her career, she has successfully designed and managed a diverse range of projects including justice, civic, public safety, commercial office, retail, and healthcare sectors. Her expertise encompasses comprehensive, full-service interior designs to straightforward tenant improvements. Her expertise spans workplace strategy, visioning, programming, conceptual and schematic design, FF&E, building code analysis, and the production of construction documents. Her commitment to sustainable design is evidenced by her success in achieving LEED certification for Building Design and Construction on multiple projects. April's exceptional skills have earned her numerous awards for excellence in interior design.

- **EDUCATION**
BS • Interior Design • Florida International University • 2005
- **REGISTRATIONS**
LEED Accredited Professional ID+C
National Council for Interior Design Qualification
WELL Accredited Professional
- **YEARS OF EXPERIENCE**
Dewberry • 10
Prior • 10
- **AFFILIATIONS**
National Council for Interior Design Qualification (NCIDQ)

Vienna Police Station | Vienna, VA | Interior Designer

Planning, design and construction of a new 29,441 SF Police Headquarters. The new building allows all divisions of the police department to work out of the same facility and features upgraded technology and security measures. Involved collaboration with key stakeholders and final report/presentation to Town Council.

Bucks County Municipal Government Master Plan and Implementation | Doylestown, PA | Interior Designer

Comprehensive study of the County's administrative functions to determine program needs and development of a housing plan. Agencies included all the non-court and non-detention related county agencies. The project resulted in the renovation and modernization of the recently vacated 192,000 SF Bucks County Courthouse, which was re-purposed to provide the space for these agencies resulting in a highly sustainable structure with an efficient and flexible work environment.

Mason District Police Station Renovation | Fairfax, VA | Interior Designer

Dewberry is performing Architectural and Engineering services for a renovation and expansion of the Mason Police Station. The project includes the renovation of Police Station area of the existing building (approximately 22,500 SF of the 33,600 SF building), and an approximate 9,000 SF one-story at grade addition.

Loudoun County Courts Complex Expansion, Phase III | Leesburg, VA | Interior Designer

Phase III Expansion of the Loudoun County Courts Complex in historic, downtown Leesburg. Encompassing a campus environment with multiple land parcels and existing structures, the expansion includes the design and construction of an 92,000 SF courts building, renovation to the existing courts buildings, and a structured parking garage.

8401 Arlington Boulevard Renovation | Fairfax, VA | Interior Designer

Six phase renovation of the Dewberry Headquarters. The goal of the project was to upgrade the building's infrastructure and reposition the building's assets to create an environment for employees that is healthy, functional, efficient, and inviting. The new design is an open concept filled with light and a vibrant feel with technology integrated to accommodate different working styles throughout the space. The team is pursuing LEED Silver for Commercial Interiors.

Nazario U.S. Courthouse and the Degetau Federal Office Building Renovation | Hato Rey, PR | Interior Designer

Design-build project to redesign and upgrade the 442,000 SF, 7-story Federal office building which houses several government agencies. The U.S. Courthouse is a one-story building, with a basement, connected to the Federal building by a covered walkway. LEED Silver certification.



Ellen Augst, AIA, LEED GREEN ASSOCIATE

PROJECT ARCHITECT

Ellen assists project teams on all aspects of architectural design, from conceptual designs and presentations for clients to working with the construction team. Responsibilities include programming, conceptual design, drafting and 3D modeling, preparing presentations and client deliverables, and assisting with construction administration. Her experience includes work on a variety of project types, including public safety, healthcare, and government facilities. Project experience ranges from complex, phased renovations, to greenfield new construction.

- **EDUCATION**
BArch • Interior Design •
Virginia Polytechnic Institute
and State University • 2017
- **REGISTRATIONS**
Registered Architect • VA
- **YEARS OF EXPERIENCE**
Dewberry • 6
- **AFFILIATIONS**
National Council of
Architectural Registration
Boards (NCARB)

American Institute of
Architects (AIA)

U.S. Green Building Council
(USGBC)

Vienna Police Station | Vienna, VA | Project Architect

Planning, design and construction of a new 29,441 SF Police Headquarters. The new building allows all divisions of the police department to work out of the same facility and features upgraded technology and security measures. Involved collaboration with key stakeholders and final report/presentation to Town Council.

Loudoun County Courts Complex Expansion, Phase III | Leesburg, VA | Architect

Phase III Expansion of the Loudoun County Courts Complex in historic, downtown Leesburg. Encompassing a campus environment with multiple land parcels and existing structures, the expansion includes the design and construction of an 92,000 SF courts building, renovation to the existing courts buildings, and a structured parking garage.

Bucks County Municipal Government Master Plan and Implementation | Doylestown, PA | Architect

Comprehensive study of the County's administrative functions to determine program needs and development of a housing plan. Agencies included all the non-court and non-detention related county agencies. The project resulted in the renovation and modernization of the recently vacated 192,000 SF Bucks County Courthouse, which was re-purposed to provide the space for these agencies resulting in a highly sustainable structure with an efficient and flexible work environment.

Mason District Police Station Renovation | Fairfax, VA | Project Architect

Dewberry is performing Architectural and Engineering services for a renovation and expansion of the Mason Police Station. The project includes the renovation of Police Station area of the existing building (approximately 22,500 SF of the 33,600 SF building), and an approximate 9,000 SF one-story at grade addition.

Kaiser Permanente MOHs Clinic | Gaithersburg, MD | Architect

Interior renovation of approximately 1,400 SF in Kaiser Permanente's Gaithersburg Medical Office Building. The renovation includes construction of a new Mohs procedure suite and relocating several of the building's main support spaces, including the Mail room, Security Office, FBO Office, and Staff Break Room. The project was broken in to three phases to keep the support spaces fully operational throughout construction. The scope of work includes architectural demolition, architectural new work, equipment coordination and MEP design services.

Kaiser Permanente Capitol Hill Outpatient Pharmacy Renovation | Washington, DC | Architect

Renovation of existing 3500 SF pharmacy to increase size and production capacity to 1,000 prescriptions per day.



Mark Kuczynski, CDT

QA/QC & CONSTRUCTION ADMINISTRATOR

Mark has 29 years of experience and serves as the quality control manager for all projects in the Fairfax, VA office. Mark will be responsible for overseeing the development and maintenance of the Quality Control Program throughout the life of the project-overseeing document reviews prior to SD, DD and CD submittals. His responsibilities include construction administration, coordination of drawings and materials, review of applications for payment and change orders with the owner or owner's representative, punch list development, constructability reviews, QA/QC, and on-site observations and inspections.

- **EDUCATION**
BA • Art in Architecture •
Northeastern University •
1992

- **YEARS OF EXPERIENCE**
Dewberry • 21
Prior • 8

Vienna Police Station | Vienna, VA | QA/QC & Construction Administrator

Planning, design and construction of a new 29,441 SF Police Headquarters. The new building allows all divisions of the police department to work out of the same facility and features upgraded technology and security measures. Involved collaboration with key stakeholders and final report/presentation to Town Council.

Town of Leesburg Police Station Renovation | Leesburg, VA | QA/QC & Construction Administrator

Planning/programming and full A/E services for expansion of the Leesburg Police Station. The facilities consist of the police headquarters, an independent Technical Support Building, a secure parking area, and a public parking area. The current police force has outgrown this facility, requiring an expansion. The design includes phasing plans to allow for occupancy during construction.

Fair Oaks Police and Fire/Rescue Stations, Renovation and Expansion | Fairfax County, VA | QA/QC & Construction Administrator

Renovation and expansion of this Fairfax County district police/fire and rescue facility. A total of 28,000SF was added to the project and 14,000 SF of existing space renovated. Various administrative and interview spaces were provided along with various security upgrades. The building is LEED Silver certified.

Loudoun County Courts Complex Expansion, Phase III | Leesburg, VA | Construction Administrator

Phase III Expansion of the Loudoun County Courts Complex in historic, downtown Leesburg. Encompassing a campus environment with multiple land parcels and existing structures, the expansion includes the design and construction of an 92,000 SF courts building, renovation to the existing courts buildings, and a structured parking garage.

