



12 October 2018

# Request for Architectural Services for a Concept Plan to Renovate Florida House on Capitol Hill

Qualifications and Proposal for A-E Services by

**BELL Architects**  
Silman  
Engenium Group





12 October 2018

Ms. Diana Beckmann  
Florida House on Capitol Hill  
Number One Second Street, NE  
Washington, DC 20002

**Re: Request for Architectural Services for a Concept Plan to Renovate Florida House on Capitol Hill**

Dear Ms. Beckmann,

BELL Architects has assembled a team of certified DC businesses, well qualified for this project. Included in this team are:

- Architecture, Historic Preservation, Sustainable Design, and Design Project Management (DC CBE# LSZX11068072021): BELL Architects has over 19 years of experience working with the DC Government and private sector clients for modifications and retrofits of existing buildings.
- Mechanical Electrical and Plumbing (MEP) Engineering (DC CBE# LSZR77217082021): Engenium Group: Has worked with BELL on ADA upgrade and MEP projects at existing, occupied buildings including adaptive reuse of historic residential properties in DC.
- Structural Engineering (DC CBE# L90112112018): Silman has over 20 years of experience in Washington DC doing forensic investigations and structural analysis for historic buildings, embassies and over fifteen recent projects with the core team.

The BELL team functions as a compact, interactive office that allows senior professionals to maintain consistent involvement in all phases of each project's planning, design, and development. BELL is successful in minimizing risk by including experienced professionals, who work well together. We specialize in modernizing existing buildings and have specialized expertise in conditions analysis, problem solving and creative code compliance. We utilize technology to enhance timely communication and document control.

PROJECT GOALS: To make property improvements to increase capacity by 50%, make a warm and inviting space to promote Florida, enhance visitor experience and income potential at Florida's 'Embassy' in Washington DC

SCOPE SUMMARY: The property a contributing resource in Capitol Hill Historic District is a two-story former house converted into office and assembly spaces. To analyze the existing historic building conditions, its compliance with current building and zoning codes for use in conceptualizing property improvements The organization will be celebrating a significant anniversary and would like to hire an A-E team to help the Board develop program requirements and develop designs for property improvements and re-envisioning the spaces to meet contemporary aesthetics, interpretive and functional requirements to represent the State of Florida and offer space for temporary rentals and events.

Our understanding of the general scope for Architectural Service includes:

- zoning code study based on the DC Zoning Regulations of 2016;
- building code analysis based on the 2012 ICC Building Code, 2012 ICC Existing Building Code, & 2013 District of Columbia Building Code to include the following areas:
  - egress and life safety;
  - fire separation;
  - accessibility related to building access and restroom facilities.
- Investigation of conditions for recommendations on improvements, to address deficiencies and reconfigure for a more effective operation with expanded capacity.
- Conceptualize alternatives with conceptual construction budgets for review and acceptance by the Board;

The general scope for Structural Services includes:

- Investigation and conditions assessment
- Feasibility, Scoping of structure for up to 3 concepts

The general scope for Mechanical, Electrical, Plumbing & Fire Protection Services includes:

- code analysis based on the 2013 District of Columbia Mechanical Code, 2011 National Electrical Code, 2013, District of Columbia Plumbing & 2013 District of Columbia Fire Code to include the following areas:
  - Mechanical;
  - Electrical;
  - Plumbing;
  - Fire Protection.

The proposed base fees for the project are summarized below. Detailed scope and descriptions of understanding from engineers are attached.

STEP	Architecture	Structural	MEP Engineering	SUBTOTAL
1) Initial Planning and Assessment:	\$2,850	\$4,000	\$1,200	\$8,050.00
2) Initial Concept Design:	\$6,800	\$5,000	\$3,200	\$15,000.00
3) Revised and Final Concept Design	\$1,600	\$2,000	0	\$3,600.00
4) Final Concept Design Package	\$1,600	\$1,000	0	\$2,600.00
5) Site Visits, and Meetings	\$2,200	0	\$500	\$2,700.00
TOTALS	\$15,050.00	\$12,000.00	\$4,900.00	<b>\$31,950.00</b>

Sincerely,  
BELL Architects, PC



T. David Bell, FAIA, LEEDap BD+C  
Principal

enclosure: Qualifications

**1. Executive Summary:** The firm has strong ties to the community and expertise in assessing historic building for long-range improvements that meet client demands. See the attached qualifications.

**2. Contact information:** Provide general information for the firm including: name, address, office telephone number, website, and email address of the principal individual contact responsible for the RFP response. See firm profile

**3. Statement of Qualifications:** Provide a statement of qualifications that includes the following information:

- b. A brief description of the firm's capability, history and organization. See firm profile
- c. Develop a conceptual work program and schedule for the proposed project. See below:
  - 1) Initial Planning meeting:
    - Stakeholder engagement Charette
    - Goals and Visioning
    - Programming and Budgeting
    - Precedents and Visual Preferences
  - Assessment:
    - Existing Conditions Documentation: 3-D modeling- LOD 150
    - Code and zoning analysis
    - Existing conditions investigation (envelope, structure, MEP systems, Life-safety, historic resources, energy, environment, site and grounds)
    - Operations (utility costs)
    - Expected remaining life evaluation
  - 2) Initial Concept Design:
    - Up to 3 concepts
    - Evaluation Matrix
    - Charette to analyze best aspects of each scheme and develop idealized combined concept
    - Diagrams and Building Analytics
  - 3) Revised and Final Concept Design
    - Budget verification
    - Entitlement process timeline
    - Funding Sources and uses
  - 4) Final Concept Design Package
    - Budget reconciliation
    - Board Presentation
  - 5) Site Visits and Meetings

Overview of qualifications pertinent to this RFP including direct experience with concept plans, especially with regard to historic properties or other cultural sites in Washington, D.C.

Long-standing relationship with organizations on Capitol Hill doing historic rehabilitation projects including:

- St. Marks Church
- Christ Church
- US Marine Corps Barracks-Commandant's House
- Visiting Flaq Officers' Quarters Washington, Navy Yard (NHL)
- Congressional Cemetery (NHL)
- Northeast and Southeast Libraries
- Eastern Market

A minimum of three (3) project descriptions undertaken by your firm with similar approaches.

- 1) Hill Center at Old Naval Hospital
- 2) Northeast Neighborhood Library
- 3) Visiting Flag Officers' Quarters
- 4) Warner Property Master Plan
- 5) Marine Commandants House
- 6) Confidential Client Code and Feasibility Report (submitted separately not included in package) This project example can be shared in person without a leave-behind
- 7) Confidential Client Adaptive Reuse and Expansion Study (submitted separately not included in package) This project example can be shared in person without a leave-behind

Biographical information and/or resumes of individuals who will be working on the study and their respective roles.

- T. David Bell, FAIA Principal in Charge
- J. Garrett Pressick, AIA, LEEDapBD+C Project Architect and Project Manager
- Ana Paraon, LEEDapBD+C, CPHC® Designer and Building Analytics Specialist
- Brandon Harwick, PE, LEEDapBD+C Mechanical Engineer
- Kesew DeWitt, PE Electrical Engineer

d. Identify the name(s) of any subcontractor(s) that will be used for the project.

- 1) MEP Engineering and Energy Modeling: Engenium Group
- 2) Structural Engineering: Silman
- 3) Cost Estimating: MGAC

**4. Schedule of Fees:** Provide a schedule of fees including hourly rates for all personnel related to the architectural services, administrative, reimbursable expenses, and any other applicable fee information. See attached standard terms and conditions.

Architecture (2018)

Principal:	\$234.00
Senior Project Architect:	\$170.00
Project Manager:	\$150.00
Interior Designer:	\$118.00
Historic Preservation Specialist:	\$139.00
Staff Architect / Senior CADD:	\$107.00
Architectural Designer/ CADD:	\$96.00
Administrative Support:	\$96.00

**5. References:** Provide at least three (3) professional references for similar projects. See project examples for contact information of references listed below

Old Naval Hospital- Ms. Diana Ingram, Hill Center  
Northeast Library- Chris Wright, Project Manager, formerly with DC Public Library  
Visiting Flag Quarters-Julie Darsie, Washington Navy Yard  
Marine Commandant's House-Jay Juergensen, formerly with NAVFAC Washington  
Warner Mansion Cultural Landscape and Master Plan-Julie Mueller, M-NCPPC



## STANDARD TERMS & CONDITIONS

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This is part of an Owner-Architect Agreement for designated Design Services. Specific terms and conditions related to this contract are listed above. The firm offering services is BELL Architects, PC (including its consultants, if any) and abbreviated Architect. The property Owner is [ \_\_\_\_\_ ] and abbreviated Client.

### Indemnification

In recognition of the relative risks and benefits of the Project to both the Client and the Architect, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Architect and Architect's officers, partners, employees, owners and consultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of the Architect and Architect's officers, directors, partners, employees, shareholders, owners and subconsultants shall not exceed \$ \_\_\_\_\_, or the Architect's total fee for services rendered on this Project, whichever is greater. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

In addition, and notwithstanding any other provisions of this Agreement, the Client agrees, to the fullest extent permitted by law, to indemnify and hold harmless Architect, its officers, directors, employees and consultants (collectively, Architect) against all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising out of or in any way connected with this Project or the performance by any of the parties above-named of the services under this Agreement, excepting only those damages, liabilities or costs attributable to the negligent acts, errors or omissions, or willful misconduct by the Architect.

### Betterment

If, due to the Architect's negligence, a required item or component of the Project is omitted from the Architect's construction documents, the Architect shall not be responsible for paying the cost required to add such item or component to the extent that such item or component would have been required and included in the original construction documents. In no event will the Architect be responsible for any cost or expense that provides betterment or upgrades or enhances the value of the Project.

### Code Compliance

The Architect shall put forth reasonable professional efforts to comply with applicable laws, codes and regulations in effect as of the date of [the execution of this Agreement, submission to building authorities, or other appropriate date]. Design changes made necessary by newly enacted laws, codes and regulations after this date shall entitle the Architect to a reasonable adjustment in the schedule and additional compensation in accordance with the Additional Services provisions of this Agreement.

### Ownership of Instruments of Service

All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by the Architect as instruments of service shall remain the property of the Architect. The Architect shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto.

### Applicable Laws

The Agreement shall be governed by, enforced and interpreted under the laws of the District of Columbia without reference to its conflicts of law provisions. The Parties hereby consent to the venue of any mediation or litigation arising out of or in connection with this Agreement in the District of Columbia.

### Assignment

Neither party to this Agreement shall transfer, sublet or assign any rights or duties under or interest in this Agreement, including but not limited to monies that are due or monies that may be due, without the prior written consent of the other party. Subcontracting to subconsultants, normally contemplated by the Architect as a generally accepted business practice, shall not be considered an assignment for purposes of this Agreement.

### Termination of Services

This agreement may be terminated by the Client or Architect should the other fail to perform its obligation hereunder. In the event of termination, the Client shall pay Architect for all services rendered to the date of termination, including all reimbursable expenses and reasonable termination costs.

### Restart

If the project is stopped through no fault of the Architect, for a period greater than sixty (60) days, a restart fee may be required to compensate for the remobilization of staff and materials. Depending on the duration of the stoppage, an additional adjustment may be necessary to cover wage increases, general escalation, changes in code requirements, resubmissions for permit, or other additional scope items.

**Duration of Agreement**

If services under this agreement are not completed within 12 months, Architect reserves the right to renegotiate the fees and other terms of service.

**Miscellaneous Provisions**

In an effort to resolve any conflicts that arise during the design and construction of the Project or following the completion of the Project, Parties agree that all disputes between them arising out of or relating to this Agreement or the Project shall be submitted to nonbinding mediation. The Client and the Architect further agree to include a similar mediation provision in all agreements with independent contractors and consultants retained for the Project and to require all independent contractors and consultants also to include a similar mediation provision in all agreements with their subcontractors, subconsultants, suppliers and fabricators, thereby providing for mediation as the primary method for dispute resolution among the parties to all those agreements.

If any term or provision of this Agreement is held to be invalid or unenforceable under any applicable statute or rule of law, such holding shall be applied only to the provision so held, and the remainder of this Agreement shall remain in full force and effect.

Notwithstanding completion or termination of this Agreement for any reason, all rights, duties and obligations of the parties to this Agreement shall survive such completion or termination and remain in full force and effect until fulfilled.

**Reimbursable Expenses**

BELL shall be reimbursed at 1.1 times cost for direct expenses incurred for printing, professional renderings, presentation-style scale architectural models, delivery, travel, postage, messenger and courier services, document reproduction (other than prints for inter-office communication), and other direct expenses as applicable. Travel will be charged at standard published mileage and per diem rates.

**Billing/ Payments**

Billings will be rendered monthly based on actual percentage of work completed. Invoices are payable within thirty (30) days after receipt of invoice. Late payments and outstanding balances will be subject to interest at 1.5% per month, compounded monthly. Retainers, where applicable, shall be credited to the final invoice.

**Deposit**

Upon execution of this agreement for services, a pre-payment is due in the amount as indicated in the proposal, which will be held by BELL and applied to the final payment of the contract.

**Additional Services**

If authorized in writing by the Client, Architect will perform additional services at our Standard Hourly Charges listed below, for the period indicated. Hourly rates are subject to change on an annual basis.

**Subsequent Services**

Architect will prepare a fee proposal for significant changes or future project(s). If accepted in writing these services will be incorporated into subsequent agreement(s) or modifications to this contract.

**Hourly Rates**

2018 hourly professional fees are listed below and are subject to change on an annual basis. Client will be notified in writing prior to changes to the hourly rates.

**Architecture (2018)**

Principal:	\$234.00	Historic Preservation Specialist:	\$139.00
Senior Project Architect:	\$170.00	Staff Architect / Senior CADD:	\$107.00
Project Manager:	\$150.00	Architectural Designer/ CADD:	\$96.00
Interior Designer:	\$118.00	Administrative Support:	\$96.00

Offered by:

Accepted by:

\_\_\_\_\_  
signature

\_\_\_\_\_  
date

\_\_\_\_\_  
signature

\_\_\_\_\_  
date

\_\_\_\_\_  
T. David Bell, FAIA, President

\_\_\_\_\_  
printed name & title

\_\_\_\_\_  
printed name & title



1017 O Street NW  
Washington, DC 20001

October 11, 2018

**David Bell**

David.Bell@bellarchitects.com

**BELL Architects**

1228 9th Street NW,  
Washington, DC 20001

Re: Florida House Concept Study  
Fee and Scope Proposal  
MEP Consulting Services  
Engenium Proposal – P18217

David,

We are pleased to submit this proposal for professional engineering design services. We will provide the Mechanical, Electrical, and Plumbing (MEP) consulting services for the Florida House Concept Study project located at Number One 2<sup>nd</sup> Street, NW in Washington DC. The basic scope of work includes evaluating the existing exterior and interior structure for future renovation plans.

Engenium Group will provide the MEP engineering services required to deliver this project and our engineers will be dedicated to the project through its completion.

We appreciate the opportunity to work with BELL Architects and look forward to continuing our successful working relationship. Please indicate acceptance of Engenium Group Proposal P18217 dated October 11, 2018 by signing below and returning an executed copy as our formal authorization to proceed with the work.

Sincerely,

**Engenium Group**

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

Brandon Harwick, PE, LEED AP BD+C  
President

bharwick@engeniumgroup.com

CC: Jessica Lee, Director of Marketing and Operations



## 1.0 PROJECT UNDERSTANDING

The project includes providing MEP design services to support the feasibility study of the Florida House located at Number One 2<sup>nd</sup> Street, NW in Washington DC. The scope includes completing a concept plan for exterior and interior renovations. We understand that the historic home has served as Florida's State Embassy since 1973, and must adhere to the historic neighborhood constraints. The home is more than 120 years old, and has required major upgrades within the past 10 years. Florida House is owned by people of the state through a nonprofit foundation.

Our proposal is based on the information provided via email by David Bell on October 2, 2018, to include the following:

- ✓ Architect RFP FL House Sept 2018 CLEAN.pdf



*Figure 1 – Florida House (Courtesy Flickr)*

## 2.0 SCOPE OF SERVICES

### *MEP Concept Study*

- ✓ Attend the initial project team planning meeting with design team, Florida House staff, and the House Renovation Task Force to identify the goals and objectives for the project. The MEP systems modifications will be configured for simple operation and easy maintenance.
- ✓ Conduct a field survey of the existing MEP systems including interviews with the Florida House staff to help identify deficiencies relative to code compliance and other possible upgrades necessary to meet the client's goals.
- ✓ Develop 2-3 cost efficient MEP system solutions for the concept plans that meet code compliance and other project goals relative to energy efficiency, sustainability, redundancy, acoustics, maintenance, cost, controllability, expansion, and other variables.
- ✓ Size and select the primary mechanical equipment for each concept recommendation.
- ✓ MEP system selections will be made in conjunction with the owner and architect, based on an appropriate balance of first cost and historical understanding of estimated life cycle costs, as well as other critical system characteristics.
- ✓ Our MEP scope includes one (1) meeting to review the findings of the study with the team.

**Deliverable:** We will furnish a written report identifying MEP system modifications required to meet code requirements and architectural concept plans. The recommendations will include a narrative of the scope, equipment cut-sheets, and schematic sketches as needed to describe the work. We understand that the report and resulting recommendations may be used to generate a scope statement for future design and renovation projects.

## 3.0 ASSUMPTIONS AND CLARIFICATIONS

**Scope Change:** Any design service, project scope, or deliverables not listed in the proposal, will be handled under a separate contract or add alternate fee.

**Life Cycle Cost & Energy Assessment:** We will provide general information about the relative energy efficiency between various mechanical system upgrades. As an additional service, we can prepare a detailed life cycle cost payback assessment.

**Specialty Services:** We understand that third-party consultants, if required, will provide the following specialty services:

- ✓ MEP design services.
- ✓ Compilation of record drawings ("As-Builts").
- ✓ Energy Modeling.
- ✓ Commissioning services.
- ✓ Water and air testing and balancing.
- ✓ Acoustical and/or vibration consultation.

**Sustainability:** We understand that this project will not pursue LEED or other sustainable design rating.

## 5.0 COMPENSATION

We have structured our proposal as a lump sum, firm-fixed price for the design phases. **Expenses are included** in the fees below. This proposal as stated herein is good for 60 days. Hourly rates for additional services are included in our Standard Contract Terms – Report on the following pages.

FLORIDA HOUSE CONCEPT STUDY	
MEP Concept Study	Fee
Kick-off Meeting	\$500
Develop Various MEP Solutions	\$700
Select New Equipment Options	\$1,500
Develop Schematic Sketches + Cut Sheets	\$700
Prepare Narrative for MEP Systems	\$1,000
Site Visit and Meetings	\$500
<b>Total Fee:</b>	<b>\$4,900</b>

# Standard Contract Terms – Report

The following standard contract terms together with our fee and scope proposal form the contractual terms for our Agreement. Any change to these contract terms shall be in writing, signed by the parties involved, including a Partner at Engenium Group.

