

# Regular Meeting

<b>Agenda Item #</b>	6
<b>Meeting Date</b>	November 24, 2008
<b>Prepared By</b>	Suzanne Ludlow Deputy City Manager
<b>Approved By</b>	Barbara B. Matthews City Manager

<b>Discussion Item</b>	Ordinance Awarding a Contract for Architectural Services Related to the Renovation of the City Council Chambers/Auditorium
<b>Background</b>	<p>Following several years of community discussion, construction of the Takoma Park Community Center got underway in the summer of 2003. The former City Hall was added to and renovated into a Community Center.</p> <p>One of the uses initially identified by the community as desirable was the ability to utilize the Council Chambers/Auditorium for performing arts. In May 2007, the City retained the services of an architectural firm (MTFA) to study the feasibility of adapting the current City Council Chambers/Auditorium at the Takoma Park Community Center at 7500 Maple Avenue, Takoma Park, Maryland to better accommodate both government meetings and performing arts. The outcome of this study was a concept plan (referred to as Concept Plan D), which has been approved and funded by the City Council.</p> <p>In October 2008, the City issued a Request for Proposal for architectural services for Phases Two and Three of the auditorium project. The scope of services outlined in the Request for Proposal included the expansion and development of Concept Plan D into a completely engineered and coordinated set of sealed Construction Documents and Specifications, assisting with the bid process, and construction administration and oversight of the renovation project.</p> <p>The City received seven responsive proposals:</p> <ul style="list-style-type: none"> <li>ANCL - \$123,400 (estimated)</li> <li>Arel - \$124,500 (not-to-exceed)</li> <li>Brasher - \$116,400 (not-to-exceed)</li> <li>iStudio - \$128,840 (not-to-exceed)</li> <li>MTFA - \$133,800 (estimated)</li> <li>Shinberg Levinas - \$129,000 (not-to-exceed)</li> <li>Wnuk Spurlock - \$128,376 (not-to-exceed)</li> </ul> <p>Those firms whose cost is noted as estimated did not provide a fixed amount for reimbursable expenses.</p> <p>A review panel consisting of the Deputy City Manager, the Director of Public Works, the Communications Manager, and Jeryl DiPietro of Charron Consulting interviewed representatives of ANCL, iStudio, MTFA, and Shinberg Levinas on November 12, 2008. The interview panel selected iStudio and MTFA as the top two firms.</p> <p>Ms. DiPietro then conducted extensive reference checks on iStudio and MTFA. Positive references were received about both firms, and Ms. DiPietro stated that there were no concerns about the capacity of either firm to do the work.</p>

	<p>A decision as to which firm staff should recommend to the Council was difficult. MTFFA worked well with the City and other stakeholders on developing Concept Plan D and is familiar with the space to be renovated. In addition to providing a lower cost proposal, iStudio's knowledge of and commitment to green design and its partnership with the Cultural Development Corporation (experts in the design and operation of multi-purpose spaces) were appealing. Because of these factors, staff recommends that the City Council award the contract to iStudio.</p>
<b>Policy</b>	<p>In accordance with Section 401(b)(41), the City Council has the responsibility for public buildings.</p> <p>In Resolution 1992-12, the City Council resolved to telecast on the City's cable channel all Council worksessions and regular meetings, stating the following: "It is the preferred policy of the City Council to encourage citizen involvement and participation in the political life and affairs of our City."</p> <p>By Resolution 2005-42, the City Council adopted "Creative Vision: A Cultural Plan for Takoma Park." Goals of the plan include the following: "To create cultural infrastructure and identify focal points within community; enable match between performance/exhibition spaces and cultural needs; maximize cultural use of community center, a center of opportunity for viewing, participating, and displaying art that catalyze unity and interest in the arts and humanities."</p> <p>Council Goal on Sustainability: Work in partnership with City residents, community organizations, non-profits, the business community, and other governmental agencies to ensure a Takoma Park that is financially, environmentally, and commercially sustainable for the city and its residents.</p> <p>The City Council must approve by ordinance any expenditure of \$10,000 or more.</p>
<b>Fiscal Impact</b>	\$128,840
<b>Attachments</b>	<p>Draft ordinance awarding a contract to iStudio</p> <p>Project schedule</p> <p>Background information on iStudio and partners</p>
<b>Recommendation</b>	Approve ordinance
<b>Special Consideration</b>	A delay in awarding the contract will substantially affect the timeline for the renovation work and may jeopardize some State and Federal funding for the project.