David M. Rohrer Police Aviation Center | Fairfax, VA | QA/QC & Construction Administrator

The new one-story 16,200 SF facility with parking for 25 vehicles, and a helicopter landing area. Rod spearheaded the design and documentation of this new facility. He has carefully reviewed the programmatic requirements and was able to find efficiencies which reduced the size of the facility.

Mason District Police Station Renovation | Fairfax, VA | Construction Administrator

Dewberry is performing Architectural and Engineering services for a renovation and expansion of the Mason Police Station which is located at 6507 Columbia Pike, Annandale, Virginia. The project includes the renovation of Police Station area of the existing building (approximately 22,500 SF of the 33,600 SF building), and an approximate 9,000 SF one-story at grade addition.



Julie Ann Urban
INTERIOR DESIGNER

Julie Ann is an interior designer with a strong foundation in developing comprehensive design concepts into functional and visually appealing interior spaces. She excels at interior renderings, furniture and finish selections, detailing, construction documentation, shop drawings and construction administration. Julie Ann has valuable experience working on diverse projects, including civic buildings and spaces, public safety facilities, office renovations, and healthcare spaces.

- **EDUCATION**
BFA • Interior Design •
Radford University • 2023
- **YEARS OF EXPERIENCE**
Dewberry • 1

Loudoun County Courts Complex Expansion, Phase III | Leesburg, VA | Interior Designer

Phase III Expansion of the Loudoun County Courts Complex in historic, downtown Leesburg. Encompassing a campus environment with multiple land parcels and existing structures, the expansion includes the design and construction of an 92,000 SF courts building, renovation to the existing courts buildings, and a structured parking garage.

Frederick County Adult Detention Center Phase IV Medical Unit Addition | Frederick, MD | Interior Designer

A 14,046 SF medical unit building expansion to the existing Adult Detention Center. Project includes a one-story medical unit with capacity for future upper story expansion. The Medical unit has 26 beds, three exam rooms, two mental health offices, dental room and x-ray rooms. The building also has four negative pressurized isolation rooms and one fully padded room for mental health patient holding. Structural and MEP elements are designed to accommodate the future expansion.

Kaiser Permanente Marlow Heights Medical Center Re-Resh | Silver Spring, MD | Interior Designer

The project is to upgrade the floor finish of the first floor and replacing the casework/ system furniture in the second floor at OBGYN department of Kaiser Permanente Marlow heights Medical center. The total area of the project is 28,000 SF. The project is under construction estimated completion 05/2024.

Nebraska Law Enforcement Training Center | Grand Island, NE | Interior Designer

EVOC training course and Driving Training Facility.

990 S Broadway Office Renovation | Denver, CO | Interior Designer

Interior renovation for corporate office space.



David Wernli, PE, LEED AP

MEP LEAD / ELECTRICAL ENGINEER

David is an Electrical Engineer and Project Manager experienced with management of the Mechanical, Electrical, and Plumbing (MEP) design team and performing electrical power, lighting, and fire alarm system design for both private and public sector clients. These projects have included institutional design; commercial base building, tenant interiors, and systems upgrades; retail establishments; performance spaces; museums; exterior pavilions, parking garages, parks, trails, and pathways; passenger rail stations; and mission critical data centers and computer rooms.

EDUCATION

BS • Electrical Engineering
• George Mason University
• 2015

AA • Engineering • Northern
Virginia Community College
• 2012

REGISTRATIONS

Professional Engineer • DC •
MA • VA • MD • NY

LEED Accredited
Professional • US

YEARS OF EXPERIENCE

Dewberry • 10

Prior • 7

AFFILIATIONS

National Council of
Examiners for Engineering
and Surveying (NCEES)

National Society of
Professional Engineers
(NSPE)

Virginia Society of
Professional Engineers
(VSPE)

Vienna Police Station | Vienna, Virginia | Electrical Engineer

Planning, design and construction of a new 29,441 SF Police Headquarters. The new building allows all divisions of the police department to work out of the same facility and features upgraded technology and security measures. Involved collaboration with key stakeholders and final report/presentation to Town Council.

Town of Leesburg Police Station Renovation | Leesburg, VA | Electrical Engineer

Architectural and MEPS engineering services for expansion of the Leesburg Police Station. The facilities consist of the police headquarters, an independent Technical Support Building, a secure parking area, and a public parking area. The current police force has outgrown this facility, requiring an expansion.

Loudoun County Courts Complex Expansion, Phase III | Leesburg, VA | Electrical Engineer

Phase III Expansion of the Loudoun County Courts Complex in historic, downtown Leesburg. Encompassing a campus environment with multiple land parcels and existing structures, the expansion includes the design and construction of an 92,000 SF courts building, renovation to the existing courts buildings, and a structured parking garage.

Dulles Discovery Campus | Herndon, Virginia | Electrical Engineer

The Dulles Discovery (DD) campus is a multiple building complex divided into two parts; a North Campus and a South Campus. The Campus is owned by The Peterson Companies and leased by a secure U.S. Government agency (USG). Dewberry has worked on the project for many years, over three phases (DDI, DDII and DDIII). This North Campus is served by a common central utility plant (CUP) designed to provide chilled water for HVAC systems as well as electrical power (utility, standby generator and UPS) to the facilities. Dewberry provided design and construction services for these first three phases of the project (DDI, DDII, and DDIII).

Liberty Crossing Two Secured Government Agency Facilities | McLean, Virginia | Electrical Engineer

Design and construction of a 378,000 SF, seven-story, design-bid-build, build-to-suit base building/interior, secured federal governmental facility in McLean, VA. Includes a 30,000 SF, critical power data center served via a 4,000KVA, N+1 UPS system and a 6MW Standby, Paralleled Generator Plant. Electrical service consists of three 5,000amp, 480volt switchboards. Continuing services include renovations, MEP system upgrades & expansions, feasibility and operational studies.



Matt Jenkins PE, LEED AP BD+C

MECHANICAL ENGINEER

Matt has 5 years of experience in the commercial heating, ventilating, and air conditioning engineering field. Responsibilities for Matt have included the design of mechanical, electrical, and plumbing systems for base building, tenant interiors, and renovation projects for office buildings, high rise residential buildings, police stations, fitness centers, secure facilities, and conferencing centers. As a project engineer, Matt has been responsible for HVAC load calculations, equipment selections, design and layout of HVAC systems, specifications, energy modeling, construction administration, and commissioning.

- **EDUCATION**
BS • Mechanical Engineering
• Washington University •
2019

- **REGISTRATIONS**
Professional Engineer • VA
LEED Accredited
Professional BD+C • US

- **YEARS OF EXPERIENCE**
Dewberry • 4

- **AFFILIATIONS**
American Society of
Heating, Refrigerating, and
Air Conditioning Engineers
(ASHRAE)

Vienna Police Station | Vienna, Virginia | Mechanical Engineer

Served as secondary mechanical designer for HVAC system design for the planning, design and construction of a new 30,000 square foot Police Headquarters building. Planning, design and construction of a new 29,441 SF Police Headquarters. The new building allows all divisions of the police department to work out of the same facility and features upgraded technology and security measures. Involved collaboration with key stakeholders and final report/presentation to Town Council.

Town of Leesburg Police Station | Leesburg, VA | Mechanical Engineer

Architectural and MEPS engineering services for expansion of the Leesburg Police Station. The facilities consist of the police headquarters, an independent Technical Support Building, a secure parking area, and a public parking area. The current police force has outgrown this facility, requiring an expansion.

MITRE 3 Building, 3rd Floor Renovation, 20,000 SF, 7596 Colshire Dr | Tysons, VA | Mechanical Engineer

Served as lead mechanical designer for HVAC system design for full floor gut and renovation to a secure office broken into several suites. The secure nature of the project creates additional requirements above and beyond standard HVAC design in terms of physical and RF protection as well as acoustical requirements. I calculated HVAC loads, scheduled equipment including floor self contained unit, created HVAC layouts of ductwork and piping from base building risers, completed submittal reviews, and completed site visits with subsequent reports.