## 1. DEFINITIONS

The Client is the person or entity entering into the professional service contract with Engenium Group. The Owner is the person or entity entering into the construction contract with the Contractor. The Contractor is the person or entity that has contracted with the Owner to perform the construction work.

## 2. PROJECT SCHEDULE

Engenium Group is traditionally a sub-consultant and as such depends on timely input from the Prime and other consultants to properly coordinate our work. We cannot be responsible for the scheduled completion of the work if others do not meet the major schedule milestones.

## 3. INVOICES AND PAYMENTS

Engenium Group invoices shall be submitted on a monthly basis. Invoices are due and payable within 15 days of the date on which Client receives payment on account of Engenium Group's services from the Owner under the prime agreement with respect to the Project. Invoices shall be considered "Past Due" if not paid within 45 days after the invoice date (30 days for Owner payment to Client, plus 15 days for Client payment to Engenium Group). If the invoice is not paid within 45 days, Engenium Group may terminate the performance of the service upon prior written notice to Client. Retainers shall be credited on the final invoice.

## 4. PAST DUE PAYMENTS

Unpaid undisputed accounts shall be subject to a monthly service charge of 2.0% on the then unpaid balance (24.0% true annual rate), at the sole election of Engenium Group beginning on the 60th day after submittal of an undisputed invoice. Engenium Group shall retain, without restriction, the right to collect fees plus any costs of collection, including reasonable attorney's fees. The past due balance and any associated service charges and collection fees shall be paid by the Client or Owner, as applicable.

## 5. PROFESSIONAL CONSULTANTS

Professional Consultants required to complete the project and hired by Engenium Group shall be considered a reimbursable expense in addition to Engenium Group's fee for services and shall be billed to the Client at 1.10 times the amount invoiced by the Consultant to Engenium Group.

## 6. ADDITIONAL SERVICES

Additional services required due to changes, or increases in scope of work, or additional meetings, shall be charged on a time and expense basis. Additional time shall be invoiced based on the Engenium Group Hourly Rate Schedule below:

Personnel	Hourly Rate
Senior Mechanical / Electrical Engineer	\$150.00
Junior Mechanical / Electrical Engineer	\$125.00
Mechanical / Electrical Designer	\$110.00
Administrative Support	\$80.00

## 7. TERMINATION

This Agreement may be terminated upon seven (7) days written notice by the Client or Engenium Group, should the other fail to perform its obligations hereunder. In the event of termination, the Client shall pay Engenium Group for all undisputed fees and reimbursable expenses generated or incurred prior to the date of termination.

## 7. MEDIATION

All claims, disputes or controversies arising between Client and Engenium Group that cannot be resolved by discussion between the parties shall be submitted to non-binding mediation prior to and as a condition precedent to the commencement of any arbitration or litigation between those parties. The costs of mediation shall be borne equally by the parties. All statements of any nature made in connection with the non-binding mediation shall be privileged and shall be inadmissible in any subsequent court or other proceeding involving or relating to the same claim.

## 8. EFFECTIVE DATE

This agreement shall become effective upon Engenium Group's receipt of authorization to proceed. This proposal is subject to renegotiation if acceptance is not received within 60 days from the date of the proposal.

## 9. OPINIONS OF PROBABLE COST

Since Engenium Group has no control over construction costs, or the price of labor, equipment or materials or the Contractor's method of pricing, any opinions of the probable cost for the project does not guarantee that proposals, bids or the project construction cost will not vary from prepared cost estimates. Similarly, since Engenium Group has no control over building operations, Engenium Group cannot and does not guarantee that actual building or system operating costs will not vary from projected costs.



## Structural Engineers

1053 31st Street NW  
Washington, DC 20007  
202 333 6230  
silman.com

October 11, 2018

T. David Bell, FAIA  
BELL Architects, P.C.  
1228 9th Street, NW 1228 9th Street, NW  
Washington, District Of Columbia 20001-4202

RE: Florida House on Capitol Hill  
1 2<sup>nd</sup> Street NE  
Washington, DC 20002  
Proposal for Structural Engineering Services; Silman Opportunity #18-1160

Dear T. David:

It is our pleasure to provide you with this proposal for structural engineering services for Florida House on Capitol Hill.

This proposal is based on an RFP for A/E Services dated September 24, 2018, which we received on October 11, 2018. Based on this information, we understand the project to be a Phase I Investigation and Concept/Feasibility Study for the Florida House.

The Florida House on Capitol Hill serves as the State of Florida's Embassy in Washington, D.C., to connect, celebrate, and champion Florida to the world. The 1891 Victorian-style row houses at 200 East Capitol Street was purchased in 1973 to serve as the Florida House. It has seen major renovations in 1972 and 1989.

The Florida House will celebrate its 50th anniversary in 2023 and the Florida House Trustees want to ensure the integrity and longevity of Florida House. There is a need to evaluate the building for a 50% increase in the number of visitors annually; provide flexibility to showcase the art, history, and culture of Florida. and to provide a modern event venue at the Florida House.

### **SCOPE OF SERVICES**

Our services will include the following phases and activities:

#### **Investigation / Scoping Phase**

- Review documentation related to the existing building provided by the Client and design team, including existing structural and architectural design drawings and

specifications, geotechnical reports, or other documents pertaining to the condition of the existing structure.

- Perform a visual only (Phase I) investigation to establish the accuracy of available information and the need for any further probes or testing [performed by others] (Phase II Investigations). A Phase II investigation fee has not been provided as part of this proposal. Silman will be happy to provide a fee once the level of effort is determined.
- Perform a structural code analysis, in concert with the teams' code consultant, to determine relevant and applicable code provisions related to structure, including upgrades to the existing structural system to comply with code requirements for fire/life safety, wind, seismic and other code provisions.
- Perform preliminary structural analyses to establish the feasibility of the general design approach and the structural scope of the proposed project.
- Establish the need for, and scope of, any geotechnical testing that might be required, prepare a document outlining requirements for geotechnical investigations to assist the owners' representative in soliciting and coordinating the necessary investigations.
- Silman will prepare a structural report including the findings of the above effort. Photographs and possibly sketches will be used to describe the findings of our assessment. Recommendations relative to the proposed building renovation project will be made. The report will summarize necessary stabilization, repair, replacement, and/or reinforcement of noted structural or non-structural building elements necessary for the proposed addition, as appropriate. The report will also identify construction types observed to assist the architect in evaluating the fire ratings of the existing assemblies for a code analysis.
- Silman will review the proposed permanent modifications as outlined in the Concept Design and perform a feasibility study of potential building modifications. Alternative structural solutions will be developed as appropriate.
- The structural scope of the proposed project is as outlined above. Any scope not identified above will be the basis for additional services which will be billed on an hourly basis, or for a fixed, not to exceed fee, once the scope is established

## **ASSUMPTIONS**

The following assumptions apply to our scope of work.

- All available documents will be made available for their use at the onset of the project, and that Silman has the right to rely on the accuracy of any documents provided in the performance of their work.
- The structural design shall be based on existing documents and other information provided by the Client. Silman has the right to assume this information is accurate unless specifically noted otherwise. The client will arrange for a specialty contractor to provide any probes and/or material testing deemed necessary by Silman in Phase II Investigation if the existing structure cannot be identified through existing drawings and a Phase I Investigation.
- Where existing documents do not provide adequate information regarding existing conditions, Silman will outline a program of probes to be made to identify existing conditions. Probes are to be conducted at the owner's expense.
- A qualified code consultant will be performing the code analysis for the project and will advise Silman and others on the team of assumptions, compliance methods, etc.
- Design services will be complete no more than twelve (4) months after contract authorization.
- Silman has assumed (1) site progress meetings during the course of the investigation and (3) additional site meetings/design meetings for the Concept/Feasibility Phase. Additional meetings will be billed on an hourly basis per the attached schedule of standard charges.
- It is assumed that development of a Structural drawing package are required.

## **EXCLUSIONS**

The following standard exclusions apply to Silman's scope of services: Code consulting, Special Inspections, laboratory testing, cost estimating, geotechnical engineering and borings, expediting services, the labor for making or patching probes, and the design of all means-and-methods of construction (include temporary structures such as sheeting, shoring, bracing, support-of-excavation and underpinning). In addition to these standard exclusions, the following scope is also excluded from Silman's services:

- Silman has not included the cost of a drawings search in their fee. In the event that original drawings are not available, finding existing drawings can save significant amounts of time and money and reduce the risk of unforeseen conditions.
- Silman has not included base building repairs in our scope of services, except as noted above. Silman has not been asked to perform a comprehensive or detailed survey of the existing conditions.



**FEE**

Based on the project description and scope of services outlined above,

PRE- DESIGN

Investigation

Phase I (Visual only) Investigation \$4,000

Feasibility/Scoping/Concept Phase \$8,000

TOTAL \$12,000

**REIMBURSABLE EXPENSES**

Silman has included a reimbursable allowance of \$150 in the fee quoted above. This is based on 1.1 times cost for the following expenses: reproduction, travel, messenger and courier services, and postage including overnight shipping costs. Once the allowance is exceeded, Silman will invoice for additional reimbursables on separate invoices.

**TERMS & CONDITIONS**

Please note that this agreement shall be governed by the terms and conditions on the last page.

Thank you for the opportunity to provide a proposal for structural engineering services for Florida House on Capitol Hill and we look forward to the chance to collaborate. If you have any questions regarding our proposal, please do not hesitate to contact us.

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Offered Date  
Christopher K. Ruiz, PE, Associate

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Accepted Date  
T. David Bell, FAIA, Principal and President



## TERMS AND CONDITIONS

The firm offering services is Robert Silman Associates Structural Engineers, PLLC, referred to herein as Silman.

### Standard Hourly Rates

Senior Principal	\$325.00	Project Engineer	\$140.00
Principal	\$300.00	Engineer	\$130.00
Senior Associate	\$240.00	Senior Drafter	\$130.00
Associate	\$210.00	Drafter	\$110.00
Senior Project Engineer	\$190.00	Administrative	\$110.00
Senior Engineer	\$150.00		

### 1. Engineer's Responsibilities

1.1 Engineer shall coordinate its services with the overall Project design. However, Engineer is not responsible for the overall coordination of the Project, which is the responsibility of the Project Architect.

### 2. Billings/Payments

2.1 Billings will be rendered on a monthly basis based on actual percentage of services completed. Invoices are due no later than thirty (30) days after receipt of invoice.

### 3. Indemnity

3.1 To the fullest extent permitted by law, each party (the "Indemnifying Party") shall indemnify and hold the other party (the "Indemnified Party") harmless against all claims, actions, liabilities, losses, judgments, damages and costs, including reasonable attorneys' fees to which the Indemnified Party may suffer, which were caused in whole or in part by any negligent act, error or omission of the Indemnifying Party, or anyone retained or employed by the Indemnifying Party or acting on behalf of the Indemnifying Party in connection with the Project.

### 4. Termination or Suspension

4.1 Either party may terminate this agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms set forth herein through no fault of the party initiating the termination. Upon termination, Client shall pay Engineer for all services performed and Reimbursable Expenses incurred through the date of termination.

4.2 If Client fails to make payments to Engineer in accordance with the terms set forth herein, such failure shall be considered substantial nonperformance and cause for termination or, at Engineer's option, cause for suspension of performance of services under this Agreement. If Engineer elects to suspend services, prior to suspension of services, Engineer shall give seven (7) days' written notice to Client. In the event of a suspension of services, Engineer shall have no liability to Client for delay or damage caused because of such suspension of services.

### 5. Ownership of Documents

5.1 All documents produced by Engineer under this agreement shall remain the property of Engineer and may not be used by the client for any other endeavor without the written consent of Engineer. Upon request, Engineer shall grant Client free and unlimited use of copies of the documents in association with the Project. If the Engineer is terminated, whether by cause or convenience, the Client releases Silman from all claims and causes of action due to the continued use of the documents.

### 6. Miscellaneous Terms

6.1 Engineer and Client waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement.

6.2 The Agreement shall be governed by, enforced and interpreted under the laws of the District of Columbia, without reference to its conflicts of law provisions. The parties hereby consent to the venue of any mediation or litigation arising out of or in connection with this Agreement in the District of Columbia.

6.3 The parties shall endeavor to resolve claims, disputes and other matters in question between them by mediation as a condition precedent to commencing litigation. Unless the parties mutually agree otherwise, such mediation shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of this agreement.

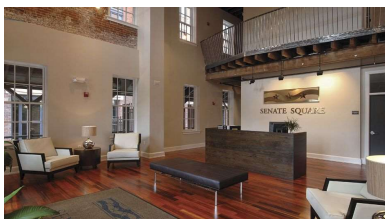
6.4 Engineer shall have the right to reference its services as structural engineer for the Project among its promotional and professional materials.

6.5 Engineer shall maintain professional liability insurance in an amount no less than \$1,000,000.00 for the duration of the Project.

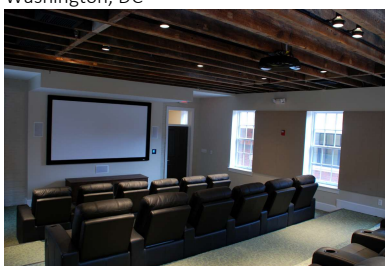
6.6 In recognition of the parties' respective risks and rewards in connection with the Project, to the fullest extent permitted by law, Engineer's total liability in connection with all services provided pursuant to this Agreement, including, without limitation any indemnification obligations, or otherwise in connection with the Project and this Agreement shall be limited to the lesser of (i) the compensation actually paid under this agreement or (ii) the amount of available insurance up to One Million Dollars (\$1,000,000.00).



BELL Architects Office in Historic Shaw  
LEED Certified, Adaptive Reuse  
1228 9th Street NW  
Washington, DC 20001



Senate Square Amenities Center  
Design-Build Adaptive Reuse  
Washington, DC



### FIRM PROFILE

Registered Company Name:	BELL Architects, PC
Address:	1228 9th Street, NW Washington, DC 20001
Website:	<a href="http://www.BELLarchitects.com">www.BELLarchitects.com</a>
DUNS Number	113791672
DC CBE Number	LSZX 11068072021
SBA ID	P0194384
Age of Firm:	19 years
Firm Size:	12 people
Annual Revenue:	\$3.5 Million
Main Contact:	T. David Bell, FAIA 202.548.7570 ext. 201 <a href="mailto:david.bell@BELLarchitects.com">david.bell@BELLarchitects.com</a>

BELL Architects, PC (BELL) - an award-winning architectural design firm located in the historic Shaw neighborhood of Washington, DC - specializes in challenging urban sites, adaptive reuse, and high performing buildings with a focus on government, institutional and owner-occupied facilities. Since its founding in 1999, the firm has focused on filling an increasing need for professional design services concentrating on historic preservation, community engagement and sustainable design.

Taking an evidence-based approach, the firm designs places that engage, made to last. While energy and water efficiency are important, creating healthy, dynamic and satisfying spaces is the ultimate goal. Many existing buildings have chronic problems. Rather than reacting to symptoms, BELL seeks to diagnose and solve underlying causes, applying their expertise using traditional and advanced non-destructive investigation techniques.

The firm’s staff are expert in site analysis, master planning, rehabilitation, systems integration, accessibility for persons with disabilities (ADA, ABA, UFAS, etc.), and the public presentation and approval process. BELL has demonstrated skill with integrating new systems and improving energy efficiency within older buildings, achieving regulatory approvals and client expectations without compromising the character of significant spaces.

### SECURITY

BELL Architects, treats seriously its role in protecting security, privacy, and confidentiality. BELL Architects has a Secret non-holding facility clearance. Principals and senior staff have current Secret Clearances.

### TECHNOLOGY

Experience with on-call contracts in both prime and consultant roles, BELL Architects continuously invests in professional development and technology to provide for effective communication, integrated expertise and capacity comparable to a larger firm. BELL utilizes current versions of Newforma, Revit, BIM, MasterSpec, InDesign and Deltek-Ajera to visualize and communicate design intent, to plan and manage resources and collaborate with clients, contractors and multi-discipline teams.

### ENTITLEMENT and APPROVALS

BELL is focused on community revitalization with an emphasis on historic districts within the Nation’s Capital. BELL achieves timely approvals by conducting successful public presentations to Advisory Neighborhood Commissions (ANCs), US Commission of Fine Arts (CFA), National Capitol Planning Commission (NCPC), DC Historic Preservation Office (HPO), DC Historic Preservation Review Board (HPRB), National Park Service (NPS), and DC Department of Transportation Public Space Committee (DDOT). BELL has developed great rapport and an excellent reputation with community groups. The firm, its employees, and key consultants volunteer their time and expertise to groups such as the Association for Preservation Technology, Capitol Hill Restoration Society Cultural Tourism DC, DCBIA, DC Preservation League, Stanton Park Neighborhood Association, among others.



The Hill Center at the Old Naval Hospital, a multiple award-winning project and catalyst for neighborhood revitalization. Washington, DC



Bayou Bakery Eatery & Coffee House  
2017 DC Historic Preservation Award

## INSTITUTIONAL EXPERIENCE

Institutional Organizations have a long-term view for investment in their real estate. This is congruent with our values and expertise. BELL helps Owner-Occupied properties recognize the past and envision the future with conditions assessments, stakeholder engagement, programming, feasibility studies, deep-energy retrofits, master planning, and full-service design. Many of these projects require phased and sequenced construction to allow for continued occupancy during construction.

## URBAN and PUBLIC BUILDINGS

BELL has been involved in revitalization of the City including the H Street Corridor and significant properties in the Capitol Hill Historic District. BELL's sustained efforts with adaptive reuse and support of community-based organizations helped retain sense of place while encouraging economic development. BELL has demonstrated an ongoing commitment to the community through design and planning efforts at Eastern Market, Old Naval Hospital, Northeast Library, Senate Square, Congressional Cemetery, Washington Navy Yard, US Marine Barracks Washington and others.

## HISTORIC PRESERVATION CONSULTING, REHABILITATION and MODERNIZATION

BELL has focused on community revitalization with an emphasis on historic preservation and sustainable design. The firm uses advanced tools for successful deep energy retrofit and adaptive reuse projects. As advocates for applying advanced technology to traditional practice leaders of the firm have deployed 3-D laser scanning, micro-turbine hydroelectric power, and thermal imaging. By understanding physics and verifying designs iteratively with building performance analytics, the climate responsive designs have been achieved taking advantage of existing thermal mass walls of historic properties, helping clients to invest in operational efficiency without blindly changing the character of important spaces.

## SUSTAINABLE DESIGN

BELL's approach of integrating passive strategies for thermal comfort, daylighting and indoor environmental quality in the mid-Atlantic region, are founded on an understanding of historic structures that pre-date modern HVAC systems and plastic finishes. The firm's expertise in historic preservation and sustainable design positively impacts new construction and interior design projects, by providing its professional staff with direct, relevant knowledge of materials and systems life-cycle, maintenance and aesthetic considerations. The approach for existing buildings, we call **DR. COGS**, is to **D**efine energy and environmental goals, **R**educe energy use and cost through passive strategies, **C**onserve through high performing systems, **O**ptimize the interactive effects of passive and active systems, **G**enerate with on-site renewable energy and **S**hare, to ensure that users operate the facility to best effect so the goals are met in actual performance.