Boston Properties Spec Suites, One & Two Fountain Square and One Freedom Square, ~60,000 SF, 11893/11915/11951 Freedom Dr | Reston, VA | Mechanical Engineer

Served as lead mechanical designer for HVAC system design for various spec suites throughout the 3 buildings indicated above for Boston Properties totaling ~60,000 SF. I calculated HVAC loads, scheduled equipment, created HVAC layouts of ductwork and piping from base building risers, completed submittal reviews, and completed site visits with subsequent reports.

CACI at Two Reston Overlook, 1st-6th Floor, 135,000 SF, 12021 Sunset Hills Rd | Reston, VA | Mechanical Engineer

Served as secondary mechanical designer for HVAC system design of office space including medium size server space requiring dedicated in-row cooling. I calculated HVAC loads, scheduled equipment, created HVAC layouts of ductwork and piping from base building risers, completed submittal reviews, and completed site visits with subsequent reports.



Scott Houchin, CPD

PLUMBING AND FIRE PROTECTION DESIGNER

Scott has over 20 years of experience in the design of plumbing and fire protection systems for base building, tenant, and renovation projects. These projects have included office buildings, military and governmental facilities, mass transit train stations and adjoining support facilities, hotels, multifamily residential, restaurants, retail facilities, fitness centers, conference centers, clubhouses, auditoriums, laboratories, pharmaceutical manufacturing facilities and child care facilities. Project experience includes tenant fit outs and renovations, office buildings (base and renovations), hotels, commercial food service/kitchens, and conferencing centers.

REGISTRATIONS

Certified Plumbing Design
NICET, Level III, Technician
Certification

YEARS OF EXPERIENCE

Dewberry • 10
Prior • 23

AFFILIATIONS

American Society of
Plumbing Engineers (ASPE)

Vienna Police Station | Vienna, Virginia | Plumbing/Fire Protection Designer

Planning, design and construction of a new 29,441 SF Police Headquarters. The new building allows all divisions of the police department to work out of the same facility and features upgraded technology and security measures. Involved collaboration with key stakeholders and final report/presentation to Town Council.

Mason District Police Station Renovation | Fairfax, VA | Plumbing/Fire Protection Designer

Dewberry is performing Architectural and Engineering services for a renovation and expansion of the Mason Police Station which is located at 6507 Columbia Pike, Annandale, Virginia. The project includes the renovation of Police Station area of the existing building (approximately 22,500 square-feet of the 33,600 square foot building), and an approximate 9,000 square-foot one-story at grade addition.

Town of Leesburg Police Station Renovation | Leesburg, VA | Plumbing/Fire Protection Designer

Architectural and MEPS engineering services for expansion of the Leesburg Police Station. The facilities consist of the police headquarters, an independent Technical Support Building, a secure parking area, and a public parking area. The current police force has outgrown this facility, requiring an expansion.

Dulles Discovery Campus | Herndon, Virginia | Plumbing/Fire Protection Designer

The Dulles Discovery (DD) campus is a multiple building complex divided into two parts; a North Campus and a South Campus. The Campus is owned by The Peterson Companies and leased by a secure U.S. Government agency (USG). Dewberry has worked on the project for many years, over three phases (DDI, DDII and DDIII). This North Campus is served by a common central utility plant (CUP) designed to provide chilled water for HVAC systems as well as electrical power (utility, standby generator and UPS) to the facilities. Dewberry provided design and construction services for these first three phases of the project (DDI, DDII, and DDIII).



Lyle Cutler, RCDD

SECURITY/IT/AV DESIGNER

Lyle has spent over 30 years in the technology space designing solutions for telecommunications, access control systems (ACS), intrusion detection systems (IDS), CCTV video surveillance, data networking and infrastructure, wireless data, paging, and active shooter detection and audio/visual systems. Lyle also works closely with our Vulnerability Assessment program identifying security vulnerabilities and providing process and technology mitigation. Lyle's design experience encompasses federal intelligent agencies, military installations, confidential industry clients, high-security detention applications, justice/public safety, and all educational building types ranging from K-12 through higher education. Lyle manages the technology discipline for the iTAC initiative within the MEPs Service Line. Lyle received his Registered Communications Distribution Designer (RCDD) certification in 2021.

- **EDUCATION**
AA • Electronics Engineering
• ITT Technical Institute •
1992
- **REGISTRATIONS**
Registered Communications
Distribution Designer
- **YEARS OF EXPERIENCE**
Dewberry • 4
Prior • 27
- **AFFILIATIONS**
American Society for
Industrial Security (ASIS)
International
Building Industry Consulting
Services International (BICSI)

Vienna Police Station | Vienna, Virginia | QA/QC for Security/IT/AV

Planning, design and construction of a new 29,441 SF Police Headquarters. The new building allows all divisions of the police department to work out of the same facility and features upgraded technology and security measures. Involved collaboration with key stakeholders and final report/presentation to Town Council.

Mason District Police Station Renovation | Fairfax, VA | Security/IT/AV Designer

Dewberry is performing Architectural and Engineering services for a renovation and expansion of the Mason Police Station which is located at 6507 Columbia Pike, Annandale, Virginia. The project includes the renovation of Police Station area of the existing building (approximately 22,500 square-feet of the 33,600 square foot building), and an approximate 9,000 square-foot one-story at grade addition.

Town of Leesburg Police Station Renovation | Leesburg, VA | Security/IT/AV Designer

Architectural and MEPS engineering services for expansion of the Leesburg Police Station. The facilities consist of the police headquarters, an independent Technical Support Building, a secure parking area, and a public parking area. The current police force has outgrown this facility, requiring an expansion.

Loudoun County Courts Complex Expansion, Phase III | Leesburg, VA | Security/IT/AV Designer

Phase III Expansion of the Loudoun County Courts Complex in historic, downtown Leesburg. Encompassing a campus environment with multiple land parcels and existing structures, the expansion includes the design and construction of an 92,000 SF courts building, renovation to the existing courts buildings, and a structured parking garage.



William Downey

COST ESTIMATOR - *DOWNEY & SCOTT*

William brings a seasoned perspective from his 42 years of construction management. As a senior-level construction executive, he has experience in various project delivery methods. His community service, coupled with his construction experience, allows him to understand better the needs of both the private and public sectors. His unique perspective reflects a four-year term as an elected member of the Board of Supervisors and a four-year term as an elected member of the School Board in Fauquier County, Virginia. The overall Project Manager/Engineer and Principal of the firm, his experience adds a valuable hands-on perspective. He has performed extensive cost engineering and construction management services on numerous projects. He is an expert in negotiation services, claims analysis, and contract administration on various project types. His skills, derived from within the industry, add critical depth and perspective to the Downey & Scott team.