## GREEN DESIGN and ENERGY EFFICIENCY PROJECTS

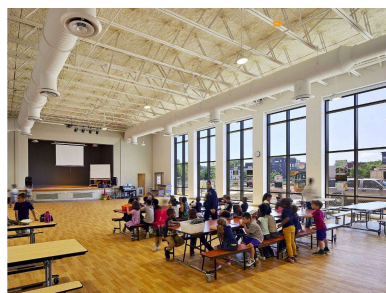
- 1228 9th Street Adaptive Reuse of Historic Residential Building (LEED Certified)
- DC Department of Youth Services New Beginnings (LEED Gold)
- Garrison Elementary School Modernization (LEED Gold)
- Hill Center at Old Naval Hospital (Designed to LEED Silver)
- Kenilworth Recreation Center (LEED Gold)
- Northeast Neighborhood Library (LEED Silver)
- One Judiciary Square, DC Green Roof and Energy Intensity Retrofits
- Reeves Center, DC Green Roof and Energy Intensity Retrofits
- Warner Property Rehabilitation and Town Green (LEED Silver target)
- Washington Navy Yard Visiting Flag Officers Quarters (LEED Silver)
- University of the District of Columbia Rooftop Farm



Northeast Neighborhood Library  
Award-Winning, Design-Build, LEED Silver,  
Addition, restoration and interior  
modernization completed on time/ budget.



Northeast Neighborhood Library Addition  
Washington, DC



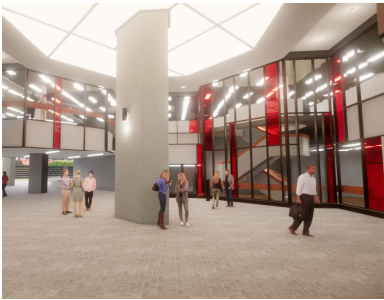
Garrison Elementary School Modernization  
Washington, DC

## CLIENTS

Abdo Development  
 AECOM  
 Anacostia Economic Development Corporation  
 Architect of the Capitol  
 Balfour Beatty  
 Barracks Row Main Street  
 Cannon Design  
 Capitol Hill Community Foundation  
 Centennial Contractors  
 City of Alexandria  
 DC Department of Parks and Recreation  
 DC Deputy Mayor for Planning and Economic Development  
 DC Public Library  
 HGA Architects and Engineers  
 HOK  
 Maryland-National Capital Park and Planning  
 RLF Architects  
 University of the District of Columbia  
 US Department of State  
 US General Services Administration  
 Whiting Turner Contracting Company

## SERVICES

Architectural Design  
 Accessibility Compliance Analysis & Design  
 Building Information Modeling (BIM)  
 Code Compliance  
 Construction Contract Administration  
 Construction Documentation  
 Design Guidelines  
 Energy Analysis and Design  
 Existing Conditions Documentation and Analysis  
 Facility Evaluation Services  
 Feasibility Studies  
 Historic Preservation  
 Historic Preservation Section 106 Consulting  
 Historic Structures Reports  
 Interior Design  
 LEED Consulting  
 Master Planning  
 Planning  
 Post occupancy Evaluation  
 Programming  
 Project Management  
 Public Presentation & Approval Process  
 Record Drawings  
 Site Analysis and Site Evaluation  
 Site and Space Planning  
 Sustainable Building Design  
 Value Engineering



University of the District of Columbia –  
Rendering of Building 41 façade restoration  
Washington, DC



University of the District of Columbia –  
Building 44 Urban Agricultural Roof  
Washington, DC



US Naval Academy Chapel  
Annapolis, MD

## DESIGN EXCELLENCE

### AIA Awards

- 2015 [AIA|DC Award of Excellence in Historic Resources](#)  
Bayou Bakery, Coffee Bar & Eatery at Hill Center
- 2015 [AIA|DC Presidential Citation for Design and Well-Being](#)  
UDC Bldg 44 Urban Rooftop Agriculture
- 2014 [AIA|DC Award of Merit in Historic Resources](#)  
Northeast Neighborhood Library
- 2014 [VSAIA Merit Award for Excellence in Historic Preservation](#)  
Gadsby's Tavern Ice Well
- 2013 [AIA|DC Special Citation in Historic Resources](#)  
Gadsby's Tavern Ice Well
- 2012 [AIA|DC Award of Excellence in Historic Resources](#)  
Hill Center at the Old Naval Hospital
- 2012 [AIA|DC Presidential Citation for Sustainable Design](#)  
Hill Center at the Old Naval Hospital

### Other Awards

- 2018 [Honorable Mention for Innovative Project of the Year-New Construction, USGBC NCR](#)  
Kenilworth Recreation Center
- 2017 [Associated Builders and Contractors, Inc. Award for Excellence in Construction and Safety](#)  
Kenilworth Recreation Center
- 2017 [DC HPRB Award for Excellence in Historic Preservation](#)  
Bayou Bakery, Coffee Bar & Eatery at Hill Center
- 2017 [Election of David Bell to the College of Fellows of The American Institute of Architects](#)  
T. David Bell, FAIA
- 2016 [Montgomery Preservation-Rehabilitation Award](#)  
Darby Store
- 2016 [Washington City Paper's 2016 Best of DC Staff Picks Reader Poll: Best Roof](#)  
UDC Bldg 44 Urban Rooftop Agriculture
- 2016 [Architizer A + Award Jury Winner | Plus Categories | Details: Architecture + Stone](#)  
Gadsby's Tavern Ice Well
- 2015 [DC HPRB Award for Excellence in Historic Preservation](#)  
Northeast Neighborhood Library
- 2015 [Craftsmanship Award, Washington Building Congress](#)  
Northeast Neighborhood Library
- 2014 [Outstanding Preservation Project: The Gabriella Page Preservation Award, Preservation Virginia](#)  
Gadsby's Tavern Ice Well
- 2012 [Best Commercial/Retail/Non-Residential Project, J. Timothy Anderson Award \(Timmy\) for Excellence in Historic Rehabilitation, National Housing and Rehabilitation Association \(NH&RA\)](#)  
Hill Center at the Old Naval Hospital
- 2012 [DC HPRB Chairman's Award for Excellence in Historic Preservation](#)  
Hill Center at the Old Naval Hospital
- 2012 [Committee of 100 on the Federal City Vision Award](#)  
Hill Center at the Old Naval Hospital
- 2012 [ED+C National Government/Institutional Renovation Award, Environmental Design Construction](#)  
Hill Center at the Old Naval Hospital
- 2012 [National Victorian Society in America Award](#)  
Hill Center at the Old Naval Hospital

**EDUCATION**

*Bachelor of Architecture/1983*  
*Virginia Tech*  
*1986 / Architecture*  
 Licensed:  
 DC ARC6495  
 MD 13815  
 VA 0401006284  
 2004 / LEED Accredited

**RELEVANT EXPERIENCE**

*Historical Architect*  
*Planning & Organization*  
*Program Management*  
*New Construction*  
*Rehabilitation, Adaptive Use*  
*Restoration*  
*36 years of experience/*  
*19 years with firm*

**BOARDS & ORGANIZATIONS**

*DC American Institute of*  
*Architects (Former Director)*

*AIA DC High Performance Build-*  
*ing Committee (Co-Chair)*

*DC Preservation League (Former*  
*Trustee and Past President)*

*Cultural Tourism DC (Former*  
*Trustee and Past Treasurer)*

**AWARDS**

*Preservation Virginia -*  
*Outstanding Preservation*  
*Project: The Gabriella Page*  
*Preservation Award (2014)*

*Virginia Society AIA - Historic*  
*Preservation Merit Award (2014)*

*AIA DC - Award of Merit in*  
*Historic Resources (2014)*

*AIA DC - Special Citation in*  
*Historic Resources (2013)*

*National Housing &*  
*Rehabilitation Association*  
*(NH&RA) Timmy Award for*  
*Excellence in Historic*  
*Rehabilitation (2013)*

*DC HPRB Chairman's Award*  
*for Excellence in Historic*  
*Preservation (2012)*

*ED+C-Government / Institution-*  
*al Renovation National Award*  
*(2012)*

## T. DAVID BELL FAIA, LEEDap BD+C

### Principal-In-Charge, BELL Architects, PC

*David Bell has a passion and expertise for integrating history, culture and sustainable design into the built environment. An award winning District of Columbia architect, he is involved in a variety of project types, scales and uses, including Educational Facilities, Theaters, Libraries, Museums, Recreation Centers, Parks and mixed-use and multi-modal transportation centers. Critical skills include leading the public process and engaging communities in visioning. He is an expert in adaptive reuse and creative accessibility upgrades. He has provided Section 106 review and documentation for historic properties. His skills and interest are focused on integrating technology and traditional preservation practice to achieve superior results with respect to conserving energy, environmental, financial and historic resources. Mr. Bell has served on Cultural Tourism DC, DC Preservation League and AIA DC boards and is founding co-chair of the AIA DC High Performance Building Committee.*

*Mr. Bell's recent projects have entailed Preservation Planning, Historic Resource Assessment, Section 106 Consultation, Master Planning, Building Conditions Assessments and Design. He exceeds Architecture and Historic Architecture minimum standards as defined in 36 CFR Part 61, Appendix A.*

**RELEVANT PROJECTS**

**Warner Property and Town Green (1893)** Rehabilitation and adaptive reuse of the BH Warner property (1893) (NR 1980-09-04). The program includes a town green and headquarters for Montgomery County Parks and Planning Commission's Park Planning and Stewardship division. Targets LEED silver rating while meeting Secretary of Interior Standards and MHT preservation easement restrictions. Kensington, MD

**Darby Store (1910)** Phase I - Stabilization and Relocation 2009-2011; Phase II - Rehabilitation current. Principal-in-Charge of preservation effort for MNCPPC. Phase I - site plan, building survey and structural evaluation which led to relocation, stabilization and mothballing of c. 1910 wood-framed two-story commercial building. All stabilization work was done according to the Secretary of the Interior's Standards for Rehabilitation. Bell Architects is currently working on Phase II, which is the Rehabilitation for use as both an interpretive and commercial space. Montgomery County, Beallsville, MD

**M-NCPPC Historic Preservation IDIQ, Prince George's County, MD**

Principal-in-Charge. On-Call Historic Preservation contract for The Maryland-National Capital Park and Planning Commission, Assisted PG County Planning Department in evaluating Historic Area Work Permit (HAWP) applications. Projects included surveying existing building conditions, evaluating materials submitted by applicant of the HAWP application. Researched and identified alternative materials and methods that would be more in keeping with historic character of the historic resource and following the Secretary of Interior Standards.

**Task Order Contract – Various Historic Preservation Projects, Alexandria, VA**

Principal-in-Charge and Senior Architect in charge of the task order for rehabilitation, restoration and upgrades at various historic properties including Friendship Firehouse (1789), Ft. Ward Park and award winning Gadsby's Tavern Ice Well (1795).

**AWARDS CONTINUED**

*AIA DC - Award of Excellence in Historic Resources (2012)*

*AIA DC - Presidential Citation for Sustainable Design (2012)*

*Committee of 100 on the Federal City- Vision Award (2012)*

*National Victorian Society Award (2012)*

*DC Mayors Award of Merit for Historic Resources (2010)*

*Builder National Award of Merit- Modernization of Historic Resources (2010)*

*Builder National Grand Prize- Modernization of Historic Resources (2007)*

*GSA Design Award- Urban Design (1998)*

*DC AIA Award of Excellence - Historic Resources (1998)*

*VA ASLA Award of Merit- Restoration (1996)*

*WI Trust for Historic Preservation (1993)*



Walter Reed Hospital, Building 12



Strand Theatre



Calvary Baptist Church

**PLANNING AND STUDIES**

**Walter Reed Hospital (1909)** Building 12 Facility Assessment for Rehabilitation and Adaptive Reuse. Study identified strategies for rehabilitation, adaptive reuse and construction in relation to this historic medical center. Washington, DC

**Strand Theatre (1928) Condition Assessment, Exterior Restoration** - Current New project with DC DGS consisting of building assessment, exterior restoration and scope for future work of this historic theatre. Washington, DC

**Strand Theatre (1928) Redevelopment Study** (completed in 2007)  
Analyzed the configuration of the facilities and documented the condition of the roofs, walls, floors, structure, electrical, plumbing and other systems to identify code violations. The existing condition analysis was critical in the redevelopment/build-out plans for the site. This assessment helped determine and demonstrate that additional density can be supported on the property if rezoning as anticipated were to proceed. Washington, DC

**Compton Bassett (1783) Condition Assessment and Stabilization of Historic Plantation Site.** Upper Marlboro, MD

**Old Marlboro High School (1921, 1934)** Preliminary Condition Assessment and Rehabilitation Study. Upper Marlboro, MD

**Mount Clare Barn (19th century)** Condition Assessment and Evaluation Study. Upper Marlboro, MD

**Calvary Baptist Church (1910)** Historic Resource Assessment, Historic Conditions Assessment, Portsmouth, VA

**Mt. Bethel Baptist Church (1902)** Conditions assessment and funding study, Washington, DC

**Guy Mason Recreation Center (1902):** Study for rehabilitation, life safety and accessibility upgrades and new performing arts addition, Washington, DC

**Eastern Market (1940's)** Preservation architecture, code analysis, existing conditions assessment, code upgrade recommendations and design assistance. Washington, DC

**H Street Playhouse (1927)** Existing Conditions, Feasibility Analysis, Washington, DC

**Atlas Theatre (1939)** Existing Conditions, Feasibility Analysis for Commercial Use, Washington, DC

**USP Leavenworth (1899)** Historic Structures Report , Leavenworth, KS

**FBOP 50+ Master Plan Study** Various Facilities assessments built between **1890's and 1945**. Project management, Section 106 consultation and existing conditions survey, historic resources assessment, preservation planning and long range master planning of various sites across the country.

**Historic District Identification and Designation** for mitigation of adverse effect by FEMA in the aftermath of significant flooding, Del Rio, TX

**Head House at Main Street Station (1899)** Historic Resources Investigation, Assessment, Richmond, VA

**Central Station (1914)** Historic Resources Investigation, Assessment and Restoration, Memphis, TN



Northeast Neighborhood Library



Washington Navy Yard Quarters

### Additional Projects

**Northeast Neighborhood Library (1932)** Exterior rehabilitation and interior renovation of DC Public Library. Preservation services include design recommendations for appropriate treatment of historic fabric following the Secretary of Interior Standards. Creation of submission documents and presentations to the reviewing agencies (NCPC, DCSHPO). LEED Silver. Washington, DC

**Washington Navy Yard Visiting Flag Officers Quarters (1805)** Design-build project provided improved facilities for visitors and staff throughout the historic quarters (33,000sf). New design focused on retaining the historic elements of the gate house building while installing contemporary finishes sensitive to the style of the construction period. ADA, HVAC, plumbing, electrical, fire suppression, security and communications systems were upgraded to meet the sustainability goals and LEED Silver rating. Washington, DC





**J. Garrett Pressick AIA, LEEDap BD+C**

**BELL Architects, PC**

Project Manager, Senior Architect

Mr. Pressick is an award winning District of Columbia architect and project manager. His background includes fourteen years of project management and design in commercial and government projects in the District and surrounding Capital Region. Mr. Pressick is an effective LEED designer, and is secretary of the AIA DC High Performance Building Committee and a long-standing member of the AIA's Committee on the Environment (COTE). He is also an involved District resident having served as Former President, North Columbia Heights Civic Association and member of the Great Streets Citizens Advisory Panel.

He has rehabbed and retrofitted his historic Columbia Heights row home into an energy efficient house with onsite renewables. Garrett's home was featured in the Metropolitan Washington, DC Tour of Solar & Green Homes.

 **Resident of the District of Columbia, Ward 1**

**Education** Virginia Polytechnic Institute and State University (Virginia Tech), M. Arch., 2000  
Longwood College, B. Fine Arts, 1992

**Professional Experience** 18 Years  
2012 - Present BELL Architects | Project Manager/Senior Architect  
2006 - 2012 Wnuk Spurlock Architecture | Project Manager  
2000 - 2005 SKB Architecture & Design | Project Architect/Project Designer

**Relevant Project Experience** DGS Garrison Elementary School – Design-Build Modernization, LEED Gold | Washington, DC  
Defense Acquisition University Fort Belvoir – Phased, Facility Modernization | Fort Belvoir, VA  
Higher Achievement, DC Metro HQ – Renovations | Washington, DC  
American University Spinoza Practice Club – Music Education Portable Module | Washington, DC  
Pentagon Joint Chiefs of Staff – NHL Tenant Alterations | Arlington, VA  
Pentagon Army – NHL Tenant Alterations | Arlington, VA  
Embassy of Cameroon – DC Historic, Renovation and Remodeling | Washington, DC  
National Center for Missing & Exploited Children – Interior Renovations | Alexandria, VA  
Universal Service Administration Company – Renovations | Washington, DC  
Southern Company – Commercial Interior | Washington, DC  
Crowell & Moring, LLC – Commercial Renovation | Washington, DC  
Manatt, Phelps & Phillips, LLP – Rehabilitation for Leasing Shell | Washington, DC  
Ballentine Barbara Group – Commercial Renovation | Washington, DC  
Gibson Dunn, LLP – Commercial Interior | Washington, DC  
Staas & Halsey, LLP – Commercial Interior | Washington, DC  
Hines & Company – Commercial Showroom | Washington, DC  
1747-1753 Connecticut Avenue NW | Washington, DC  
Takoma Metro Shopping Center – Design-Bid-Build Addition | Takoma Park, MD  
KIA of Falls Church – Design-Bid-Build Renovation | Falls Church, VA  
Alexandria Animal Hospital – New State-of-the-Art Facility | Alexandria, VA

**Honors** Commercial Design Awards–Silver Award, International Interior Design Association (IIDA), 2005  
Award of Merit: Best Interiors –Commercial Space, National Association of Industrial and Office Properties (NAIOP), 2005  
International Illumination Design Awards (IIDA) – Sectional Award, 2005



**Ana Ricci Paraon LEEDap BD+C, CPHC**  
**BELL Architects, PC**  
 Architectural Designer

Mrs. Paraon is an award winning architectural designer, who specializes in sustainable design. Her background includes over seven years of experience of project development and design in commercial, governmental, institutional, and residential projects in California, Washington D.C., Hawaii, and Brazil. In 2014, she acquired the Master degree of Science in Sustainable Design from the Catholic University of America. During her time at the Catholic University, in the capacity as a research assistant, a team member of LEED Lab, and a teaching assistant, she was substantially involved with the LEED certification of the School of Architecture. She especially directed the energy-related efforts that led to the school’s certification.

**Resident of Maryland**

**Education** The Federal University of Cear, Brazil, Bachelor of Architecture and Planning, 1999  
 The Catholic University of America , Master of Science in Sustainable Design, 2014

**Professional Experience** 8 Years  
 2015 - Present BELL Architects | Architectural Designer

**Relevant Project Experience** UDC – Building Envelope Renovations | Washington, DC | Designer  
 UDC – Roof Replacement | Washington, DC | Designer  
 UDC – Building 41, 4th Floor Interior Renovation | Washington, DC | Designer  
 Melwood Park – Residential Historic Preservation | Upper Marlboro, MD | Designer  
 NAVFAC – Building 143, Level 6 Interior Tenant Improvement | Norfolk, VA | Designer  
 NAVFAC – Chapel Building Envelope Repairs| Annapolis, MD | Designer  
 DGS – Kenilworth Recreation Center, Design-Build Rehabilitation and Expansion, LEED Gold | Washington, DC | Designer  
 DGS – Garrison Elementary School Design-Build Modernization, LEED Gold | Washington, DC | Designer  
 The Catholic University School of Architecture – LEED certification, LEED EBOM Certified | Washington, DC | Research Assistant  
 The Howard Theatre – Interior Renovation | Washington, DC | Designer  
 Wachovia Retail Banks – Tenant Improvement and New Construction, LEED-Certified | Greater Los Angeles, CA | Architectural Staff II  
 Zippy’s Maui Restaurant – New 8,600sf Facility | Maui, HI | Designer  
 Foodland Grocery Store – Prototype Design | Oahu, HI | Designer  
 The Embassy of Qatar – Historic Renovation and Interior Remodel | Washington, DC | Project Associate  
 Ms. Aburdene’s Single Family Residence – Historic Renovation and Interior Remodel | Washington, DC | Project Associate

**Honors** The Award for Outstanding Student Work in the MSSD Program, The Catholic University of America, 2015  
 Tau Sigma Delta, The Catholic University of America  
 An Innovative Sustainable Community Project in Brazil, The Federal University of Cear, 2000

**Projected Two Year Workload** Percentage of Time Available  
 FY2018 - 50%, FY2019 - 60%

# HILL CENTER AT THE OLD NAVAL HOSPITAL

Washington, DC

Nationally-Significant Historic Site | Phased Rehabilitation | Sustainable Design



## Client

DC DGS and  
Old Naval Hospital  
Foundation

Award-winning, phased rehabilitation and adaptive reuse of the nationally significant historic Old Naval Hospital and its detached carriage house (1866) into a mixed-use community center and cafe. A Rehabilitation Tax Credit project, it exceeded 60% energy savings and was delivered on time and within budget during multiple phases for three separate clients. The building was added to the National Historic Register in 1973 and its national significance was elevated as part of phase III, since it was executed by Architect of the Treasury Ammi B. Young (the architect of the Georgetown Post Office).

## Scale

18,000 sf

## Value

\$10.0 million

## Completion

2015

## AHU Reviews

DC DOEE  
DC DOT  
DC HPRB  
US Commission of Fine  
Arts  
National Capital Planning  
Commission

Opened at the end of the Civil War in 1866, the Old Naval Hospital served as a hospital for seaman, a hospital corps training school and a home for elderly soldiers and sailors. The original architectural design is a blend of Italianate, Greek Revival and Second Empire. The four-story, 15,955 sf hospital and 2,000 sf carriage house rests on 3/4 acre sited on Pennsylvania Avenue on the north. Surrounding the property is a 7-foot high iron fence with references to the thirteen original states and seven seas. Prior to the renovation, the building remained largely vacant for twenty years, and fell into decay. In 1999 it was placed on the DC Preservation League's Most Endangered Places list. In 2009, its listing in the National Register was revised from local to national significance.

## Type

Design-Bid-Build

BELL Architects was hired to lead the rehabilitation project which was executed in multiple phases for the DC Government and the Old Naval Hospital Foundation. The design work began in 2002 and carried through 2010. The first two phases focused on the exterior restoration for the property owner while the third phase was the adaptive reuse and rehabilitation executed for the long-term leaseholder. Phase IV was an adaptive reuse of the carriage house for the tenant, and Phase V was restoration of the roof of the carriage house for the foundation. BELL Architects team provided much needed continuity in the process.

## Awards

2016 Historic Preservation  
Award, Montgomery  
County

**Point of Contact** – Nicky Cymrot  
202-544-1925, n.cymrot@verizon.net



BELL re-configured the building into large, welcoming public meeting spaces, bright classrooms and offices, ADA compliant restrooms, a modern demonstration kitchen, and other multi-purpose spaces for art and education. New office spaces are leased to non-profit organizations. Access to the building was re-oriented to the ground floor, with new site grading providing wheelchair and stroller access to a modern reception area. All levels were made universally accessible by an energy-efficient elevator tucked behind original door openings. Rehabilitation design of an ornamental iron fence was a critical part of the site, required sculpting of missing elements.

Approximately 95% of the structure was retained and over 75% of the non-structural elements were retained, including historic doors, windows, hardware and frames, plaster, trim, wood flooring, etc. to reduce waste and the need for new materials.



#### GOALS OF PROJECT

- Historic Rehabilitation Tax Credit and Save Americas Treasures Grant funding
- IBC Existing Building Code Performance-Based Code Compliance
- Restored open three-story ornamental wood stair
- New egress stairs inserted into historic spaces
- Geoexchange system for extreme energy efficiency and to avoid the use of a cooling tower on site
- New energy efficient elevator for accessibility to all 4 floors with underpinned foundation walls
- Low-Impact Development (rain garden, pervious paving)
- Provide Building Accessibility at lowest level to avoid ramps and lifts at exterior
- Selective removal of masonry walls to create large multi-use assembly spaces

#### PHASE I - 9 Months- Completed On Schedule and 10% Below Budget

Exterior restoration of south façade's wood portico, cast iron stair, wood windows, doors and limited masonry. BELL Architects used historical photos and physical evidence to recreate missing portions of the building. Custom period lighting fixtures were also designed based on historical photographs and then mounted on extant ornamental posts (see photo on next page). In addition, the attention to detail included recreating brass window hardware cast from the lone extant unit and restoring the original concealed vertical rod mortise lock and skeleton keys of the paneled front double door. Graining of the front doors, based on research and paint analysis, was done by a well-known craftsman, who did a demonstration of this approach as part of an education and fundraising event.

#### PHASE II - 10 Months- Completed On Schedule and 20% Below Budget

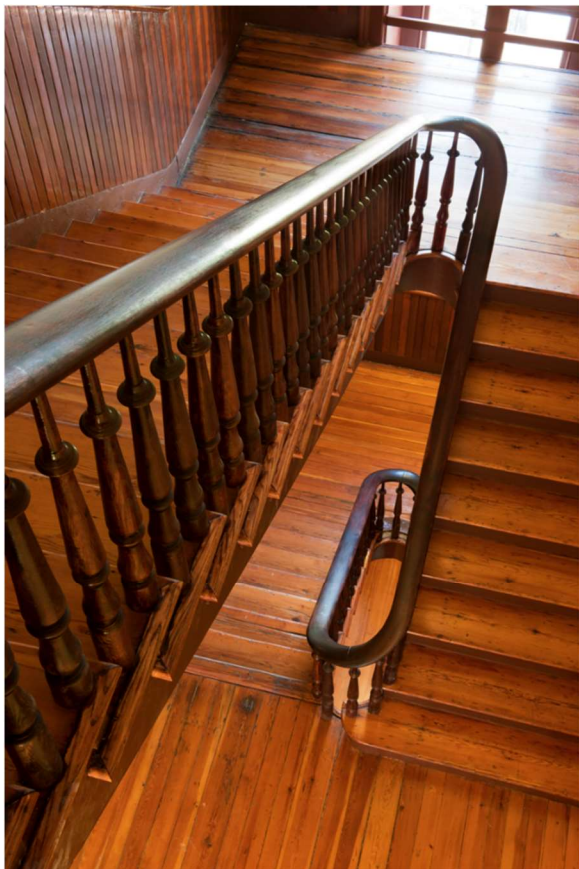
Ornamental iron fence rehabilitation. BELL architects utilized laser scanning technology to create a 3-D LiDAR survey of the fence, sidewalks and topographic information in order to provide accurate information to the team of preservationists, archaeologists, conservators and architects. This approach allowed for resolution of grades and created an accurate base-condition document to verify quantities of needed replacements. The monumental cast, and wrought iron fence was restored by well-known Baltimore firm of G. Krug & Son, Ironworks and Museum, where they feature this project prominently in their museum. The construction contract was negotiated together with Phase III scope of work.

**PHASE III** - 15 months- Completed two weeks beyond schedule and within budget

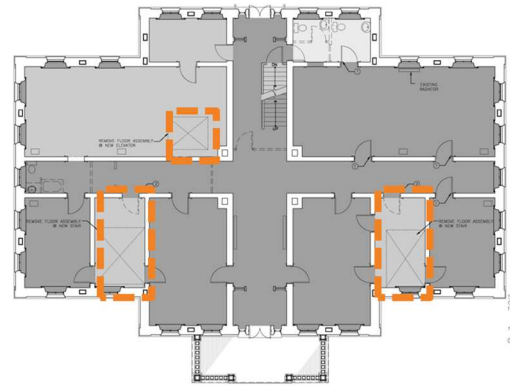
BELL Architects worked directly for a long-term leaseholder for Phase III to rehabilitate and adaptively reuse the two buildings for new uses. Services included programming, design, construction documents, section 106 consulting, LEED consulting and construction administration services. BELL Architects team worked closely with the Construction Manager and General Contractor during design to keep project on budget. Responsibility for Phase II was incorporated into a bid and permit package for construction of PHASES II and III simultaneously.

This third phase was reviewed by the National Park Service, Commission of Fine Arts, DC Historic Preservation Office, Advisory Neighborhood Commission, DC Department of Transportation, DC Department of the Environment as well as the usual permit review authorities. In order to retain as much interior and exterior historic fabric as possible, the design utilized performance-based code compliance, thereby keeping the feel of the original interior while meeting current life safety standards. The construction budget was modest and required meeting requirements for sustainable design and compliance with not only the NHPA Section 106 process, but also more stringent standards for Historic Rehabilitation Tax Credits and Save America’s Treasures. The interior and exterior had defined treatment zones, which were considered in the rehabilitation as new systems and vertical circulation were inserted into the building.

Complying with ADA accessibility standards provided another challenge for this historic re- habilitation. Grading on the west side of the site provided wheelchair and stroller access without the need for an obtrusive ramp or exterior lift. This was accomplished by lowering the grades approximately three feet and converting a set of stairs to a walk, and re- using the stone treads as pavers. This allows vehicles to use the restored vehicle gates of the historic fence, and also results in parked vehicles and the service area to be less visible from the street. Access to the building now comes from the entry court on the west side of the building through an original door at the ground floor (formerly considered a basement) where everyone enters the building at the same location to a reception area, retaining the grander spaces on the first and second floors for program uses. All levels were made wheelchair accessible with a new energy-efficient, custom elevator, tucked behind, but disengaged from original door openings in the corridor masonry bearing walls. Two new egress stairs were also added within existing spaces. Original doors, hardware, transoms and frames were retained backing up to the new stair enclosures, which created opportunities for historical displays in shallow recesses, concealed by doors.



Performance based code compliance allowed the original, central ornamental wood stair to be restored, remaining open to the cross-circulation entry and corridors. All doorways and transoms were retained in the first and second floor circulation. Console heat pump units were installed in place of the late 19th century radiators. Unique round ornamental radiators were retained at the attic level as artifacts. The adaptive reuse of the Old Naval Hospital is a particularly remarkable project in that the newest building renovation technologies and sustainable materials were utilized in conjunction with historic preservation. In designing the building to achieve LEED silver standards, the building systems selected are highly energy efficient, low water usage, demonstrating that old buildings can make the most of new technologies. High density, soy-based foam insulation was used at the roof and mansard walls. The building is equipped with low-flow faucets and toilets and high efficiency lighting controlled by occupancy sensors.



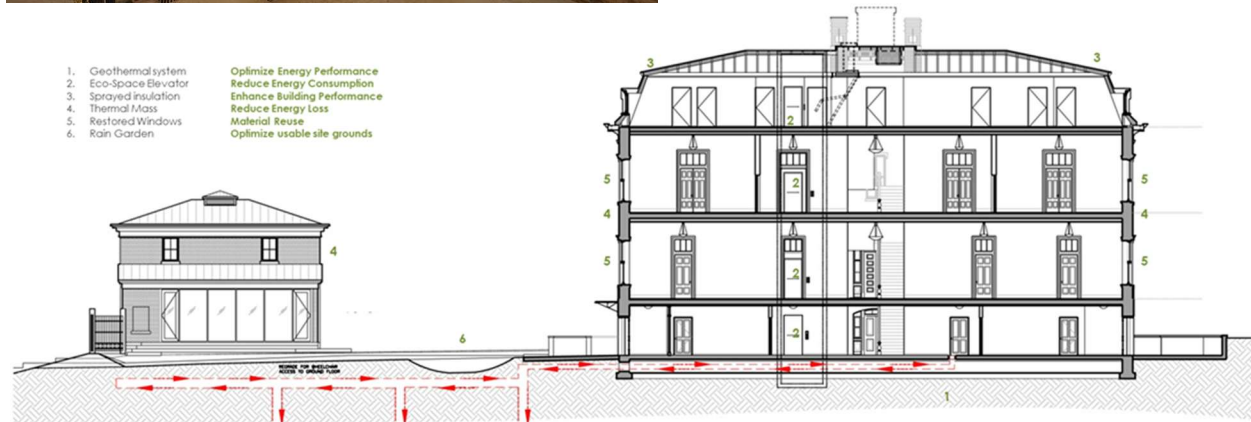
Treatment Zones Analysis

The ground source heat pump (GSHP) system was installed with 32 wells, drilled in areas with low archaeological resources, which were documented as part of the project. The site disturbances, regrading and well drilling were located away from the undisturbed archaeological resources at the east side of the property. The GSHP allowed the project to not only reduce energy use, but also eliminated a large boiler and visually/acoustically intrusive cooling tower, by locating all heat exchange systems below grade. The space originally intended for the cooling towers is now used for bicycle parking. Combined sewer overflow problems are significant in DC's older neighborhoods. This project did its part by creating a rain garden and pervious pavement to detain almost all storm water on-site. The rain garden creates a visual separation between the entry and forecourt.



**ENERGY ANALYSIS**

Project designed with LEED Silver standards.  
 Client choose not to pursue certification  
 Energy Cost Index (ECI) Savings - Targeted 24% / **Actual 80%**  
 Energy Use Index (EUI) Savings - Targeted 60% / **Actual 67%**



- 1. Geothermal system
- 2. Eco-Space Elevator
- 3. Sprayed insulation
- 4. Thermal Mass
- 5. Restored Windows
- 6. Rain Garden

- Optimize Energy Performance
- Reduce Energy Consumption
- Enhance Building Performance
- Reduce Energy Loss
- Material Reuse
- Optimize usable site grounds





HILL CENTER EVALUATION

**PAST PERFORMANCE EVALUATION FORM**

(Check appropriate box)

Performance Elements	Excellent	Good	Acceptable	Poor	Unacceptable
Quality of Services/ Work	X				
Timeliness of Performance	X				
Cost Control	X				
Business Relations	X				
Customer Satisfaction	X				

- Name & Title of Evaluator: DIANA INGRAHAM, EXECUTIVE DIRECTOR
- Signature of Evaluator: *Diana B. Ingraham*
- Name of Organization: HILL CENTER/OLD NAVAL HOSPITAL FOUNDATION
- Telephone Number of Evaluator: 202-549-4172
- State type of service received: Design/Build Services for Old Naval Hospital landmark renovation/rehabilitation
- State Contract Number, Amount and period of Performance  
BELL 124-010; \$835,910; 31 Dec 2008 - 31 May, 2011
- Remarks on Excellent Performance: Provide data supporting this observation. Continue on separate sheet if needed) Bell Architects performed in
- Remarks on unacceptable performance: Provide data supporting this observation. (Continue on separate sheet if needed)

in an exemplary manner throughout the project and also afterwards. We can recommend the Firm without qualification.

# The Northeast Neighborhood Library

Washington, DC

## ARCHITECTURE FIRM OF RECORD

BELL Architects, PC

## DESIGN FIRM

BELL Architects, PC in association with  
Vines Architecture (Phase II)

## COMPLETION DATE

2011



## AWARDS

Washington Building Congress  
Craftsmanship Award 2015

DC HPRB Award for Excellence in  
Historic Preservation 2015

AIA|DC Award of Merit in  
Historic Resources 2014

## PUBLICATIONS

*"Take a Look at DC's Redesigned Northeast  
Neighborhood Library (Photos): Another one of the  
city's libraries undergoes a stunning renovation"*  
**Washingtonian Magazine, February 2014**

*"News Releases: Mayor Gray and Community  
Reopen Northeast Library"*  
**DC Public Library, February 2014**

*"Northeast Library re-opens Monday after  
Multimillion Renovation"*

**ElevationDC Development News, January 2014**

*"District's Northeast Neighborhood Library to Get  
Facelift"*

**DC MUD, February 2012**



Exterior restoration, full interior renovations and a seamless addition rejuvenated a beloved historic DC neighborhood library (c. 1932) into its former glory as a stately Georgian Revival building while meeting the needs of an urban 21st century state-of-the-art library. The client wanted to preserve the elegance of the historic building, while upgrading it for contemporary uses, including flexible spaces and meeting rooms for community use, and better handicapped access. Budget goals included a big increase in energy efficiency combined with cost-efficient and timely construction. The resulting design retained the majority of the historic architectural features of the interior and exterior, while employing modern compact systems to provide more than a 30% decrease in energy use.

Phase I- The exterior showed significant deterioration and lacked sufficient outdoor use. BELL provided a full condition assessment and services included presentations to and approvals from DC HPRB, CFA, the ANC, DDOT Public Space and the Capitol Hill Restoration Society. Alterations to the landscape focused on a new children's outdoor reading area with Wi-fi and protection from the direct sun. This Design-Bid-Build phase was completed in 2010.

Phase II- Initially involved removal of hazardous materials while preserving as much of the original materials as possible. When studying the interior, it became clear that improving the stairs in the building and meeting code requirements would be difficult without damaging the primary historic spaces. The resulting design locates the main stair in a glass and brick addition with VRF roof mounted equipment at the rear of the building, reducing the need for major interventions to the interior, allowing natural light into the building with minimal visual impact on the exterior of the building and surrounding historic district.

BELL focused on including public features, such as a Children's and Teen's Department on the second floor and quiet study rooms and a new multi-purpose assembly space in the under-utilized lower level. Full ADA access was achieved with an elevator inserted into the original building and a gradually sloped exterior path.



**RELEVANT FEATURES:**

- Public Building
- Historic Structure -1930s
- Rehabilitation of interior and exterior
- Re-use and rehabilitation of existing furnishings and materials
- Maximizes usable space and includes meeting space
- ADA Compliant Upgrades
- LEED Silver Certification
- New IT and AV Upgrades
- Life Safety and Fire Protection Upgrades
- Redesign of garden into useable space
- Hazardous Materials Removal
- On schedule and below budget

**DESIGN SCHEDULE:**

Phase I- On Schedule  
Phase II - Ahead of Schedule

**DELIVERY:** Design-Bid-Build

**BUDGET:** \$ 11.4.0 million -  
Below Budget

**PROJECT AREA:** 21,192 sf

**OWNER REFERENCE:**

Jeff Bonvechio, Program Manager  
District of Columbia Public Libraries  
901 G Street NW  
Washington, DC 20001  
(202) 442-6070

**YEAR OF AWARD and  
COMPLETION:**

2008 / 2010 (Phase I)  
2012 / 2014 (Phase II)



The terrazzo floor was restored, reading tables were adapted for computer use, the original woodwork restored, and lights that resembled the originals were installed.