● EDUCATION

BS • Construction
Management • Syracuse
University

● YEARS OF EXPERIENCE

Downey & Scott • 42

● REGISTRATIONS

AACE
CSI

Instructor for ESI of
Northern VA

Instructor for AIA
Washington DC Chapter

Former Board of Supervisor
Member

Selected Project Experience

- Town of Vienna, Patrick Henry Library & Parking Garage: Vienna, VA
- Town of Vienna, East Maple Avenue Water Service Replacement: Vienna, VA
- Town of Vienna, New Police Department: Vienna, VA
- FCPS, James Madison High School Addition & Renovation: Vienna, VA
- Lake Thoreau Pool Area Renovation: Reston, VA
- Huntington Levee: Fairfax County, VA
- Fairfax County Water Authority, Central and Willard: Fairfax, VA
- Patriot Park – Three New Structures: Fairfax County, VA
- Fire & Rescue Academy/EMS Training Facility Expansion: Fairfax, VA
- Audrey Moore Recreation Center, Annandale, VA
- Reston Town Center Pavement Modifications: Reston, VA
- Oakton Library SWM: Oakton, VA
- Merrifield Fire Station #30 Expansion & Renovation: Merrifield, VA
- Stringfellow Park & Ride: Fairfax County, VA
- Stringfellow Transit Center-Phase II: Fairfax County, VA
- Western District Police Station Parking Lot Drainage: Woodbridge, VA
- McCoart Building Accessible Parking: Woodbridge, VA
- Rappahannock Regional Jail Expansion and Renovation: Stafford, VA
- Prince William County School, New Baldwin Elementary School: Manassas, VA
- Police Headquarters & 911 Emergency Call Center: Fredericksburg, VA
- Fauquier County, Orlean Volunteer Fire Station #11: Fauquier County, VA

H UNDERSTANDING OF THE PROJECT

Our understanding of the Town of Vienna's first floor renovation project at 127 Center Street is rooted in a comprehensive analysis of the project scope defined in the RFP, the town's needs, and the unique opportunities this renovation presents. The Town Hall, a pivotal structure in Vienna, VA. encapsulates the essence of the town's administrative functions. The first-floor houses 43 dedicated town employees, spanning an area of about 4,400 gross square feet. Over time, the evolving needs of the town and its citizens have necessitated a re-evaluation of the space's functionality and aesthetics. The vision for this renovation transcends mere aesthetic upliftment; it aims at reimagining the space to foster greater efficiency, adaptability, and a more engaging environment for both the employees and the visiting public. Understanding the importance of this project, our approach is guided by a deep respect for the town's heritage, the buildings architectural integrity, and the forward-looking aspirations of its people.

Critical Issues To Address

The following are some of the challenges that the Town and our Project Team will need to address throughout the course of the project:



Departmental growth have expanded into inadequate spaces that do not meet staff needs



Existing furniture and finishes are tired and outdated



No breakroom or coffee stations on the 1st floor



Lack of Storage Space



No space for future growth



Security Issues

Our team has meticulously dissected the project's scope to maintain a holistic understanding of the town's requirements. From the development and refinement of the test fit concept originated in Phase I, to the reconfiguration of spaces for enhanced functionality and efficiency, our approach is comprehensive. We are particularly attuned to the necessity of modernizing mechanical, electrical, and plumbing systems in alignment with current codes, as well as the aesthetic imperative to update interior finishes and furnishings.

A key aspect of our project understanding is the recognition of the need for Americans with Disabilities Act (ADA) and Virginia Uniform State Building Code (VUSBC) compliance, verifying that the renovated space is accessible and safe for all. Furthermore, the potential expansion of our architectural and engineering services to include the second floor and basement highlights the project's dynamic scope and our readiness to adapt and expand our services to meet the town's evolving needs.

Collaboration and Compliance

Recognizing the critical importance of collaboration with town representatives, regulatory bodies, and other stakeholders, we are committed to a participatory approach. This involves securing the necessary permits and approvals from Fairfax County and other approving agencies, a process we navigate with expertise and diligence to provide smooth project progression.

Anticipating Outcomes

Envisioning the project's completion, we foresee a transformed space that not only meets the current operational demands but also anticipates future needs. Our design philosophy integrates flexibility, sustainability, and a keen sense of place, so that that the renovation serves the town well for years to come.

In conclusion, our understanding of the Town of Vienna's first-floor renovation project is comprehensive and nuanced, shaped by an appreciation of the town's unique character and a commitment to excellence in architectural and engineering services. At Dewberry, we are excited to embark on this journey of transformation with the Town of Vienna, confident in our ability to deliver a space that reflects the community's values, meets its needs, and inspires its people.

PROJECT APPROACH OVERVIEW

EXPERT TEAM

Dewberry brings to the table a proven record of excellence in the realm of administrative interior renovations. Our distinct advantage lies in our ability to marshal a dedicated team of leaders, each with a wealth of expertise in both the design and the nuanced intricacies of space planning, FF&E, finish selection, detailing, technical drawings, and construction administration. The strategic assembly is not merely about pooling skills but fostering a collaborative environment where each project is approached with a holistic view, so that we meet and exceed the unique demands of each community and project we undertake.

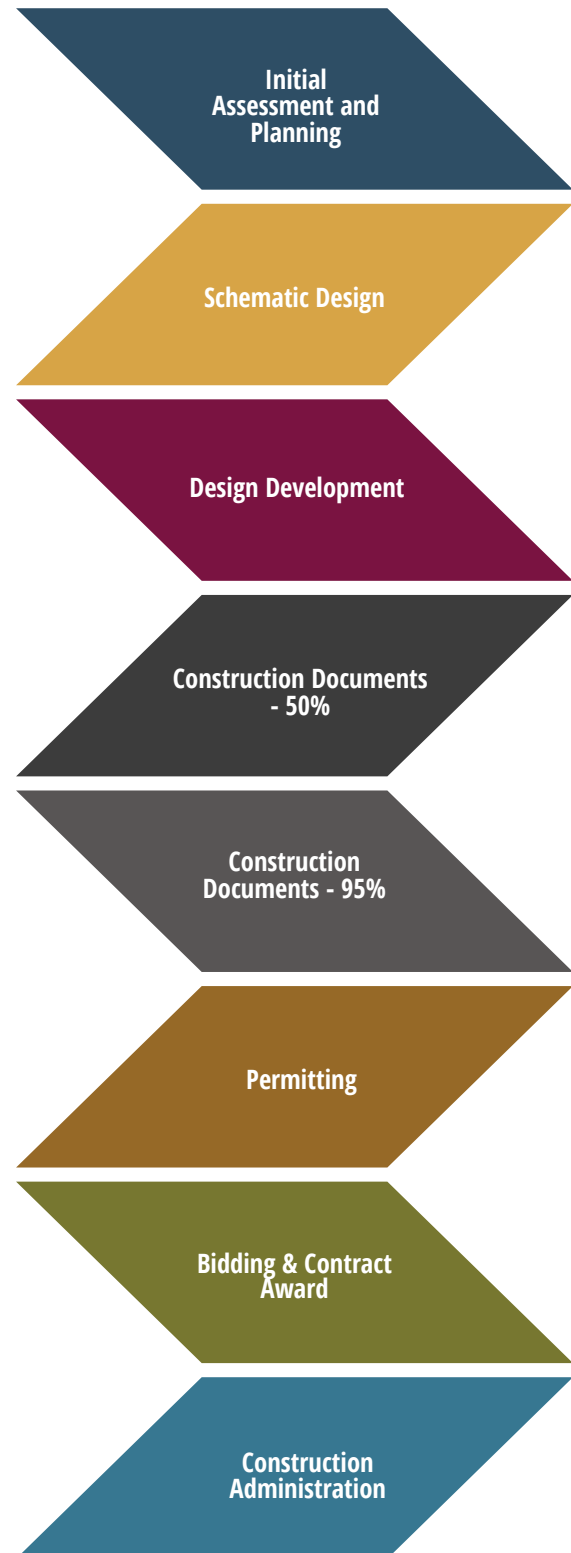
We offer this team, under the **leadership of Rod Williams, who will be the Principal-in-Charge, April Vacca our Project Manager, Ellen Augst, Project Architect and Julie Urban our Interior Designer** who will assist with the conceptual design efforts. April will be your primary point of contact throughout the planning effort.

At the core of our design philosophy is a deep-seated commitment to engaging directly with those who will work within the spaces we create. We understand that effective solutions are born from a clear understanding of the user's operational and performance expectations. It is this foundational principle that guides us to involve building users from the outset, allowing us to tailor our designs to perfectly align with their visions and needs.



BUCKS COUNTY GOVERNMENT ADMINISTRATIVE BUILDING
RENOVATION

OUR APPROACH TO THE SCOPE OF WORK



Our experience has taught us that challenges often require a multi-faceted approach to be surmounted effectively. Recognizing that there is seldom a one-size-fits-all solution, we pride ourselves on our agility and creativity in addressing each project's unique challenges. This approach has enabled us to integrate a variety of solutions, maintaining the optimal outcome for every project we design.