New VRF equipment was integrated within recreated bench cabinet. (below)





## SUSTAINABLE/INNOVATIVE FEATURES

The LEED Silver design allows the library operations to perform very efficiently, providing 37% energy savings and over 30% water savings. It demonstrates that low energy use intensity (EUI 85 kBtu/sf) can be achieved, while retaining original historic plaster finishes on thermal-mass masonry walls and single-glazed historic wood windows.

The design reprograms under-utilized spaces for public use and achieves a higher performing neighborhood library within a smaller footprint than a standard new library.

The project utilized an integrated design approach that helped target energy and water efficiency in the programming stage, leading to complete elimination of on-site combustion (natural gas). The building is all electric now, and the government purchases 100% wind power, and water saving fixtures exceed DCPL standards.

The design provides HVAC through a VRF and heat recovery approach, taking advantage of the large operable windows that also provide ventilation and daylight. Temperature range parameters at the stair addition were widened, since it is a circulation space, which saves energy and improves occupants' perception of their comfort in the reading rooms and meeting spaces.

The library is used by the neighborhood for meetings and classes as well as for reading and research.



The library garden was designed to provide an outdoor space for community residents as well as library patrons. It features native species, permeable paving, several seating areas and is ADA compliant. It has wifi access as well so that the patrons and neighbors can enjoy reading or studying outside. At the southeast corner is a children's reading area.

## GOALS OF PROJECT

- Restore a valuable community resource
- Upgrade building to meet the needs of a 21st century library
- Retain the historical architectural features of the interior and exterior
- Improve circulation – both horizontal and vertical
- LEED Silver Certification
- Minimize visibility of addition while distinguishing it from the building

## REGULATORY PROCESS:

- Reviewed under DC Historic Landmark and Historic District Protection Act, Section 9b by DC Historic Preservation Office
- Historic Preservation Review Board
- U.S. Commission of Fine Arts
- Advisory Neighborhood Commission 6A
- Capitol Hill Restoration Society
- Friends of the Northeast Library

*“...the city and community are standing behind maintaining the really rich city fabric that we have here in DC...I think that has a huge ripple effect on the entire community and how we think about the neighborhood and its architecture.”*

Phil Brady, Architect and Neighbor

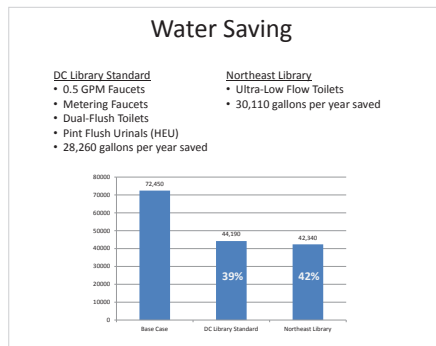
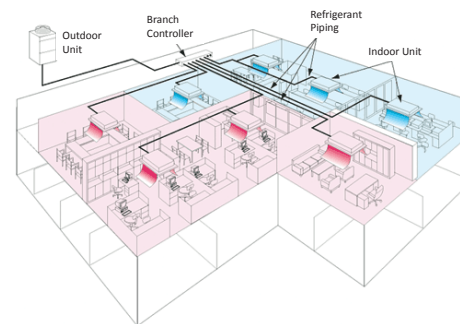




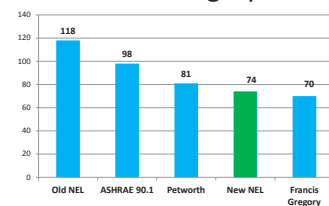
## 30% Energy Savings & Sustainable Design

- 1) Demonstrates low energy use intensity (EUI 74 kBtu/sf) design targeting LEED Gold can be achieved, while retaining historic plaster finishes on uninsulated thermal masonry walls and single-glazed historic wood windows;
- 2) Reprograms under-utilized spaces for public use (basement mechanical/storage as well as inefficient staff spaces) and achieves a higher performing neighborhood library within a smaller footprint than the standard new library. Project utilized an integrated design approach that helped target energy and water efficiency in the programming stage, leading to complete elimination of on-site combustion (natural gas). The building is all electric and the government purchases 100% wind power. Design provides HVAC through VRF and heat recovery approach taking advantage of large operable windows and for ventilation and daylight. Temperature range parameters at the stair addition were widened, since it is a circulation space, which saves energy and improves occupants' perception of their comfort in the reading rooms and meeting spaces. Water saving fixtures exceed DCPL standards.

### Energy Saving



### Measuring Up



Annual Energy Cost	
ASHRAE 90.1 Baseline	\$79,296
New Northeast Library	\$55,257
<b>\$24,039 Savings = 30.3%</b>	

**ATTACHMENT A**

**NAVFAC/USACE PAST PERFORMANCE QUESTIONNAIRE (Form PPQ-0)**

**CONTRACT INFORMATION (Contractor to complete Blocks 1-4)**

**1. Contractor Information**

Firm Name: BELL Architects, PC CAGE Code: 1 UKK 4  
 Address: 1228 9<sup>th</sup> Street, NW WDC 20001 DUNs Number: 1137 9 1672  
 Phone Number: 202-548-7570 x 201  
 Email Address: david.bell@bellarchitects.com  
 Point of Contact: T. David Bell Contact Phone Number: 202-548-7570 x 201

2. Work Performed as:  Prime Contractor  Sub Contractor  Joint Venture  Other (Explain)

Percent of project work performed: 100% of design services  
 If subcontractor, who was the prime (Name/Phone #): Whitihg-Turner Contracting Co, Andrew Easter 301-656-7800

**3. Contract Information**

Contract Number: DCPL 2011-C-0007  
 Delivery/Task Order Number (if applicable): N/A  
 Contract Type:  Firm Fixed Price  Cost Reimbursement  Other (Please specify):  
 Contract Title: **Design-Build Services, Interior Renovations to the Northeast Neighborhood Library**  
 Contract Location: 330 7<sup>th</sup> Street, NW WDC 20002

Award Date (mm/dd/yy): 2/2/2012  
 Contract Completion Date (mm/dd/yy): 11/22/2013  
 Actual Completion Date (mm/dd/yy): 11/15/2013  
 Explain Differences: Project was ahead of schedule.

Original Contract Price (Award Amount): \$10.2 M, Design, construction  
 Final Contract Price (to include all modifications, if applicable):  
 Explain Differences: Started with a report, then client added on design services. \$10.2 M Client requested changes such as roof replacement.

**4. Project Description:**

Complexity of Work  High  Med  Routine  
 How is this project relevant to project of submission? (Please provide details such as similar equipment, requirements, conditions, etc.) Design/Build project included repairs, renovations and construction of new addition. Project included extensive coordination with regulatory agencies included SHPO and CFA. LEED Silver Certification.

**CLIENT INFORMATION (Client to complete Blocks 5-8)**


**5. Client Information**

Name: Christopher Wright  
 Title: Project Manager  
 Phone Number: 202 415 9190  
 Email Address: christopherjwright@gmail.com

6. Describe the client's role in the project:

**Owner's representative**

7. Date Questionnaire was completed (mm/dd/yy): 01/31/2018

8. Client's Signature: 

**NOTE: NAVFAC REQUESTS THAT THE CLIENT COMPLETES THIS QUESTIONNAIRE AND SUBMITS DIRECTLY BACK TO THE OFFEROR. THE OFFEROR WILL SUBMIT THE COMPLETED QUESTIONNAIRE TO NAVFAC WITH THEIR PROPOSAL, AND MAY DUPLICATE THIS QUESTIONNAIRE FOR FUTURE SUBMISSION ON NAVFAC SOLICITATIONS. CLIENTS ARE HIGHLY ENCOURAGED TO SUBMIT QUESTIONNAIRES DIRECTLY TO THE OFFEROR. HOWEVER, QUESTIONNAIRES MAY BE SUBMITTED DIRECTLY TO NAVFAC. PLEASE CONTACT**



**THE OFFEROR FOR NAVFAC POC INFORMATION. THE GOVERNMENT RESERVES THE RIGHT TO VERIFY ANY AND ALL INFORMATION ON THIS FORM.**

*ADJECTIVE RATINGS AND DEFINITIONS TO BE USED TO BEST REFLECT YOUR EVALUATION OF THE CONTRACTOR'S PERFORMANCE*

<b>RATING</b>	<b>DEFINITION</b>	<b>NOTE</b>
<b>(E) Exceptional</b>	Performance meets contractual requirements and exceeds many to the Government/Owner's benefit. The contractual performance of the element or sub-element being assessed was accomplished with few minor problems for which corrective actions taken by the contractor was highly effective.	An Exceptional rating is appropriate when the Contractor successfully performed multiple significant events that were of benefit to the Government/Owner. A singular benefit, however, could be of such magnitude that it alone constitutes an Exceptional rating. Also, there should have been NO significant weaknesses identified.
<b>(VG) Very Good</b>	Performance meets contractual requirements and exceeds some to the Government's/Owner's benefit. The contractual performance of the element or sub-element being assessed was accomplished with some minor problems for which corrective actions taken by the contractor were effective.	A Very Good rating is appropriate when the Contractor successfully performed a significant event that was a benefit to the Government/Owner. There should have been no significant weaknesses identified.
<b>(S) Satisfactory</b>	Performance meets minimum contractual requirements. The contractual performance of the element or sub-element contains some minor problems for which corrective actions taken by the contractor appear or were satisfactory.	A Satisfactory rating is appropriate when there were only minor problems, or major problems that the contractor recovered from without impact to the contract. There should have been NO significant weaknesses identified. Per DOD policy, a fundamental principle of assigning ratings is that contractors will not be assessed a rating lower than Satisfactory solely for not performing beyond the requirements of the contract.
<b>(M) Marginal</b>	Performance does not meet some contractual requirements. The contractual performance of the element or sub-element being assessed reflects a serious problem for which the contractor has not yet identified corrective actions. The contractor's proposed actions appear only marginally effective or were not fully implemented.	A Marginal is appropriate when a significant event occurred that the contractor had trouble overcoming which impacted the Government/Owner.
<b>(U) Unsatisfactory</b>	Performance does not meet most contractual requirements and recovery is not likely in a timely manner. The contractual performance of the element or sub-element contains serious problem(s) for which the contractor's corrective actions appear or were ineffective.	An Unsatisfactory rating is appropriate when multiple significant events occurred that the contractor had trouble overcoming and which impacted the Government/Owner. A singular problem, however, could be of such serious magnitude that it alone constitutes an unsatisfactory rating.
<b>(N) Not Applicable</b>	No information or did not apply to your contract	Rating will be neither positive nor negative.

Contractor Information (Firm Name): BELL Architects, PC

Client Information (Name): DC Public Library

**TO BE COMPLETED BY CLIENT**

PLEASE CIRCLE THE ADJECTIVE RATING WHICH BEST REFLECTS YOUR EVALUATION OF THE CONTRACTOR'S PERFORMANCE.

<b>1. QUALITY:</b>						
a) Quality of technical data/report preparation efforts	<input type="radio"/> E	VG	S	M	U	N
b) Ability to meet quality standards specified for technical performance	<input type="radio"/> E	VG	S	M	U	N
c) Timeliness/effectiveness of contract problem resolution without extensive customer guidance	<input type="radio"/> E	VG	S	M	U	N
d) Adequacy/effectiveness of quality control program and adherence to contract quality assurance requirements (without adverse effect on performance)	<input type="radio"/> E	VG	S	M	U	N
<b>2. SCHEDULE/TIMELINESS OF PERFORMANCE:</b>						
a) Compliance with contract delivery/completion schedules including any significant intermediate milestones. <i>(If liquidated damages were assessed or the schedule was not met, please address below)</i>	<input type="radio"/> E	VG	S	M	U	N
b) Rate the contractor's use of available resources to accomplish tasks identified in the contract	<input type="radio"/> E	VG	S	M	U	N
<b>3. CUSTOMER SATISFACTION:</b>						
a) To what extent were the end users satisfied with the project?	<input type="radio"/> E	VG	S	M	U	N
b) Contractor was reasonable and cooperative in dealing with your staff (including the ability to successfully resolve disagreements/disputes; responsiveness to administrative reports, businesslike and communication)	<input type="radio"/> E	VG	S	M	U	N
c) To what extent was the contractor cooperative, businesslike, and concerned with the interests of the customer?	<input type="radio"/> E	VG	S	M	U	N
d) Overall customer satisfaction	<input type="radio"/> E	VG	S	M	U	N
<b>4. MANAGEMENT/ PERSONNEL/LABOR</b>						
a) Effectiveness of on-site management, including management of subcontractors, suppliers, materials, and/or labor force?	<input type="radio"/> E	VG	S	M	U	N
b) Ability to hire, apply, and retain a qualified workforce to this effort	<input type="radio"/> E	VG	S	M	U	N
c) Government Property Control	<input type="radio"/> E	VG	S	M	U	N
d) Knowledge/expertise demonstrated by contractor personnel	<input type="radio"/> E	VG	S	M	U	N
e) Utilization of Small Business concerns	<input type="radio"/> E	VG	S	M	U	N
f) Ability to simultaneously manage multiple projects with multiple disciplines	<input type="radio"/> E	VG	S	M	U	N
g) Ability to assimilate and incorporate changes in requirements and/or priority, including planning, execution and response to Government changes	<input type="radio"/> E	VG	S	M	U	N
h) Effectiveness of overall management (including ability to effectively lead, manage and control the program)	<input type="radio"/> E	VG	S	M	U	N
<b>5. COST/FINANCIAL MANAGEMENT</b>						
a) Ability to meet the terms and conditions within the contractually agreed price(s)?	<input type="radio"/> E	VG	S	M	U	N

Contractor Information (Firm Name): BELL Architects, PC

Client Information (Name): DC Public Library

b) Contractor proposed innovative alternative methods/processes that reduced cost, improved maintainability or other factors that benefited the client	<input type="radio"/> E	VG	S	M	U	N
c) If this is/was a Government cost type contract, please rate the Contractor's timeliness and accuracy in submitting monthly invoices with appropriate back-up documentation, monthly status reports/budget variance reports, compliance with established budgets and avoidance of significant and/or unexplained variances (under runs or overruns)	<input type="radio"/> E	VG	S	M	U	N
d) Is the Contractor's accounting system adequate for management and tracking of costs? <i>If no, please explain in Remarks section.</i>	<input type="radio"/> Yes				No	

e) If this is/was a Government contract, has/was this contract been partially or completely terminated for default or convenience or are there any pending terminations? <i>Indicate if show cause or cure notices were issued, or any default action in comment section below.</i>	Yes	<input type="radio"/>	<input checked="" type="radio"/>			
f) Have there been any indications that the contractor has had any financial problems? <i>If yes, please explain below.</i>	Yes	<input type="radio"/>	<input checked="" type="radio"/>			
<b>6. SAFETY/SECURITY</b>						
a) To what extent was the contractor able to maintain an environment of safety, adhere to its approved safety plan, and respond to safety issues? (Includes: following the users rules, regulations, and requirements regarding housekeeping, safety, correction of noted deficiencies, etc.)	<input checked="" type="radio"/>	VG	S	M	U	N
b) Contractor complied with all security requirements for the project and personnel security requirements.	<input checked="" type="radio"/>	VG	S	M	U	N
<b>7. GENERAL</b>						
a) Ability to successfully respond to emergency and/or surge situations (including notifying COR, PM or Contracting Officer in a timely manner regarding urgent contractual issues).	<input checked="" type="radio"/>	VG	S	M	U	N
b) Compliance with contractual terms/provisions ( <i>explain if specific issues</i> )	<input checked="" type="radio"/>	VG	S	M	U	N
c) Would you hire or work with this firm again? ( <i>If no, please explain below</i> )	<input checked="" type="radio"/>	Yes		No		
d) In summary, provide an overall rating for the work performed by this contractor.	<input checked="" type="radio"/>	VG	S	M	U	N

Please provide responses to the questions above (*if applicable*) and/or additional remarks. Furthermore, please provide a brief narrative addressing specific strengths, weaknesses, deficiencies, or other comments which may assist our office in evaluating performance risk (*please attach additional pages if necessary*):

This project was a complex major renovation, and the first in Washington to be subject to interior review by the Historic Preservation Office. BELL Architects seemed ideally suited to address all details of the project including ADA compliance in an historic structure, detailed program requirements from the Library, input from neighbors and other stakeholders in a highly-engaged community, and navigation of the historic approvals process. The project was a success by every measure.

# Washington Navy Yard Visiting Flag Officers' Quarters, Washington, DC

New Rehabilitation and Historic Preservation

## Location

Washington, DC

## Building Type

Military Residences

## Size

33,000 sf

## Project Budget

\$11,000,000

## Architect

BELL Architects, PC

## Project Highlights

- Government Facility
- Rehabilitation of National Historic Landmark
- LEED Silver Certified
- Security upgrades, fragment retention
- Budget and schedule restraints but on time and on budget
- ADA upgrades
- Detailed analysis approach retained historic masonry to avoid costly seismic upgrades
- New HVAC system with console units in custom casework
- Passive and active energy upgrades
- Fire suppression system and alarm system



The Visiting Flag Officers Quarters, located in the National Historic Landmark Latrobe Gate House Building Two (c.1805) of the Washington Navy Yard in Washington, DC. This fast-track design-build project provides improved facilities for visiting foreign dignitaries and Naval Officers (approx. 33,000 sf). Redesign of the late 19th century facility was sympathetic to the historic resources with updates of building systems and interior finishes.

Existing ornamental metal ceilings were salvaged and reused in key locations. An ornamental wood stair with large skylight was rehabilitated through performance-based code compliance. A sustainable aspect of the design was the reuse of salvaged Navy piers as heart pine wood flooring throughout. Sustainable resource use is reflected throughout the design from the building systems to the furniture and finishes. Thermography and blower door tests were done on windows and exterior walls at several locations to guide the rehabilitation of the building envelope and interior storm windows.

Passive improvement included integral interior finish (plaster) air barrier, thermal upgrades to basement and attic floors while preserving original plaster finishes in significant spaces, repaired historic metal roofing and upgraded glazing for skylights. The HVAC, plumbing, electrical, fire suppression, security and communications systems were all upgraded to meet sustainability goals and exceed targeted energy savings.

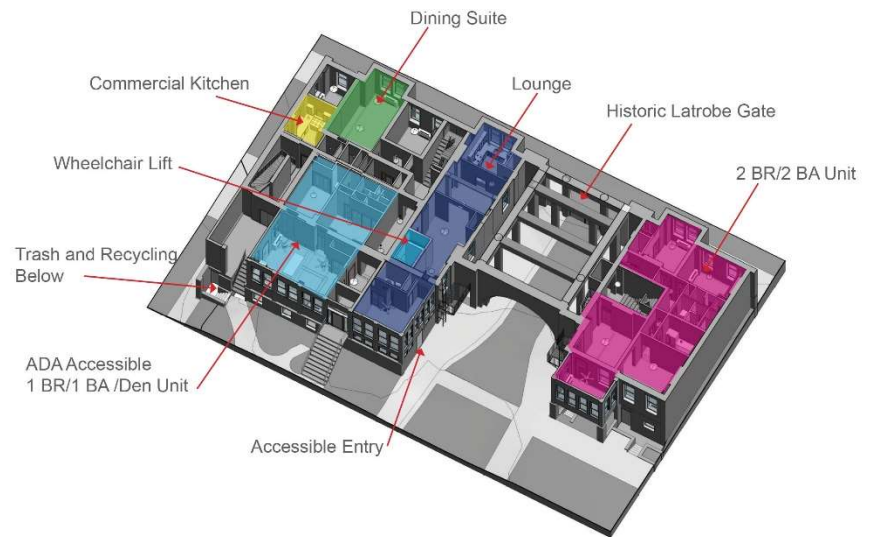
The executive-suites facility has on premises commercial laundry, food service dining facility, meeting spaces and supporting offices. Upgrades for accessibility were accomplished within the building enclosure. Portions of the building remained occupied during construction. Fire and life safety improvements per UFC requirements were designed to overcome inherent deficiencies in this historic property's original configuration, obtaining the State Historic Preservation Office approval through the Section 106 process without adverse effect.





Sustainability requirements focus on meeting the energy Policy Act (2005) and achieving a minimum 20% energy reduction below ASHRAE 90.1 2007. The project achieved LEED Silver rating and actual energy use reduction of 30%, significantly better than required. The project was considered a highly complex rehabilitation, requiring alternative approach code compliance to resolve life safety deficiencies while preserving historic features. The project was subject to review and approval by the US Commission of Fine Arts, National Capital Planning Commission and the State Historic Preservation Officer. The integrated design meets ICC International Existing Building Code; UFC 1 and UFC 3; and ASME A18.1.

The project was completed on time and on budget, factoring in client directed scope changes during construction. Budget: \$11 million.



**ATTACHMENT A**

**NAVFAC/USACE PAST PERFORMANCE QUESTIONNAIRE (Form PPQ-0)**

**CONTRACT INFORMATION (Contractor to complete Blocks 1-4)**

**1. Contractor Information**

Firm Name: BELL Architects PC  
Address: 1228 9<sup>th</sup> Street, NW Washington, DC 20001  
Phone Number: 202-548-7570  
Email Address: david.bell@bellarchitects.com  
Point of Contact: T. David Bell, President  
CAGE Code: 1UKK4  
DUNs Number: 113791672  
Contact Phone Number: 202-548-7570 x 201

**2. Work Performed as:**       Prime Contractor     Sub Contractor     Joint Venture     Other (Explain)

Percent of project work performed: 100% of A-E Design  
If subcontractor, who was the prime (Name/Phone #): GW Mangement Services,  
Andrew Phillips, 301-881-8517

**3. Contract Information**

Contract Number: N40080 10D0498-0017  
Delivery/Task Order Number (if applicable):  
Contract Type:     Firm Fixed Price     Cost Reimbursement     Other (Please specify):  
Contract Title: Renovate Visiting Flag Officers Quarters, Building 2 at Washington Navy Yard.  
Contract Location:    Washington Navy Yard  
Award Date (mm/dd/yy): 09/30/2011  
Contract Completion Date (mm/dd/yy): 04/26/13  
Actual Completion Date (mm/dd/yy): 08/12/13  
Explain Differences: Conditions in historic buildings and owner directed scope changes.

Original Contract Price (Award Amount): \$8,349,000  
Final Contract Price (to include all modifications, if applicable): \$11,063,340  
Explain Differences: Hidden conditions in historic buildings and owner directed scope changes. FFE package purchase is included in final price.

**4. Project Description:**

Complexity of Work  High     Med     Routine  
How is this project relevant to project of submission? (Please provide details such as similar equipment, requirements, conditions, etc.) Design-build Rehabilitation of 1880s building on both sides and above National Historic Landmark Latrobe Gate to Navy Yard. UFC codes, AT/FP, Sustainability (LEED Silver Certified), SHPO, NCPC and NPS approvals.

**CLIENT INFORMATION (Client to complete Blocks 5-8)**

**5. Client Information**

Name: Julie Darsie, NAVFAC  
Title: Cultural Resources Program Manager  
Phone Number: (202) 685-1754  
Email Address: [julie.darsie@navy.mil](mailto:julie.darsie@navy.mil)

**6. Describe the client's role in the project:** Cultural Resources Manager. Served as liaison for DC Historic Preservation Office and National Capital Planning Communication. Communicated historic preservation requirements to subcontractor.

**7. Date Questionnaire was completed (mm/dd/yy):** 05.26.16

**8. Client's Signature:**

**NOTE: NAVFAC REQUESTS THAT THE CLIENT COMPLETES THIS QUESTIONNAIRE AND SUBMITS DIRECTLY BACK TO THE OFFEROR. THE OFFEROR WILL SUBMIT THE COMPLETED**

**QUESTIONNAIRE TO NAVFAC WITH THEIR PROPOSAL, AND MAY DUPLICATE THIS QUESTIONNAIRE FOR FUTURE SUBMISSION ON NAVFAC SOLICITATIONS. CLIENTS ARE HIGHLY ENCOURAGED TO SUBMIT QUESTIONNAIRES DIRECTLY TO THE OFFEROR. HOWEVER, QUESTIONNAIRES MAY BE SUBMITTED DIRECTLY TO NAVFAC. PLEASE CONTACT THE OFFEROR FOR NAVFAC POC INFORMATION. THE GOVERNMENT RESERVES THE RIGHT TO VERIFY ANY AND ALL INFORMATION ON THIS FORM.**

*ADJECTIVE RATINGS AND DEFINITIONS TO BE USED TO BEST REFLECT YOUR EVALUATION OF THE CONTRACTOR'S PERFORMANCE*

<b>RATING</b>	<b>DEFINITION</b>	<b>NOTE</b>
<b>(E) Exceptional</b>	Performance meets contractual requirements and exceeds many to the Government/Owner's benefit. The contractual performance of the element or sub-element being assessed was accomplished with few minor problems for which corrective actions taken by the contractor was highly effective.	An Exceptional rating is appropriate when the Contractor successfully performed multiple significant events that were of benefit to the Government/Owner. A singular benefit, however, could be of such magnitude that it alone constitutes an Exceptional rating. Also, there should have been NO significant weaknesses identified.
<b>(VG) Very Good</b>	Performance meets contractual requirements and exceeds some to the Government's/Owner's benefit. The contractual performance of the element or sub-element being assessed was accomplished with some minor problems for which corrective actions taken by the contractor were effective.	A Very Good rating is appropriate when the Contractor successfully performed a significant event that was a benefit to the Government/Owner. There should have been no significant weaknesses identified.
<b>(S) Satisfactory</b>	Performance meets minimum contractual requirements. The contractual performance of the element or sub-element contains some minor problems for which corrective actions taken by the contractor appear or were satisfactory.	A Satisfactory rating is appropriate when there were only minor problems, or major problems that the contractor recovered from without impact to the contract. There should have been NO significant weaknesses identified. Per DOD policy, a fundamental principle of assigning ratings is that contractors will not be assessed a rating lower than Satisfactory solely for not performing beyond the requirements of the contract.
<b>(M) Marginal</b>	Performance does not meet some contractual requirements. The contractual performance of the element or sub-element being assessed reflects a serious problem for which the contractor has not yet identified corrective actions. The contractor's proposed actions appear only marginally effective or were not fully implemented.	A Marginal is appropriate when a significant event occurred that the contractor had trouble overcoming which impacted the Government/Owner.
<b>(U) Unsatisfactory</b>	Performance does not meet most contractual requirements and recovery is not likely in a timely manner. The contractual performance of the element or sub-element contains serious problem(s) for which the contractor's corrective actions appear or were ineffective.	An Unsatisfactory rating is appropriate when multiple significant events occurred that the contractor had trouble overcoming and which impacted the Government/Owner. A singular problem, however, could be of such serious magnitude that it alone constitutes an unsatisfactory rating.
<b>(N) Not Applicable</b>	No information or did not apply to your contract	Rating will be neither positive nor negative.

Contractor Information (Firm Name): \_\_BELL Architects PC\_\_

Client Information (Name): \_\_Julie Darsie, NAVFAC Washington\_\_

**TO BE COMPLETED BY CLIENT**

PLEASE CIRCLE THE ADJECTIVE RATING WHICH BEST REFLECTS YOUR EVALUATION OF THE CONTRACTOR'S PERFORMANCE.

<b>1. QUALITY:</b>						
a) Quality of technical data/report preparation efforts	<input checked="" type="radio"/> E	VG	S	M	U	N
b) Ability to meet quality standards specified for technical performance	<input checked="" type="radio"/> E	VG	S	M	U	N
c) Timeliness/effectiveness of contract problem resolution without extensive customer guidance	E	VG	S	M	U	<input checked="" type="radio"/> N
d) Adequacy/effectiveness of quality control program and adherence to contract quality assurance requirements (without adverse effect on performance)	<input checked="" type="radio"/> E	VG	S	M	U	N
<b>2. SCHEDULE/TIMELINESS OF PERFORMANCE:</b>						
a) Compliance with contract delivery/completion schedules including any significant intermediate milestones. (If liquidated damages were assessed or the schedule was not met, please address below)	E	VG	S	M	U	<input checked="" type="radio"/> N
b) Rate the contractor's use of available resources to accomplish tasks identified in the contract	<input checked="" type="radio"/> E	VG	S	M	U	N
<b>3. CUSTOMER SATISFACTION:</b>						
a) To what extent were the end users satisfied with the project?	<input checked="" type="radio"/> E	VG	S	M	U	N
b) Contractor was reasonable and cooperative in dealing with your staff (including the ability to successfully resolve disagreements/disputes; responsiveness to administrative reports, businesslike and communication)	<input checked="" type="radio"/> E	VG	S	M	U	N
c) To what extent was the contractor cooperative, businesslike, and concerned with the interests of the customer?	<input checked="" type="radio"/> E	VG	S	M	U	N
d) Overall customer satisfaction	<input checked="" type="radio"/> E	VG	S	M	U	N
<b>4. MANAGEMENT/ PERSONNEL/LABOR</b>						
a) Effectiveness of on-site management, including management of subcontractors, suppliers, materials, and/or labor force?	E	VG	S	M	U	<input checked="" type="radio"/> N
b) Ability to hire, apply, and retain a qualified workforce to this effort	<input checked="" type="radio"/> E	VG	S	M	U	N
c) Government Property Control	<input checked="" type="radio"/> E	VG	S	M	U	N
d) Knowledge/expertise demonstrated by contractor personnel	<input checked="" type="radio"/> E	VG	S	M	U	N
e) Utilization of Small Business concerns	E	VG	S	M	U	<input checked="" type="radio"/> N
f) Ability to simultaneously manage multiple projects with multiple disciplines	E	VG	S	M	U	<input checked="" type="radio"/> N
g) Ability to assimilate and incorporate changes in requirements and/or priority, including planning, execution and response to Government changes	<input checked="" type="radio"/> E	VG	S	M	U	N
h) Effectiveness of overall management (including ability to effectively lead, manage and control the program)	<input checked="" type="radio"/> E	VG	S	M	U	N
<b>5. COST/FINANCIAL MANAGEMENT</b>						
a) Ability to meet the terms and conditions within the contractually agreed price(s)?	E	VG	S	M	U	<input checked="" type="radio"/> N

Contractor Information (Firm Name): \_\_BELL Architects PC\_\_

Client Information (Name): \_\_Julie Darsie, NAVFAC\_\_

b) Contractor proposed innovative alternative methods/processes that reduced cost, improved maintainability or other factors that benefited the client	<input checked="" type="radio"/> E	VG	S	M	U	N
c) If this is/was a Government cost type contract, please rate the Contractor's timeliness and accuracy in submitting monthly invoices with appropriate back-up documentation, monthly status reports/budget variance reports, compliance with established budgets and avoidance of significant and/or unexplained variances (under runs or overruns)	E	VG	S	M	U	<input checked="" type="radio"/> N
d) Is the Contractor's accounting system adequate for management and tracking of costs? <i>If no, please explain in Remarks section.</i>	Yes		No Information			



e) If this is/was a Government contract, has/was this contract been partially or completely terminated for default or convenience or are there any pending terminations? <i>Indicate if show cause or cure notices were issued, or any default action in comment section below.</i>	Yes						<input checked="" type="radio"/> No
f) Have there been any indications that the contractor has had any financial problems? <i>If yes, please explain below.</i>	Yes						<input checked="" type="radio"/> No
<b>6. SAFETY/SECURITY</b>							
a) To what extent was the contractor able to maintain an environment of safety, adhere to its approved safety plan, and respond to safety issues? (Includes: following the users rules, regulations, and requirements regarding housekeeping, safety, correction of noted deficiencies, etc.)	E	VG	S	M	U	<input checked="" type="radio"/> N	
b) Contractor complied with all security requirements for the project and personnel security requirements.	E	VG	S	M	U	<input checked="" type="radio"/> N	
<b>7. GENERAL</b>							
a) Ability to successfully respond to emergency and/or surge situations (including notifying COR, PM or Contracting Officer in a timely manner regarding urgent contractual issues).	<input checked="" type="radio"/> E	VG	S	M	U	N	
b) Compliance with contractual terms/provisions ( <i>explain if specific issues</i> )	E	VG	S	M	U	<input checked="" type="radio"/> N	
c) Would you hire or work with this firm again? ( <i>If no, please explain below</i> )	<input checked="" type="radio"/> Yes		No				
d) In summary, provide an overall rating for the work performed by this contractor.	<input checked="" type="radio"/> E	VG	S	M	U	N	

**Please provide responses to the questions above (if applicable) and/or additional remarks. Furthermore, please provide a brief narrative addressing specific strengths, weaknesses, deficiencies, or other comments which may assist our office in evaluating performance risk (please attach additional pages if necessary):**

BELL Architects PC is one of the best historic architects I have ever worked with. They fully understand the requirements and standards for historic buildings. They were able to propose clever solutions to the challenges presented by the historic building, both in their original design and as unanticipated conditions arose during construction. The District of Columbia Historic Preservation Office and other regulators concurred with their designs and solutions with few, if any, requests for changes. The firm displayed a very high level of expertise and required little oversight. The Visiting Flag Officers Quarters has become a showcase for historic rehabilitation projects at the Washington Navy Yard. I highly recommend BELL Architects PC for future contracts.

**Project Examples**

**Warner Property Rehabilitation and Town Green**  
Kensington, MD

**Owner**

M-NCPPC:  
Montgomery County  
Department of Parks

MRO Annex- Suite 800  
1109 Spring Street  
Silver Spring, MD 20910  
Contact: Brenda Sandberg, Legacy Open Space Program Manager  
(301) 650.4360  
Brenda.Sandberg@montgomeryparks.org

**A/E Firm**

BELL Architects, PC

**GC Firm**

Project in concept phase

**Consultants**

Robert Silman Assoc.  
Grotheer & Company

**Program Value**

\$5 Million

**Year of**

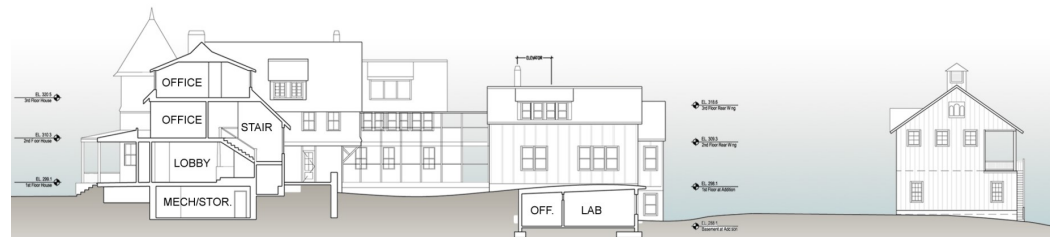
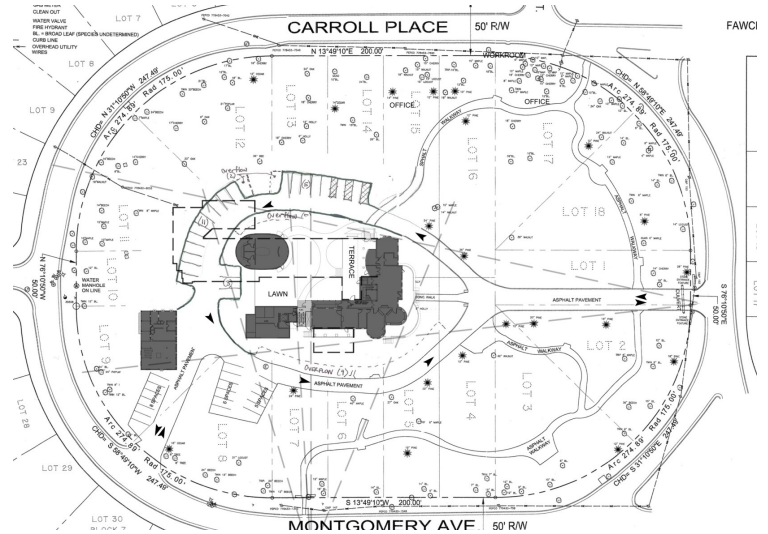
**Award/Completion**

2009/ ongoing

BELL Architects, PC is currently developing concept phase planning and design for the 4.4 acre Warner property that encompasses and entire city block at the heart of Kensington's Historic District, which is listed in the National Register of Historic Places.

The project requires a creative and versatile planning, architecture and engineering team for its multiple tasks:

- Develop Master Plan to utilize the property, purchased by Montgomery County in 2005, into a Town Green that can be used for passive recreation as well as gatherings for music performances, arts fairs, plays and seasonal events.
- Rehabilitate 12,000 square feet of historic structures, a house and carriage house, built by town founder, Brainard H Warner in the 1890's as a centerpiece for the new model town of Kensington.
- Program and design for adaptive reuse of site by a division of Montgomery County Parks. To accomplish the program requirements, BELL Architects developed a scheme that removes 13,000 square feet of non-contributing concrete block additions, remnants of the 45 year period the site was used as a nursing home and creates new additions more compatible and sensitive to the historic structures and proposed Town Green. Approximately half of the added building area is tucked into a hillside so it disappears from views out of the house.
- Facilities and park are being designed with sustainability (LEED Silver target) as a priority. BELL is investigating geothermal energy and significant improvements to quantity and quality control of stormwater.