Whether charting new territories with innovative solutions or adapting tried-and-true standards to new contexts, Dewberry has consistently established the design criteria that have led to the successful realization of numerous renovation projects. Our commitment to excellence, combined with a deep understanding of the communities we serve, positions us uniquely to bring transformative changes to your project, so that the renovated spaces not only meet but exceed your expectations.

This project approach document outlines our firm's comprehensive plan to deliver architectural and engineering services for the renovation of the first floor at the Town Hall located at 127 Center Street, Vienna, VA. The project's primary aim is to enhance the functionality and aesthetics of the first floor to better serve the town's administrative needs, in alignment with the vision developed in Phase I.

Initial Assessment and Planning Phase

Our team will undertake a comprehensive verification of the existing floor plan against the existing architectural drawings. Concurrently, we will rigorously verify the program that was developed in Phase I, performing a back-check against the town's program of requirements. This step verifies that all considerations regarding the town's current needs, as well as its anticipated growth and future demands, have been accurately integrated into our planning.

Leveraging the foundational test fit concept and program of requirements established during Phase I, will serve as the cornerstone for our ongoing development efforts. This approach will enable us to meticulously refine our design concepts, so that they align with the town's immediate and prospective needs.

A critical aspect of our refinement process will involve an in-depth review of the furniture, equipment, and storage arrangements as outlined by the test fit concept. This review is pivotal to ascertain that the spaces we develop are in full compliance with ADA and the Furnishings, Fixtures, and Equipment (FF&E) requirements and the Town's standards.



COUNTRYSIDE (IL) CITY HALL AND MUNICIPAL COMPLEX

Schematic Design Phase

During the schematic design phase our team's primary objective is to translate the preliminary programming and test fit plan into detailed, schematic drawings and documents. This phase involves several key activities:

- We will use the completed test fit and program of requirements to create initial schematic designs. These designs will illustrate the spatial relationships, scale and form of the project areas. We will explore various design alternatives and present these options in the form of sketches and rudimentary floor plans.
- We will organize meetings with you and other key stakeholders to review the proposed schematic designs. Your feedback will be crucial in refining the concepts to establish they meet your vision and functional requirements. Concurrently, our engineering team will assess the existing mechanical, electrical and plumbing systems to determine necessary modifications that align with the reconfiguration plans and comply with current codes. This assessment will guide the preliminary integration of these systems into the schematic design.

Design Development Phase

Following the approval of the schematic design, the design development phase will commence, enhancing and detailing the approved concept into a fully articulated project plan. Our team will produce detailed drawings, refined plans, and elevations that specify all elements of the project. These documents will provide comprehensive details on dimensions, integrated building systems, cost estimate, and construction methods. The mechanical, electrical and plumbing engineers will finalize the integration of systems, ensuring all modifications are optimal for the reconfigured spaces and are compliant with all applicable codes. Detailed drawings will include all rerouted ductwork, electrical layouts, and plumbing. Also included in this phase are: submittal reviews, responses to RFI's, bi-weekly progress meetings, punchlist and provide record drawings. We will confirm all materials, finishes and colors by providing three color board options for stakeholder selection and approval. And finally will select all new FF&E in accordance to the new layout and design theme.

Construction Documents Phase

By this stage, our team has collected all essential data and is ready to compile the construction documents for both bidding and permitting processes. We will conduct two critical review sessions with you, first when the documentation is at the 50% and again when it reaches 95% completion. Throughout this period, we will provide a cost estimate to guarantee that the project adheres to its budget and timeline. This phase will include the following:

SYSTEM MODIFICATIONS

Assess and modify mechanical, electrical, and plumbing systems to comply with the latest codes and maintain efficient operation within the newly reconfigured spaces.

INTERIOR FINISHES

Replace and update interior finishes including carpet, paint, and flooring, focusing on durability, aesthetics, and ease of maintenance.

FURNISHING AND EQUIPMENT

Select and specify new furniture, fixtures, and equipment that align with the functional and aesthetic goals of the renovation.

ADA AND VUSBC COMPLIANCE

Verify all drawings and designs comply with the Americans with Disabilities Act (ADA) and Virginia Uniform State Building Code (VUSBC), promoting accessibility and safety.

Permitting Phase

Secure all necessary permits and approvals from Fairfax County and other relevant agencies, verifying full compliance with local regulations.

Bidding and Contract Award Phase

Assist with the bidding process, including preparation of bid documents, evaluation of bids, and assistance in the awarding of contracts to verify the selection of qualified contractors.

Construction Administration Phase

Provide comprehensive construction administration services to oversee project progress, quality control, and adherence to timeliness and budgets.

Potential Scope Extension (Optional)

Be prepared for a contract modification to extend architectural and engineering services to the second floor and basement, pending project requirements and approval.

Our approach is designed to provide a seamless and efficient renovation process, from concept development through to completion. Dewberry is committed to delivering a first-floor renovation that meets the Town of Vienna's functional requirements and aesthetic aspirations, within the established budget and timeframe. Our integrated approach, combining design excellence with rigorous project management, aims to exceed the Town of Vienna's expectations, creating a functional, accessible, and aesthetically pleasing administrative space.

Quality Control Plan

Dewberry prioritizes quality in our work and understands the rigorous requirements that the Town of Vienna incorporates into all Contracts. We strive to meet the Town's goal of being accurate, detail-oriented, consistent, coordinated and complete. Our recent experience on the Town of Vienna Police Station has broadened our understanding of the Town's expectations for the QA/QC program including submission and approval of checklists, marked-up plans, completion of sign-off blocks and backchecking results. Our Quality processes focus on continuous improvement and Best Practices and emphasizes consistent execution of the basics of safety, budget, and schedule. The Quality Plan specifically identifies project criteria so that reviewers can verify the requirements are incorporated into the design.

Dewberry's plan for quality control begins with the formal implementation of a Project Plan for each project which is based on the agreed upon project scope, schedule and budget. Each Project Plan establishes expectations and parameters for all project participants.

Quality documents are not simply the result of milestone QA/QC reviews, but rather the commitment the team shares throughout the entire course of the project. Dewberry and our consultants share a culture that encourages accountability for all project participants to take ownership in their respective responsibilities to the extent that we focus on doing our job right the first time, with an eye on quality every day on the job.

Use of Independent Peer Reviews

Dewberry's Quality Management System (QMS) is certified by NQA to meet ISO Standard 9001:2015.

Receiving this certification means that our quality assurance and quality controls (QA/QC) protocols and process have completed a rigorous audit by an independent ANAB accredited ISO Registrar and have been found to be fully compliant with the ISO standard. Fairfax County can expect we will provide consistent, high-quality services and deliverables within the framework of our ISO 9001:2015-certified QMS.

Dewberry's QMS is AAA; Actionable (via scalable tactics), Accountable (via Project Audits) and Always Improving. Our QMS framework is focused on controlling risk while enabling continual improvement.

Mark Kuszczynski, CDT, will be responsible for the QQ/QC program for the Town Hall Renovation project. He will orchestrate independent reviews for each discipline. Mark is the quality control manager for all projects in the Fairfax, VA office.

QA / QC Procedures During Design

Dewberry considers quality assurance and quality control critical components to our overall design methodology and project approach. Our process overlays quality control onto the project's development. We practice continuous quality assurance that is embedded into our entire design process and underlies all planning, design, and construction activities.

Dewberry's continuous Quality Management Plan achieves our goal of providing services and deliverables that are of the highest quality and meet the expectations of the Town.