# Marine Corps Barracks and Commandant's House

Washington, DC  
Professional Services: 2009-2010  
Construction: 2010  
Project Owner: NAVFAC Washington  
References: Captain Kathryn A. Donovan, NAVFAC 202-359-3097  
Jay Jeurgensen Senior Project Manager  
313-802-2294/202-204-8632  
[Jay.Jeurgensen@kci.com](mailto:Jay.Jeurgensen@kci.com)  
CONSTRUCTION ESTIMATE: \$900,000

BELL Architects, PC, Project Management, Master Planning Historic Preservation, Architecture



### RELEVANCE:

- Nationally Significant Historic Property
- Fence Replacement and Security
- Restoration and Reconfiguration of Fence
- Section 106 Review Process
- Construction Management
- Preservation of Existing Structures
- Materials Conservation

*“The BELL Architects Team has gone above and beyond the call of duty on this project in insuring that the client has been well-informed of the options and alternative solutions, effectively brokering agreement from various public review agencies and participating in necessary community meetings.”*

Jay Jeurgensen, Senior Project Manager

BELL Architects was hired to assist the Navy with a design-build approach to improving the property perimeter for anti-terrorism force protection (ATFP) which included bridging documents. This project involved analysis of threats and proposed upgrades to improve security at the Marine Corps Barracks and specifically the Marine Corps Commandant's House in the Capitol Hill Historic District. BELL Architects worked closely with the Washington Navy Yard and US Marine Corps Barracks Washington to establish approaches that met the security guidelines as well as historic preservation standards to avoid, minimize and mitigate adverse effect and gain approval by CHRS, ANC6B, NCPC, CFA, DDOT and the DC HPO through a public consultation process.

BELL Architects worked with Hinman Consulting as a specialist to establish vehicle threat criteria and viable options for stand off and control. Various hybrid solutions included custom fencing, tension cables, reinforced plinth walls, delta barriers, active and fixed bollards. Nine alternative schemes were considered and evaluated with public input. Oehme van Sweden provided landscape design.



Photoshopped image showing replacement fence.



Architectural drawing of the site.

**ATTACHMENT A**

**NAVFAC/USACE PAST PERFORMANCE QUESTIONNAIRE (Form PPQ-0)**

**CONTRACT INFORMATION (Contractor to complete Blocks 1-4)**

**1. Contractor Information**

Firm Name: BELL Architects, PC  
Address: 1228 9<sup>th</sup> Street, NW, Washington, DC 2000  
Phone Number: 202.548.7570  
Email Address: david.BELL@BELLarchitects.com  
Point of Contact: T. David BELL, President  
CAGE Code: UKK4  
DUNs Number: 1137916721  
Contact Phone Number: 202-548-7570, x201

2. Work Performed as:  Prime Contractor  Sub Contractor  Joint Venture  Other (Explain)

Percent of project work performed: 100%

If subcontractor, who was the prime (Name/Phone #):

**3. Contract Information**

Contract Number: N40080-09-C-0166, McGrath contract: 30120-0003  
Delivery/Task Order Number (if applicable):  
Contract Type:  Firm Fixed Price  Cost Reimbursement  Other (Please specify):  
Contract Title: Physical Security Upgrades at Quarters 6 - Commandant's Residence at Marine Barracks-Washington  
Contract Location: Washington, DC  
Award Date (mm/dd/yy): 07/28/09  
Contract Completion Date (mm/dd/yy): 08/02/10  
Actual Completion Date (mm/dd/yy): 06/03/10

**Explain Differences:**

The project began as a design-build project with BELL serving as a subcontractor to McGrath. Once that contract expired, BELL was contracted directly by NAVFAC-Washington to provide consulting and design services for bridging documents. There was a no cost modification to the scope of A-E services as part of execution (dated April 1, 2010)

Original Contract Price (Award Amount): \$112,284

Final Contract Price (to include all modifications, if applicable): \$112,284

Explain Differences: See explanation above.

**4. Project Description:**

Complexity of Work  High  Med  Routine

How is this project relevant to project of submission? (Please provide details such as similar equipment, requirements, conditions, etc.)

This project involved the analysis of threats and upgrades to improve security at the Marine Corps Barracks and the Marine Corps Commandant's House in the Capitol Hill Historic District. BELL Architects worked closely with Marine Barracks-Washington, Marine Corps Headquarters and the Washington Navy Yard to establish approaches that met the security guidelines, and historic preservation standards to mitigate adverse effect and gain approval from local community organizations, including Capitol Hill Restoration Society, Advisory Neighborhood Commission (ANC)-6B, as well as Federal and local review and approval agencies including National Capital Planning Commission (NCPC), US Commission of Fine Arts (CFA), District of Columbia (DC) State Historic Preservation Office (SHPO) DC Department of Transportation (DDOT), National Park Service and Advisory Council on Historic Preservation through a public consultation process. BELL prepared support documents for NAVFAC's NEPA and NHPA Section 106 determinations.

**CLIENT INFORMATION (Client to complete Blocks 5-8)**

**5. Client Information**

Name: Jay C. Juergensen  
Title: Lead Planner - Gold Team IPT/Project Manager  
Phone Number: 313-802-2294  
Email Address: [jayjuergensen@j-assoc.com](mailto:jayjuergensen@j-assoc.com)

**6. Describe the client's role in the project:**

As the Lead Planning Professional for the Gold Integrated Project Team (IPT) at Naval Facilities Engineering Command (NAVFAC)-Washington, I had primary responsibility for gaining approval of the NCPC, CFA, DC SHPO, DDOT for all proposed projects in the Area of Responsibility (AOR). BELL Architects work became my responsibility at the end of 2009.

**7. Date Questionnaire was completed (mm/dd/yy):** 05/26/2016

**8. Client's Signature:**



**NOTE: NAVFAC REQUESTS THAT THE CLIENT COMPLETES THIS QUESTIONNAIRE AND SUBMITS DIRECTLY BACK TO THE OFFEROR. THE OFFEROR WILL SUBMIT THE COMPLETED QUESTIONNAIRE TO NAVFAC WITH THEIR PROPOSAL, AND MAY DUPLICATE THIS QUESTIONNAIRE FOR FUTURE SUBMISSION ON NAVFAC SOLICITATIONS. CLIENTS ARE HIGHLY ENCOURAGED TO SUBMIT QUESTIONNAIRES DIRECTLY TO THE OFFEROR. HOWEVER, QUESTIONNAIRES MAY BE SUBMITTED DIRECTLY TO NAVFAC. PLEASE CONTACT THE OFFEROR FOR NAVFAC POC INFORMATION. THE GOVERNMENT RESERVES THE RIGHT TO VERIFY ANY AND ALL INFORMATION ON THIS FORM.**

*ADJECTIVE RATINGS AND DEFINITIONS TO BE USED TO BEST REFLECT  
YOUR EVALUATION OF THE CONTRACTOR'S PERFORMANCE*

<b>RATING</b>	<b>DEFINITION</b>	<b>NOTE</b>
<b>(E) Exceptional</b>	Performance meets contractual requirements and exceeds many to the Government/Owner's benefit. The contractual performance of the element or sub-element being assessed was accomplished with few minor problems for which corrective actions taken by the contractor was highly effective.	An Exceptional rating is appropriate when the Contractor successfully performed multiple significant events that were of benefit to the Government/Owner. A singular benefit, however, could be of such magnitude that it alone constitutes an Exceptional rating. Also, there should have been NO significant weaknesses identified.
<b>(VG) Very Good</b>	Performance meets contractual requirements and exceeds some to the Government's/Owner's benefit. The contractual performance of the element or sub-element being assessed was accomplished with some minor problems for which corrective actions taken by the contractor were effective.	A Very Good rating is appropriate when the Contractor successfully performed a significant event that was a benefit to the Government/Owner. There should have been no significant weaknesses identified.
<b>(S) Satisfactory</b>	Performance meets minimum contractual requirements. The contractual performance of the element or sub-element contains some minor problems for which corrective actions taken by the contractor appear or were satisfactory.	A Satisfactory rating is appropriate when there were only minor problems, or major problems that the contractor recovered from without impact to the contract. There should have been NO significant weaknesses identified. Per DOD policy, a fundamental principle of assigning ratings is that contractors will not be assessed a rating lower than Satisfactory solely for not performing beyond the requirements of the contract.
<b>(M) Marginal</b>	Performance does not meet some contractual requirements. The contractual performance of the element or sub-element being assessed reflects a serious problem for which the contractor has not yet identified corrective actions. The contractor's proposed actions appear only marginally effective or were not fully implemented.	A Marginal is appropriate when a significant event occurred that the contractor had trouble overcoming which impacted the Government/Owner.
<b>(U) Unsatisfactory</b>	Performance does not meet most contractual requirements and recovery is not likely in a timely manner. The contractual performance of the element or sub-element contains serious problem(s) for which the contractor's corrective actions appear or were ineffective.	An Unsatisfactory rating is appropriate when multiple significant events occurred that the contractor had trouble overcoming and which impacted the Government/Owner. A singular problem, however, could be of such serious magnitude that it alone constitutes an unsatisfactory rating.
<b>(N) Not Applicable</b>	No information or did not apply to your contract	Rating will be neither positive nor negative.

Contractor Information (Firm Name):  
 Client Information (Name):

BELL Architects, PC  
NAVFAC – Washington

**TO BE COMPLETED BY CLIENT**

PLEASE CIRCLE THE ADJECTIVE RATING WHICH BEST REFLECTS YOUR EVALUATION OF THE CONTRACTOR'S PERFORMANCE.

1. QUALITY:							
a) Quality of technical data/report preparation efforts	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
b) Ability to meet quality standards specified for technical performance	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
c) Timeliness/effectiveness of contract problem resolution without extensive customer guidance	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
d) Adequacy/effectiveness of quality control program and adherence to contract quality assurance requirements (without adverse effect on performance)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
2. SCHEDULE/TIMELINESS OF PERFORMANCE:							
a) Compliance with contract delivery/completion schedules including any significant intermediate milestones. (If liquidated damages were assessed or the schedule was not met, please address below)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
b) Rate the contractor's use of available resources to accomplish tasks identified in the contract	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
3. CUSTOMER SATISFACTION:							
a) To what extent were the end users satisfied with the project?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
b) Contractor was reasonable and cooperative in dealing with your staff (including the ability to successfully resolve disagreements/disputes; responsiveness to administrative reports, businesslike and communication)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
c) To what extent was the contractor cooperative, businesslike, and concerned with the interests of the customer?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
d) Overall customer satisfaction	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
4. MANAGEMENT/ PERSONNEL/LABOR							
a) Effectiveness of on-site management, including management of subcontractors, suppliers, materials, and/or labor force?	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
b) Ability to hire, apply, and retain a qualified workforce to this effort	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
c) Government Property Control	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
d) Knowledge/expertise demonstrated by contractor personnel	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
e) Utilization of Small Business concerns	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
f) Ability to simultaneously manage multiple projects with multiple disciplines	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
g) Ability to assimilate and incorporate changes in requirements and/or priority, including planning, execution and response to Government changes	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
h) Effectiveness of overall management (including ability to effectively lead, manage and control the program)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5. COST/FINANCIAL MANAGEMENT							
a) Ability to meet the terms and conditions within the contractually agreed price(s)?	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
b) Contractor proposed innovative alternative methods/processes that reduced cost, improved maintainability or other factors that benefited the client	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
c) If this is/was a Government cost type contract, please rate the Contractor's timeliness and accuracy in submitting monthly invoices with appropriate back-up documentation, monthly status reports/budget variance reports, compliance with established budgets and avoidance of significant and/or unexplained variances (under runs or overruns)	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Contractor Information (Firm Name):  
 Client Information (Name):

BELL Architects, PC  
NAVFAC – Washington

d) Is the Contractor’s accounting system adequate for management and tracking of costs? <i>If no, please explain in Remarks section.</i>		YES					NO	
e) If this is/was a Government contract, has/was this contract been partially or completely terminated for default or convenience or are there any pending terminations? <i>Indicate if show cause or cure notices were issued, or any default action in comment section below.</i>		YES					NO	
f) Have there been any indications that the contractor has had any financial problems? <i>If yes, please explain below.</i>		YES					NO	
<b>6. SAFETY/SECURITY</b>								
a) To what extent was the contractor able to maintain an environment of safety, adhere to its approved safety plan, and respond to safety issues? (Includes: following the users rules, regulations, and requirements regarding housekeeping, safety, correction of noted deficiencies, etc.)		E	VG	S	M	U	N	
b) Contractor complied with all security requirements for the project and personnel security requirements.		E	VG	S	M	U	N	
<b>7. GENERAL</b>								
a) Ability to successfully respond to emergency and/or surge situations (including notifying COR, PM or Contracting Officer in a timely manner regarding urgent contractual issues).		E	VG	S	M	U	N	
b) Compliance with contractual terms/provisions <i>(explain if specific issues)</i>		E	VG	S	M	U	N	
c) Would you hire or work with this firm again? <i>(If no, please explain below)</i>		YES					NO	
d) In summary, provide an overall rating for the work performed by this contractor.		E	VG	S	M	U	N	

**Please provide responses to the questions above (if applicable) and/or additional remarks. Furthermore, please provide a brief narrative addressing specific strengths, weaknesses, deficiencies, or other comments which may assist our office in evaluating performance risk (please attach additional pages if necessary):**

Physical Security Upgrades at Quarters 6 – Contract #: N40080-09-C-0166: The proposed design effort was intended to bring Quarters 6 – The Commandant’s Residence at Marine Barracks Washington into compliance with Department of Defense’s Anti-Terrorism/Force Protection (AT/FP) requirements. As initially scoped, the project required an 8’ fence with a vehicle barrier in front of the historic residence and over seventy (70) bollards at the curb line on G Street, SE in the Capitol Hill Historic District in Washington, DC. The project presented a variety of unique challenges given the difficulty of applying rigorous AT/FP criteria in an historic and dense urban, residential setting.

Because the façade of this National Historic Landmark essentially sits on the edge of public-right-of-way (ROW), strict interpretation of the AT/FP guidelines would have required significant changes to the ROW, would have resulted in opposition from review agencies, community organizations and residents while also not bringing the property into compliance. The strained relationship between Marine Barracks-Washington leadership and a highly-involved cluster of neighborhood organizations, increased scrutiny of security-related projects by review agencies and the high profile of a project that was one of the top five in NAVFAC’s global portfolio, meant that the project had a perfect storm of potential pitfalls.

By actively participating in and helping lead a collaborative and creative decision-making environment and incorporating suggestions from internal and external stakeholders, BELL’s creativity and credibility allowed NAVFAC and the Marines to overcome resistance and helped successfully convince all the parties the negotiated solution would improve the physical security for the Commandant AND be swiftly approved. The final design effectively reused an existing, historic 3’ fence, included a new complimentary fence, redesigned landscaping, a limited number of bollards and two sensitively designed, contextual guard booths.

Contractor Information (Firm Name):  
Client Information (Name):

**BELL Architects, PC**  
**NAVFAC – Washington**

In addition, the project was initially proposed to follow a “design-bid-build” delivery method, while the restoration of the residence was to be implemented using a design-build methodology. NAVFAC decided to merge the projects, shortening the delivery of bidding documents for incorporation into a single contract action by over two (2) months. This meant that BELL had to change the approach they were using to structure and deliver documents that had specific details stakeholders had approved and do so in a significantly shortened timeframe. By way of example, BELL provided 10 versions to the guard booth alone, to insure that style, materials, fit, finish and color responded to the needs of the guards and Barracks’ Officers, while also responding to review agency comments.

Needless to say, BELL Architects went above and beyond the call of duty to support NAVFAC and the Marine Corps on the Physical Security Improvements at the Commandant's Residence. If not for their diligent work, sensitivity to the historic fabric, attention to detail, understanding of the delicate internal and external relationships, respected reputation and trustworthy relationship with the review agencies and community – I do not believe NAVFAC would have been successful in gaining the necessary approvals and the project would have stalled. With their support, our team was successful in four (4) months – previous NAVFAC leadership and the Marines were not successful in more than five (5) years previous.

Years later, I still take great pride in what our team achieved and consider it one of my greatest successes as well as one of my favorite projects. I share the pride of success with BELL Architects.

*Note to Reviewer: Because BELL Architects is a professional services (architecture) firm, there are elements of the Rating on pages 3 and 4 that are not applicable (N/A) because of the nature and scope of the work associated with the contract being evaluated. As such, Items 4 a) through d) were marked as N/A. BELL Architects should not be negatively reviewed because this section of the form appeared to address construction related criteria.*





## EMBASSIES, CHANCELLERIES & FOREIGN ORGANIZATIONS

**British Embassy, Washington, DC** – Minor structural modifications of several buildings and condition survey of the Ambassador’s Residence, Old Chancery, New Chancery, and Consular buildings, including all external and internal mechanical, electrical, plumbing, structural integrity, internal finishes, and code and life and safety issues. Subsequent repair of concrete balcony and assistance with installation of new ADA lift and roof access at New Chancery, evaluation of fourth-floor framing at Consular Building, and design of repairs at failing masonry site walls.



**Government House Bermuda Hamilton, Bermuda** – Structural investigation and prioritized structural repair recommendations of the historic (circa 1892) Governor’s House structure and its associated out-buildings. The various outbuildings included underground cisterns, carports, landscape sheds, guard enclosures, and accessory buildings. These unique structures were constructed of locally available vernacular building materials to include limestone, coquina, and Bermuda cedar. Common forms of deterioration included non-compatible materials, improper repairs and structural modifications. Additionally, due to its close proximity to the seashore, unique forms of deterioration were noted. These include exposure to moisture, wind-blown salt, driving rain, and high wind speed events.



**Swiss Embassy, Swiss Ambassador’s Residence, Washington, DC** – Design of a new residence on the campus of the Swiss Embassy consisting of a concrete frame structure with one basement and two framed levels and a perimeter foundation/retaining structure surrounding a paved exterior area. Special considerations were given to architecturally exposed structural concrete and structural steel shear dowels to improve exterior thermal performance, and structural support of “channel glass”. The residence was built to Minergie standards, a strict energy-efficiency program adopted by the Swiss government in 2001.



**Embassy of Sweden & Embassy of Iceland, House of Sweden, Washington, DC** – Structural engineer of record services for the exterior components, including the unique layered glass facade, blonde wood and stone, of the new 5-story cast-in-place concrete frame building, a physical representation of Swedish values depicting openness, transparency, and democracy. The contemporary Scandinavian architecture was designed by Gert Wingårdh and Tomas Hansen to house exhibitions and large event gathering spaces in addition to the public diplomacy embassy spaces.

**Embassy of South Africa, Washington, DC** – Investigation followed by renovation and addition to the South African Embassy designed to consolidate existing Chancery functions into one central location, replace old building systems with efficient ones, and create a new, welcoming environment for the Embassy staff and visitors. The project will allow for the adaptive reuse of the Official Residence for Chancery functions and the modernization of the Chancery building. The addition will provide a new main entry, including a 2-story lobby and monumental stair to improve visitor circulation and security.



## EMBASSIES, CONTINUED

**Embassy of Spain, Spanish Ambassador's Residence, Washington, DC** – Detailed assessment of the residence's deteriorating exterior masonry elements and identification of the cause of this deterioration, followed by the design and implementation of repairs.