EXAMPLES OF WORK

Bucks County Government Master Plan and Renovation DOYLESTOWN, PA

The Bucks County Phase I planning study focused on identifying future programmatic needs for all County agencies not moving into the new Judicial Center, as well as developing a viable backfill plan for two large County facilities: the former Bucks County Courthouse and Administration Building (constructed in 1962) and the former Family Court building. The Phase I planning effort included conducting a space needs planning exercise for more than 12 different County agencies, and performing a strategic evaluation of all leased and County-owned buildings occupied by those groups. Additionally, planning and design for the Board of Elections, Clerk of Court, Register of Wills, and Register of Deeds were included in the master plan. The solutions took ongoing lease or maintenance costs into account, combined with agency mission and operations, to craft a range of viable backfill plans, and to develop the final occupancy plan.

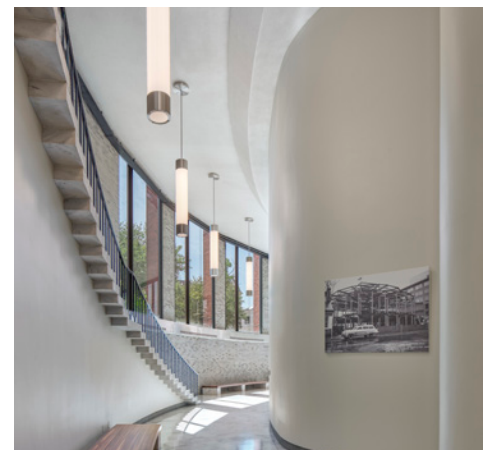
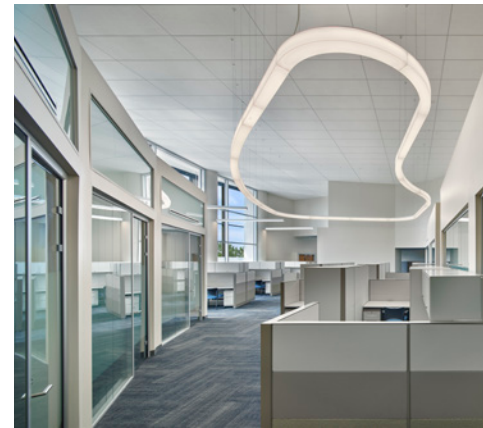
The study worked toward the following goals:

- Consolidation of County services to reduce cost through the release of leased space and reduction in County-owned facilities.
- Optimization of space utilization and employee productivity through functional adjacencies and technological innovations.
- Building system modernization to decrease energy consumption, prolong building system life-cycle, and improve staff comfort.
- Improved service delivery to citizens through improved wayfinding and consolidation of like functions.
- Optimization of the benefits achieved for the cost of the project(s).
- Crafting a realistic staged renovation/move plan to be implemented in phases over a three year period.

The team evaluated all potential renovation costs for the two backfill buildings, including the site, the exterior envelope, and interior conditions (including HazMat). Conceptual occupancy plans, staging, and incremental project costs were subjected to life-cycle analysis to determine the optimal order and phasing of the renovation.

Dewberry was selected for the follow-on design for the project which included three phases. Phase One was the complete gut and renovation of the Family Court building, which has been completed and now houses the county's detectives. Phase Two is the gut and renovation of Levels 1, 4, 5, 6 and 7 of the larger court building, which is also complete. Phase Three included the full renovation of Levels 2 and 3. Most agencies, inclusive of the detectives, only moved once into their final location. A few agencies were required to move into swing space while their final space was renovated. The two buildings house all the county's non-court related functions and allow the County to terminate all their lease agreements.

- **COMPLETION** 2020
- **SCHEDULE**
Completed on schedule
- **SIZE**
160,000 SF Main Court Building
35,000 Family Court Building
- **FIRM ROLE**
Prime Architect



Vienna Police Headquarters

VIENNA, VA

Dewberry designed the new 29,441 SF police headquarters building for the Town of Vienna. The existing police building was demolished and the existing site was redeveloped to include the new building, which allowed all divisions of the police department to work out of the same facility and features upgraded technology and security measures. Our team worked collaboratively with the police department and community members to create a space that is outward facing. As a result of this process we were able to create several concept layouts with the following objectives: meet the needs of the department for current use and anticipated growth, develop a design with building aesthetics that align with the surrounding neighborhood, create a plaza and community room between a historic building on the site and the police station

A primary focus of the project was on safety and security, using strategies related to Crime Prevention Through Environmental Design (CPTED). The design team used landscape elements instead of bollards, in order to protect the building. Additionally, our design incorporated secure parking for police and staff vehicles as well as separate public parking for the community. We also included site lighting that provides ample sightlines throughout the grounds without spilling onto adjacent properties. Accessibility and approachability were two other important factors taken into consideration. The design incorporated a plaza to activate the space between the historic Bowman House and the station. This was achieved by creating undulating planters that are periodically interrupted by landscape seating.

The facility is targeting LEED® Silver certification

- **COMPLETION**
2022

- **SCHEDULE**
Construction completion was delayed by 8 months due to supply chain delays.

- **SIZE**
29,000 SF

- **FIRM ROLE**
Prime Architect

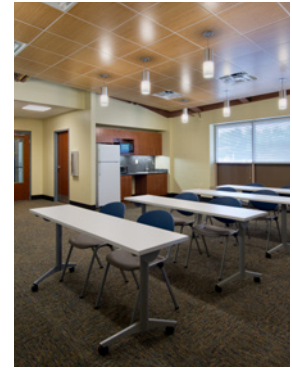


Fair Oaks Police and Fire/Rescue Station Renovation & Addition

FAIR OAKS, VIRGINIA

After conducting a planning study to define the needs and requirements for the improvement of this combination police and fire station, Dewberry designed a major renovation and several additions to the existing stations, doubling the existing square footage for police and fire functions. Four carefully planned phases of construction allowed the building to remain fully-operational during construction. Our design approach was to use several programmatically-required additions to transform this aging building into one unified structure.

Development on the steeply-sloped site was challenging; existing site development did not meet existing storm water management requirements. A new, two-story addition to the existing police wing allowed the current staff to be moved into the new building, and the entire existing interior to be gutted and all existing building systems to be replaced or improved upon in the process. The most visible addition to the Fair Oaks Station is a new training room on the front of the existing police wing that is used by Fire, Police and the community. This addition and its two-story tower draw more attention to the public entry of the building, and serve to keep the public functions separated from the more secure activities. Other additions and renovations included the relocation of the crash training site away from the Fire Station, the relocation of the fueling station for greater efficiency, an addition to house women fire personnel, the addition of a new bay for marine rescue, and renovations to all other bays for segregated decontamination.



- **COMPLETION** 2015
- **SCHEDULE**
Completed on schedule
- **SIZE**
24,571 SF Renovation
19,093 SF Addition
- **FIRM ROLE**
Prime Architect
- **AWARDS**
LEED Silver



Leesburg Police Station Expansion LEESBURG, VIRGINIA

The project is a new Police Headquarters building located on the site of the current police facility at 65 Plaza St NE, Leesburg VA. The existing police building was occupied during construction and the existing site will be redeveloped to include both the new building addition and existing renovation, as well as adding secured and unsecured parking to total about 140 and 40 vehicles respectively, and associated site improvements.

Upon approval from the Town Council, Dewberry held a kick-off meeting with Chief Brown and his command staff to review the project scope and assumptions, identify stake holders, confirm project requirements regarding sustainability, as well identify critical success factors and risk to the project. After the kick-off meeting, the design team conducted two program validation meetings with department stakeholders. The goal of these meetings was to confirm that the recommended square footage from the Police Facility Needs Assessment, lined up with departments current operational needs. This process allowed Dewberry to develop a program document to track the proposed program space requirements from the 2011 study in relation to the current program needs that were presented in adjacent columns. The square footage at each meeting was adjusted as each department was reviewed with the Command staff and selected staff members.

Dewberry visited the site to evaluate the structural capacity of the main building's attic space to determine whether a portion of the facility's addition could be built in the attic. Based on review of the existing drawings and the site visit it was determined that the attic of the main building could not be used to expand the facility.

Dewberry conducted a stacking and adjacency workshop with members of the Leesburg Police Department as well as other Town stakeholders. Various orientations of departmental and space blocks were explored on the site and within the existing building footprint. As a result, three conceptual options were identified to be further explored. These options were developed following the alignment of the programs conceptual cost with the Town's budget.



- **COMPLETION** 2025 (EST.)
- **SCHEDULE**
Currently on schedule
- **SIZE** 33,000 SF
- **FIRM ROLE**
Prime Architect/Project
Manager/Construction
Administration



National Electrical Benefit Fund Investments WASHINGTON, D.C.

Dewberry completed interior design work for the National Electrical Benefit Fund (NEBF) Investments, a nonprofit organization that has provided pensions for retired workers in the electrical construction industry since 1927. Their office is in a LEED® certified building located in Washington, D.C., so it was critical that we helped NEBF Investments create a more sustainable footprint with the design we implemented. The renovation consisted of reducing NEBF Investments office footprint from 12,483 square feet to 7,113 square feet by demising their space from their sub-tenant. The design intent was to downsize the office in order to better utilize the space. We redesigned the space in a way that was more efficient, functional for the employee's needs, and reinforced their brand.

Using the company's background in electrical work as inspiration, we created goals for the project that were to: emphasize connectivity and keep valuable furniture in cycle. In order to emphasize connectivity, we strove to brighten the space, create a more efficient layout, and reduce demand on virgin materials. We achieved this goal by upgrading to new LED light fixtures, relocating existing wood frames and doors, reusing cabinet hardware, and salvaging millwork and granite tops. In order to accomplish the second goal, we kept as much of the original furniture, caseload, and millwork pieces as possible to extend the lifecycle of their use. In their new space, NEBF Investments wanted visibility of their brand with a new entry from the elevator lobby.

- **COMPLETION** 2014
- **SCHEDULE**
Completed on schedule
- **SIZE** 33,000 SF
- **FIRM ROLE**
Interior Design

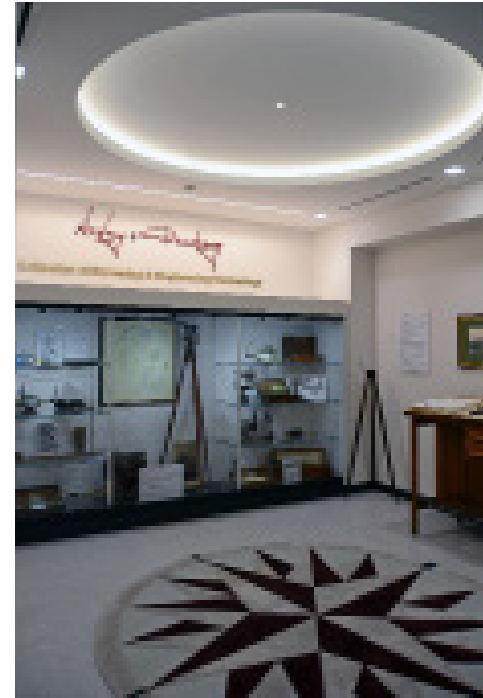


8401 Arlington Boulevard Renovation FAIRFAX, VA

The Dewberry team coordinates renovations for many private, local and federal government clients. Renovations vary from simple interior fit-outs to complex phased renovations with complete building system upgrades. The Dewberry Headquarters renovation is an example of a complex renovation which began in 2015 and includes six phases which allowed for continued occupancy. The goal of the project was to upgrade the building's infrastructure and reposition the building's assets to create an environment for employees that is healthy, functional, efficient, and inviting. Dewberry's comprehensive design encompasses architecture, interior design, civil, structural, and mechanical engineering, plumbing, fire protection, fire alarm, and electrical upgrades; energy solutions and continuous commissioning, furniture design, elevator modernization, and technology upgrades.

Phase I was a complete HVAC and electrical system upgrade as well as elevator modernization. Mechanical systems upgrade included in-place replacement of air handling units and terminal devices with high-efficiency chilled water system and distributed fan-powered boxes, increasing both efficiency and occupant comfort. The electrical system was replaced in full to support increased power density throughout the building as well as revising the emergency distribution riser for improved reliability and distribution to critical IT infrastructure. The electrical renovation included a phased design installing the new distribution parallel to the existing and transitioning all loads to this new riser during construction of subsequent phases; all accomplished without sacrificing usable interior space. Phase II was construction of a swing space located on the ground floor. Phases III thru VI included phased complete interior renovation of the remaining floors. Phases II through VI transitioned the mechanical and electrical loads to the new equipment and saw the removal of obsolete equipment and distribution.

The project included a complete reconfiguring of the office and cubical layout that supports an office environment of open collaboration, teaming rooms, private and public zones, new employee amenities like open area libraries for research, technology bars in the breaks and recycling centers. The renovated space is an open concept filled with light and a vibrant feel with technology integrated to accommodate different working styles throughout the space.



- **COMPLETION** 2018
- **SCHEDULE**
Completed on schedule
- **SIZE** 94,000 SF
- **FIRM ROLE**
Interior Design



East Dundee Municipal/Police Complex

EAST DUNDEE, ILLINOIS

Since 2008, Dewberry worked with the Village of East Dundee to assist in the analysis of multiple sites and facilities for their future police and village hall.

After Dewberry performed detailed examinations of three sites with the Village's priorities driving the study, two were discarded due to negative impact to the neighborhood, limited expansion options, brownfield site conditions, demolition costs, and higher new construction costs. The final site was chosen due to its adjacency to the Village Hall, its downtown location, and its lower renovation costs. The chosen site was the Village's recently abandoned fire station. Dewberry creatively transformed and completely reorganized the 1950s fire station into an efficient and functional police facility, quadrupling the police department's current size in the process. McIntosh Creek runs between the planned improvements and provides the opportunity for a future civic plaza. The municipal complex is approximately two acres and is located two blocks from the Village's historic downtown which continues to undergo redevelopment.

The East Dundee Police Station achieved LEED Gold certification and is part of a unique Sustainable Energy Development District. The project team leveraged the design to contribute to the District's renewable energy and energy conservation goals, establishing a precedent for high performance green buildings within the Village boundaries. With this project, the Village set an example of sustainable development for economic vitality, community well-being, and natural resource stewardship.



- **COMPLETION** 2016
- **SCHEDULE**
Completed on schedule
- **SIZE**
10,933 SF Renovation
734 SF Addition
- **FIRM ROLE**
Prime A/E firm
- **AWARDS**
LEED Gold





City Hall Expansion

SAGINAW, TX

For nearly a decade, Dewberry worked with the City of Saginaw to create innovative buildings and facilities and to provide assessments and planning services. Dewberry completed five projects for the City of Saginaw, including a City Hall Expansion/Renovation, a new recreation center, a new police station, a police and fire departments needs assessment and feasibility study and a renovated library.

Saginaw City Hall Renovation/Addition: An 8,609 SF addition/renovation including a newly configured/appointed Council Chambers with new technology/security/AV upgrades; a newly configured Public Lobby for a control point to City Services; new Municipal Court/Council Chambers with heightened security measures; and cosmetic improvements to the remainder of the existing City Hall building, addressing new flooring, wall finishes and ceilings. This project also includes adding parking, opening a connection between the adjacent existing city park and the City Hall site and creating a courtyard for open gathering space to physically and visually connect the neighboring library and the City Hall.

- **COMPLETION**
2014
- **SCHEDULE**
Completed on schedule
- **FIRM ROLE**
Existing Facility Needs Assessment, Space Planning, Programming, Architectural Design, Cost Estimating, Interiors, Technology & Security



Arlington City Council Chambers and New Library ARLINGTON, TX

A new urban landmark in Arlington, Texas, is offering a suite of public spaces to meet a community's need for connection and exploration, support adult literacy and education, and create a home base for the younger generations to discover the thrill of reading. At 80,000 square feet, the facility anchors the community's downtown revitalization. An adjacent public plaza and new 6,500 SF city council chambers addition complement the library and complete the city center feel.