**Embassy of the Federal Republic of Germany, Washington, DC** – Structural conditions assessment and document review of the exposed steel at the south terraces of the embassy. Silman made further observations regarding conditions of the steel elements at the roof level and the potential for structural damage to the areas below the roof slabs as a part of the embassy repair process.

**Embassy of Canada, Washington, DC** – Condition assessment consisting of a review of all available documents related to structure and the facade, followed by visual inspection of representative accessible elements. Silman was also retained by the embassy to perform a seismic evaluation of the building after the August 2011 earthquake.

## Other Relevant Experience

**Israeli Embassy, New Ambassador's Residence, Washington, DC**

**Embassy of Cameroon, Washington, DC**

**Embassy of Ecuador, Washington, DC**

**Embassy of Qatar, Washington, DC**

**Embassy of the Republic of Angola, Washington, DC**

**Iranian Chancellery, Mothballing, Washington, DC**

**Malaysian Annex Buildings, Washington, DC**

**Romanian Ambassador's Residence, Washington, DC**

**Scandinavia House, New York, NY**

**Japanese Mission to the UN, Ambassador's Residence, New York, NY**

**United Arab Emirates Ambassador's Residence, Washington, DC**

**Philippine Mission to the UN, New York, NY**

**Council on Foreign Relations, New York, NY**



## HISTORIC PRESERVATION

**Andrew Mellon Building, 1785 Massachusetts Avenue, Washington, DC** – Condition assessment and feasibility investigation for the 5-story, \$70 million, 70,000 sf National Trust for Historic Preservation Headquarters building, followed by structural design for the complete interior renovation. Silman completed the underpinning for the new lower level basement and designed strict vibration criteria for the sound and camera studios to be located on the upper basement suspended slab. Silman also provided the structural design of a steel truss between the second and third floor of the building.



**Corcoran Gallery of Art; Corcoran School of the Arts & Design, Washington, DC** – Constructed in 1897, the 135,000 sf Beaux-Arts building designed by Ernest Flagg has served as both art gallery and art school since its inception. The project includes a full upgrade of the building's mechanical systems to satisfy the requirements of the National Gallery of Art, along with improvements to classrooms, amenities, accessibility and life safety. Silman performed a structural investigation of the building using both conventional and non-destructive evaluation methods, and designed modifications and additions to the building's structure in a sensitive manner to preserve its historically-designated interior and exterior spaces.



**Decatur House, Washington, DC** – Federal style house built 1818, currently owned by the National Trust for Historic Preservation and occupied by the White House Historical Association. A partial collapse of a ceiling prompted a structural assessment to survey the building for structural deficiencies, evaluate load capacities, identify unsafe occupancies, and provide recommendations for repairs. The investigation work was tailored to prevent damage to the historic fabric of the building.



**United States Supreme Court, Washington, DC** – Modernization initiative including new construction and historic renovation of the 1935 building to upgrade and replace building systems, as well as relocate some functions in order to use space more efficiently, improve service to the public, and comply with safety codes. New construction includes an underground addition adjacent to the existing building and a new mezzanine level within the historic structure for high-density storage. Cost: \$122 million (est.).

**General Assembly Building, Richmond, VA** – The existing 1911 General Assembly Building (GAB) will be demolished, and its facade restored and incorporated into the new GAB building that will be approximately 450,000 gsf. With an estimated construction cost of \$157.5 million, Silman will complete the design of the base building structure and foundations for the new building, and assistance in the development of secondary (non-structural) systems such as exterior walls, egress stairs.

**Herbert C. Hoover Building, Washington, DC** – The headquarters of the United States Department of Commerce was the largest office building in the world when it was completed in 1932, with over 1.8 million sf of floor area. An eight-phased renovation and modernization of the entire building is currently underway, providing modernized offices, new energy-efficient fixtures and mechanical systems, improved security, and elective seismic upgrades.



## HISTORIC PRESERVATION, CONTINUED

**Johns Hopkins University, Gilman Hall, Baltimore, MD** – Major renovation and modernization to revitalize the historic building to its former grandeur, creating new spaces for students to congregate and study. Completed, it provides modern, upgraded classrooms with technological features consistent with those of a modern higher education facility. LEED Silver certified.

**Johns Hopkins University, Peabody Conservatory of Music, Baltimore, MD** – Historic building renovation and new addition involving re-support of the interior through monitoring and erection sequencing with modifications including new circulation and infrastructure, conversion of basement into a rehearsal hall, and underpinning of the original four-foot thick load-bearing brick walls. New addition included a new 35,000-sf glass roof arcade infill between buildings to serve as new lobby and circulation space.

**Old Post Office, Trump Hotel, Washington, DC** – Silman is the structural engineer of record for the 12-story building and provided condition assessments and seismic analysis of the building for a feasibility study to determine the viability of the redevelopment. Modifications to the original vintage structural systems were carefully planned to minimize impact on the historic fabric and achieve economical upgrades. Additional projects for the renovation include more than 250 rooms and houses restaurants, meeting facilities, and a spa.

**Richmond Old City Hall, Richmond, VA** – Renovation and restoration of the Gothic Revival building, originally designed by architect Elijah E. Myers. Located on a full city block overlooking Virginia's Capitol Square, the building opened in the 1890s. Currently used as an office building, the space will continue in its current use after renovation and maintain the historic character of the building.

**Smithsonian Institution Building, Washington, DC** – Silman has provided structural consulting for The Castle over the years including; perimeter security and blast protection upgrades (2004), seismic condition assessments (2011), assessments and concept designs for the renovations and preservation of Smithsonian's South Campus Master Plan (2013), installation of an LED Exhibit Wall (2014), interior renovation of the gift shop (2014) and interior renovation of the cafe and restrooms (2015).

**St. Elizabeths East Chapel, R.I.S.E. Demonstration Center at Gateway DC, Washington, DC** – In the 1950s, a 2-story chapel was converted into an Interim Innovation Hub to serve students ranging from K-12 to professionals seeking advanced credentials. Silman provided a condition assessment and design/build services for the adaptive reuse of the chapel and design for the security guard station at the visitor center. Work included modifications of the existing structure for an opening for a monumental stair and MEP upgrades. The project also included repairs of deteriorated concrete or wood framing and modifications to the structure and foundation for a new elevator.

## HISTORIC PRESERVATION, CONTINUED

**St. Elizabeths West Campus, US Department of Homeland Security Headquarters, Washington, DC** – DHS Headquarters project providing over 500,000 sf of office space through a combination of adaptive reuse and new construction. Silman has provided extensive probe, testing, and nondestructive evaluation work for a majority of the historic structures on the campus. In addition, Silman provided bridging documents for the Center Building, Creamery, Holly, and Administrative Buildings. The preservation engineering required the design to incorporate seismic and security requirements into the new use of these buildings.

**The Boilermaker Shop (Building 167), The Yards, Washington, DC** – Investigation and adaptive reuse design of this historic Navy Yard auxiliary building into the retail heart of The Yards redevelopment, offering ground floor retail and mezzanine office space. The expansive renovation and rehabilitation involves modifications and additions to the building, requiring complete reanalysis of the structure and its pile and concrete foundations. In certain areas, new foundations were required and a seismic evaluation of the structure is required, necessitating a determination of a Seismic Site Classification.

**The Lumber Shed (US Navy Building 173), The Yards, Washington, DC** – Investigation and adaptive reuse design of this former lumber storage shed (c. 1917-1921), consisting of two freestanding sheds with a connecting roof supported on wood trusses. Silman performed an initial investigation of the structure, including an observation of the material condition and initial recommendations, and was involved in the adaptive reuse design of the Lumber Shed into 'Pavilion 1' - a two-level, 34,700 sf, glass retail pavilion for The Yards development on the Anacostia River.

**University of Virginia, Thomas Jefferson's Rotunda, Charlottesville, VA** – From 2006-2016, Silman assisted with exterior restoration and interior improvements. Exterior repairs included replacement of column capitals, structural repairs to the portico, and a new north entry stair. Interior work included ADA improvements and underpinning for a new basement below the drum and east courtyard. The vibration and movement monitoring of the structure during construction was critical to mitigate damage to the historic fabric during the complex operations. LEED Silver certified.

**Virginia State Capitol Building, Richmond, VA** – Compilation of condition assessment data into a master plan for the State Capitol Complex of 27 buildings. Silman performed the Phase I investigations of the Capitol Building structure which served to evaluate existing structural systems, conditions and capacities, and to establish the structural scope for Phase II renovations. Silman was then selected to be part of the team to perform the extensive, Phase II, full-building renovations, which included a large sub-grade addition for new mechanical and program space. Below-grade connector tunnels required significant underpinning of the historic structure.



## VISITOR CENTERS

**Center for Education & the Environment, Rosamond Gifford Park at Burnet Zoo, Syracuse, NY** – Addition to existing zoo that provides an interactive orientation space as visitors enter the zoo. Design was completed using sustainable criteria.

**Chesterwood Gallery & Visitor Center, Stockbridge, MA** – Renovation of the barn for use as an exhibition space and a new addition to accommodate an entry, museum shop, display and storage space, and a public restroom.

**Education and Visitor Center at John Jay Homestead, Rye, NY** – Restoration and rehabilitation of a c. 1801 barn and a 1911 addition to serve as an educational “gateway” to the historic site. The facility will include an exhibit gallery with a welcome desk and gift shop as well as interactive, multi-media exhibits and activity spaces.

**Franklin D. Roosevelt Presidential Library & Museum, Hyde Park, NY** – The gabled east end of the new 44,000 gsf building echoes the gabled end of the library, and together the two buildings form an entry court and frame a stone paved public square at the entrance to the historic site. They include a suite of three connected public rooms. An access corridor links the two halves of the building. The project was designed to be LEED certified.

**George Washington's Mount Vernon Estate & Gardens, Mount Vernon, VA** – Complete structural survey for the mansion and the eleven outbuilding dependencies, the first such survey in more than 60 years. Report and recommendations served as basis for structural section of Historic Structure Report. Structural design services for the 27,000 sf expansion of the existing facility incorporates educational functions, a gift shop, and food service and dining areas. Project includes design for renovation of three historically sensitive buildings, including a functioning restaurant.

**Gulf Coast Visitor Center, Everglades City, FL** – Survey of hurricane damage and presentation of future “aesthetics” for all park buildings, which included complete design for roofs for new aesthetic statement. The structures replaced the former center destroyed by Hurricane Andrew and were designed to resist ultra high force winds. Features include a new exposed steel-framed entrance station and the visitor center. Not only was the structure sensitive to the natural and built environment, it was built to be a green or sustainable structure.

**Jamaica Bay Wildlife Refuge Visitor Contact Station, Gateway National Recreation Area, Queens, NY** – The rehabilitation of and addition to an existing building that more than doubled the usable space and includes an information lobby, bookshop, presentation room, administrative office space, and a library. The facility is LEED Gold certified.

**Lincoln Memorial Visitor Center, Washington, DC** – In anticipation of the 100th anniversary of the Lincoln Memorial in 2021, the 48,000 sf structure is undergoing multiple phases of repairs and improvements to its visitor center. Silman is providing structural investigation, design, and construction administration services for all

phases. Separate from this contract, Silman provided design of perimeter security elements and performed an analysis and design for the aesthetic relighting of the interior and exterior of the Memorial.

**Mary & Charlie Babcock Wing, Reynolda House Museum of American Art, Winston-Salem, NC** – Approximately 29,000 sf were added in a 3-story wing. The project includes a visitor center, gallery, multi-purpose room, library and archives, classrooms, and studio space.

**Overseer's House, Old Croton Aqueduct, Ossining, NY** – Restoration of the 19th-century house where the keeper of the Croton Aqueduct lived. When completed, the building will serve as the Old Croton Aqueduct Park visitor center.

**Robert H. Smith Visitor Education Center, The Armed Forces Retirement Home, Washington, DC** – An Italianate Renaissance Revival style building constructed in 1905 as part of the Soldiers' Home campus in northwest Washington, DC. In 2007, Silman provided structural engineering services for the sustainable rehabilitation and adaptive reuse of the building into a visitor center. As the first National Trust Historic Site building with LEED certification, the center plays a prominent role in the National Trust's sustainability program.

**White House Visitor Center, Washington, DC** – Rehabilitation of the 16,000 sf White House Visitor Center. Silman performed a structural assessment of the conditions and capacities of the existing structural system. The newly renovated Visitor Center shows the White House in all of its uses, as an office, stage, museum, park and home.

**Women's Rights NHP Visitor Center, Seneca Falls, NY** – Restoration of an early 20th-century structure originally designed as an auto showroom and later converted to a village hall. Over the years, the structure had become seriously overstressed. Silman documented and analyzed the original structure and designed extensive beam and column reinforcing, as well as performed extensive foundation reinforcing and underpinning. Repair to existing facade masonry was also conducted.

**Young Morse Visitor Center, Poughkeepsie, NY** – Heavy use of "engineered" wood, including wood I-joists, "parallel strand lumber, and laminated veneer lumber. Also, "heavy timber" construction was used in one exhibition space to achieve a truly huge, vaulted, open area some 64 feet long by 22 feet wide by 20 feet high at its apex. There was also extensive use of steel on the first floor level as well as a series of beautiful arched trusses supporting one exhibition space's roof. Additional steel was used to accomplish a half round bend in the verandah running around the building.

# Engenium Group

Mechanical, Electrical, Plumbing & Fire Protection



## ASSESSMENTS | FEASIBILITY STUDIES | DUE DILIGENCE | REPORTS

Our expertise spans the public and private sector, from existing condition reports and design reviews to complex feasibility studies and MEP assessments. Whatever the size or scale, our team delivers solutions that improve efficiency and reduce costs.

Practical, innovative, sustainable – Engenium Group is one of Washington DC's leading MEP engineering firms. We develop unique, insightful solutions tailored to our client's needs. By continually improving our knowledge, we cultivate a culture of forward-thinking and excellence, keeping us at the forefront of today's rapidly evolving industry. Integrating innovative technologies with established know-how, we deliver coordinated, superior designs on every project.

CBE Number: LSZR77217082021



1218 16th Street NW  
Washington, DC



Goodwill Charter School  
Washington, DC



Ebenezer Flats  
Washington, DC

## SELECT PROJECTS

### Confidential Client

Washington, DC

Code Analysis Study + Schematic Narrative

### Ebenezer Flats + Church Study

Washington, DC

9 New Units + 3 Renovated Units

Chruch Feasibility Study

### Capitol Hill Baptist Church

Washington, DC

MEP Assessment + Renovation

### Holton Arms School Athletic Facility

Bethesda, MD

Feasibility Study

### The Potomac School

McLean, VA

Assessment Report

### Addison Elementary School

Washington, DC

HVAC Study + Replacement

### Friendship Tech Prep Academy

Washington, DC

Feasibility Study

### Goodwill Excel School

Washington, DC

Assessment + Renovation

### Merritt Middle School / Police Station Conversion

Washington, DC

Feasibility Study + Schematic Design

### Oakland University Master Plan and Facility Assessment

Rochester, MI

570,000 sf, 4 Buildings

### 1120 G Street

Washington, DC

MEP Systems Study

### 1250 Eye Street

Washington, DC

Feasibility Study

### Embassy of Spain

Washington, DC

Mechanical System Study

### 1218 16th Street

Washington, DC

Due Diligence Report

### Allegis Group

Hanover, MD

Due Diligence Report







## Overview

Brandon is nationally recognized as one of the ASHRAE Top 5 New Faces of Engineering. Experienced in nearly every type of HVAC system and technology, Brandon brings a collaborative, integrated design approach to each and every project.

With a belief that the design phase of a project is just the first step in a building's life; Brandon is a well rounded engineer who is able to inform designs from his vast experience, and truly brings a comprehensive understanding of how building systems are controlled and operated to the discussion.

**Education:** B.A.E. Arch Engineering, Penn State University

**Registrations:** PE in DC, MD, VA, CA, OH, CT, MA, SC, TX, FL, CO  
LEED AP BD+C

## Experience

**DDOT DC Circulator  
19th Street O&M Rehab**  
*Washington, DC*

Provided MEP design services to support a feasibility study for the renovation anticipated to include site improvements (71,222 SF) and minor renovations to the maintenance garage (8,814 SF) and administration buildings (19,483 SF).

**1218 16th Street**  
*Washington, DC*

This 16,000 SF historic office building was completely renovated as part of a rebranding and marketing effort. The project was completed in 3 phases, including a due diligence assessment, warm-lit shell renovation, and complete office fit-up. New MEP distribution systems were installed to support high-end office tenant.

**Embassy of Spain Study**  
*Washington, DC*

Project includes a study to replace the primary mechanical systems for the 58,000 SF building. Four options were developed to improve the performance of the HVAC system. Consideration was given to replacing the facade and providing operable windows for improved occupant control.

**Oakland University Master  
Plan and Facility Assessment**  
*Oakland, MI*

Master planning effort for 5 buildings at Oakland University Comprehensive assessment to aid the university facilities group in development of a long term plan for maintenance, repair, replacement and modernization of the facilities.

**1250 I Street  
Feasibility Study**  
*Washington, DC*

Project includes a feasibility study to identify the preferred MEP scope of work associated with future renovations of the existing base building systems. Scope included a field survey of the existing MEP systems, and an assessment report to summarize the existing conditions and recommended modifications to meet the program requirements.



## Overview

Kesew is a registered electrical engineer with more than 9 years of experience in designing power distribution, service calculations, lighting, fire alarm, HVAC power, and specification writing for new and renovated commercial, residential, government building, hotel and health center projects. She is proficient in AutoCAD and Revit.

**Education:** BS Electrical Engineering, Bahir-Dar University, Ethiopia

**Registrations:** Professional Engineer in DC

## Experience

**Confidential Client  
Code Analysis**  
*Washington, DC*

Senior Electrical Engineer for the feasibility study of this 4-story, 7,000 SF building. The building was more than 100 years old and required an in-depth code analysis to identify deficiencies and modifications required to bring the building up to current standards.

**DDOT DC Circulator  
17th Street O&M Rehab**  
*Washington, DC*

Electrical support for a feasibility study for site improvements (71,222 SF) and minor renovations to the maintenance garage (8,814 SF) and administration buildings (19,483 SF). Scope included site visit, evaluation of existing conditions, and recommendations for electrical scope required to accommodate the improvements.

**CACI Sarasota**  
*Sarasota, FL*

Senior Electrical Engineer for the renovation of 7,000 SF of secure tenant office space. The scope included a feasibility study and development of a pricing report detailing electrical modifications required to renovate the existing space to SCIF standards.

**Shalom House  
Fire Alarm Review**  
*Sarasota, FL*

Senior Electrical Engineer providing a design review of fire alarm drawings for this 3-story building + basement. Drawings were reviewed for accuracy, code compliance, and other issues required to obtain a building permit.

**905-909 E Street**  
*Washington, DC*

Senior Electrical Engineer for this 35,000 SF, 5-story existing office building renovation and addition of a new 6th floor for a total of 40,500 SF. Scope included schematic design study of MEP upgrades required to support the scope of work.

DESIGNED to ENGAGE...MADE to LAST