The three-story building accommodates users with the latest technology and offers a variety of flexible meeting spaces that can be used for classes, workshops, and other community events and gatherings. The library offers approximately 200,000 print and audiovisual resources, with dedicated spaces for children, teens, and adult literacy. The designated teen space can be used by everyone and includes a computer lab, 3D printers, a technology help desk, and more.

Our design approach to the new Central Library and Council Chambers/community meeting facility involved six different planning schemes that each had their own strengths and differences and explored a design problem from several different angles. This process also highlighted some of the inherent challenges and goals of this very important civic project for downtown Arlington. Two of the six planning diagrams were selected to detail further with the client.

- **COMPLETED** 2018
- **SCHEDULE** Completed on schedule
- **FIRM ROLE** Prime firm providing programming, planning,, architectural design, interior design, FF&E, structural engineering, and technology consulting services.



Lawton Municipal Facility Needs Assessment and Implementation

LAWTON, OK

To address significant operational, security and space deficiencies, the City of Lawton selected Dewberry to design a comprehensive municipal facility to house Jail, Police, Courts and Fire Station No. 1. The City's desire for consolidated resources and improved facilities outlined the specific project needs. The design discussion began with a focus on the five-acre site. With greater visibility, the new facility will extend the existing cultural and civic presence in downtown to this northeast gateway site along Gore Boulevard. The long narrow site has been organized with public access, parking, and bike trails on the west; staff secured entry and parking on the east; and deliveries, additional parking, and storm water detention to the south. The facility is arranged on three levels, keeping all public services as compact and close to the entry as possible. The building design was inspired by the neighboring Wichita Mountains rolling into the plains and reflects context and values specific to the City of Lawton.



● **COMPLETED**
2019

● **SCHEDULE**
Completed on schedule

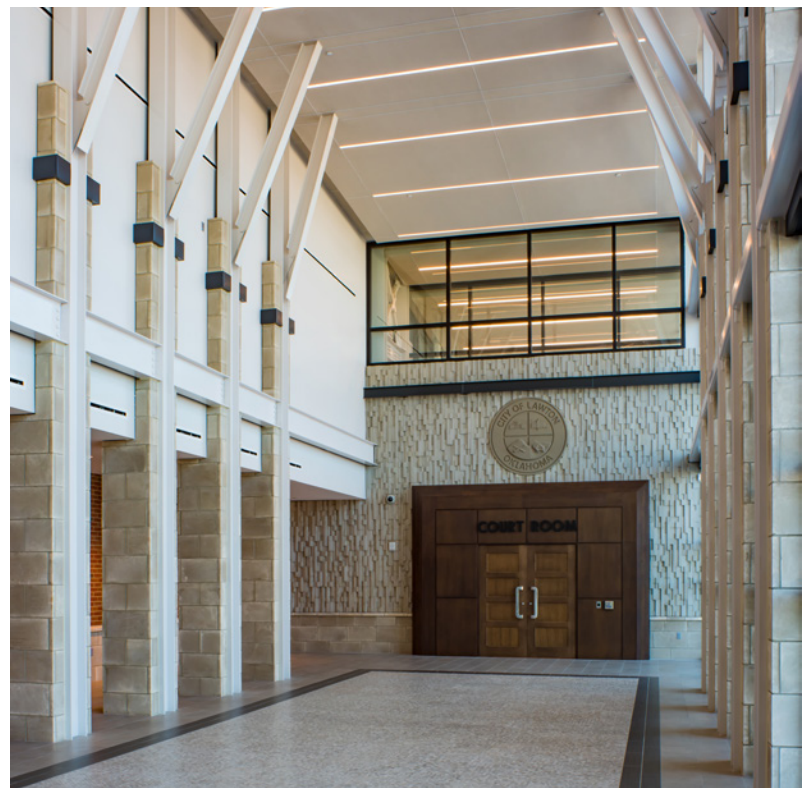
● **FIRM ROLE** Prime firm providing planning, architecture, interiors, FF&E, civil and structural engineering, security and technology design

● **AWARDS**
2022 Association of Licensed Architects Design Awards - Gold Award



Shared Facilities - Gold Award, Firehouse Magazine

AIA Eastern Oklahoma People's Choice Award - Civic Architecture



REFERENCES



Town of Vienna Police Station VIENNA, VA

Town of Vienna, VA
127 Center Street, South
Vienna, VA 22180

Chief Jim Morris

p: 703.255.6366; e: jim.morris@viennava.gov

Description: Planning, design and construction of a new 29,441 SF Police Headquarters building. The new HQ allows all divisions of the police department to work out of the same facility and features upgraded technology and security measures.

Completion Date: 12/2022



Kaiser Permanente Peritoneal Dialysis Suite SHADY GROVE, MD

Kaiser Permanente
11900-A Bournefield Way
Silver Spring, MD 20904

Selvin Levons, Project Manager

p: 240.687.3621; e: Selvin.E.Levons@kp.org

Description: New Peritoneal Dialysis Service (PDS) located in existing shell space on the Second floor at Kaiser Permanente Shady Grove Medical Center. Includes a nurse station, treatment rooms, offices, Medical prep room, and waiting area with triage.

Completion Date: 5/2023



NEBF - 900 Seventh Street WASHINGTON, D.C.

NEBF Investments
900 Seventh Street, NW
Washington, DC 20001

Monte Tarbox, Executive Director

p: 202.496.1276; e: mtarbox@nebfinvest.org

Description: Completed interior design work for the National Electrical Benefit Fund (NEBF) Investments, a non-profit organization that has provided pensions for retired workers in the electrical construction industry since 1927.

Completion Date: 3/2015

WHY DEWBERRY?



SUCCESSFUL RELATIONSHIP

OUR TEAM WILL BRING TO BEAR THE EXPERIENCE AND KNOWLEDGE GAINED FROM THE DESIGN OF YOUR POLICE STATION TO THIS PROJECT

HOW DOES THIS BENEFIT THE TOWN:

- Knowledge of Town processes and standards
- Experience working with Town stakeholders and Town Council
- Collaborative process from the very beginning of the project



EXPERIENCED IN-HOUSE A/E TEAM

A LEAN TEAM STRUCTURE THAT SPECIFICALLY MEETS YOUR NEEDS

HOW DOES THIS BENEFIT THE TOWN:

- Enhanced synergy between planning and execution due to the project team under one organizational structure.
- Project team under one organizational structure allows for the same quality standards and quality control practices.
- In-house project team is well versed in each other's working styles and expertise which enables our team to quickly adapt to changes.
- Brainstorm and implement solutions in real time, without the need to wait for external parties.



THOUGHT LEADERS IN MUNICIPAL FACILITY DESIGN

A KEY FOCUS OF OUR PRACTICE IS THE DESIGN OF CIVIC AND GOVERNMENT FACILITIES

HOW DOES THIS BENEFIT THE TOWN:

- Create spaces that serve multiple functions that can adapt to various uses, such as public meetings, staff workspaces, and community events.
- Prioritizing accessibility and inclusivity, verifying that renovations meet or exceed ADA standards and consider other inclusive design principles such as families with young children and elderly visitors.
- Emphasizing sustainability, bringing innovative solutions for energy efficiency, natural lighting, and acoustics.
- Project designed with direct input from stakeholders which result in higher levels of employee satisfaction and engagement



EXPERIENCE WITH COMPLICATED PHASED RENOVATIONS

EXPERIENCE WITH PHASED RENOVATIONS AND REMAINING OPERATIONAL DURING CONSTRUCTION

HOW DOES THIS BENEFIT THE TOWN:

- Developing phased construction plans that logically segment the renovation process allowing for continuous operation.
- Effective Communication: keeping the stakeholders informed and involved to mitigate complaints and increased support for the project.
- Understanding of cost-effective construction practices and sequencing leading to cost savings.
- Our experience has taught us several inexpensive and creative ideas that can greatly ease and minimize disruption during construction.



www.dewberry.com