Introduced By:

Single Reading:

CITY OF TAKOMA PARK, MARYLAND  
ORDINANCE NO. 2008-xx  
CONTRACT FOR ARCHITECTURAL SERVICES  
FOR RENOVATION OF CITY COUNCIL CHAMBERS/AUDITORIUM

- WHEREAS, the City of Takoma Park wishes to adapt the current City Council Chambers/Auditorium to better accommodate multiple uses, including governmental meetings and performing arts; AND
- WHEREAS, a concept plan for the renovation design, "Concept Plan D," was approved by the City Council January 7, 2008; AND
- WHEREAS, the City issued a Request for Proposals on October 15, 2008 for an architectural firm with the expertise and qualifications necessary to develop detailed plans, based on Concept Plan D, suitable for construction bid documents as well as the ability to supervise construction and implementation of those plans; AND
- WHEREAS, the City received seven responsive proposals and invited four firms to interview with a review panel; AND
- WHEREAS, based on the review panel's recommendations and subsequent reference checks, the City Manager recommends awarding the contract to iStudio, due to the firm's capacity to do the project, the firm's familiarity with green design, and the firm's partnership with the Cultural Development Corporation, a firm with expertise in multi-purpose space design and operation; AND
- WHEREAS, sufficient funds are available in the budget to cover the cost of these services.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TAKOMA PARK, MARYLAND, THAT:

SECTION 1. The City Manager is authorized to enter into a contract with iStudio of Washington, D.C. for architectural services for detailed design and oversight of the renovation of the City Council Chambers/Auditorium.

SECTION 2. This Ordinance shall become effective upon adoption.

ADOPTED this \_\_\_\_ day of November, 2008, by roll call vote as follows:

AYE:

NAY:

ABSTAIN:

ABSENT:



Ms. Lonni Moffet  
Communications Director  
City of Takoma Park  
7500 Maple Avenue  
Takoma Park, Maryland 20912

RE: City Council Chambers/Auditorium Renovation

Ms. Moffet,

It is a pleasure to submit our qualifications and fee proposal to you for your consideration on the upcoming City Council Chambers/Auditorium Renovation project. The ISTUDIO / Flack + Kurtz team is well suited to provide Architecture and Engineering services to the City of Takoma Park. We bring to the table project experience in the following areas:

- Design of Auditoriums, Theaters, Conference Rooms, and similar Community Facilities
- Presentations and Community Process/Facilitation
- Sustainable (Green) Design
- Coordination with A/V

ISTUDIO architects and Flack + Kurtz engineers (F+K) are two local firms committed to sustainable building in communities throughout the area, and our work shows it. We have worked with many municipalities and communities to provide services so they may realize improvements through the built environment. Recent projects include a green charter school for Washington Very Special Arts, a community conference center for the Meyer Foundation, and renovation of the auditorium for the Maret School in Washington DC.

When it comes to sustainable design in Montgomery County, we wrote the book – Sustainable Design and Energy Efficiency recommendations for the MNCPPC Master Plan Amendment in 2002.

We have a cadre of sub-consultants well-versed in theater design and acoustics. The Cultural Development Corporation (CuDC) has provided technical assistance on numerous performing arts projects in the area. Earlier this year CuDC, ISTUDIO and F+K completed studies for a theater at the Duke Ellington School of the Arts in Washington DC.

We look forward to the opportunity to work with you.

Sincerely,

Rick Harlan Schneider AIA, APA, LEED AP  
Principal, ISTUDIO

## TEAM INFORMATION

1. **CONTACT INFO**                   ISTUDIO architecture design planning  
1611 Connecticut Av NW Suite 200  
Washington DC 20009  
(202) 445-8325  
www.ISTUDIOarchitects.com
  
2. **TYPE OF ORGANIZATION** PLLC
  
3. **PRINCIPALS**                   Rick Harlan Schneider, AIA, APA, LEED; Julie Schneider
  
4. **PRINCIPAL IN CHARGE**   Rick Harlan Schneider, AIA, APA, LEED
  
5. **PERSONNEL** (please see resumes + work schedule)  
  
Project Director:                   Chris French, AIA, LEED
  
6. **CONSULTANTS** (please see resumes + work schedule)

### **Structural Engineer**

JGK Structural Engineers  
2338 Walnut Street  
Falls Church, VA 22046  
(703) 536-2033

Principal in Charge:               Jim Konnick, PE

### **Mechanical Electrical Plumbing Engineer**

Flack + Kurtz  
1600 Wilson Blvd Suite 1200  
Arlington, VA 22209-2505  
(202) 362-2800

Principal in Charge:               Milton Iriarte, PE  
Project Manager:                   John Koroulakis, PE

### **Theater Consultant**

Cultural Development Corporation  
916 G Street NW  
Washington, DC 20001  
(202) 315-1305

Director:                             Anne Corbett  
Project Manager:                   Sarah Coleman

### **Acoustic Consultant**

Hush Acoustics  
2851 Marshall Street  
Falls Church, VA 22042  
(703) 534-2790

Gary Ehrlich

### **Lighting Consultant**

Justin Lang  
Barbizon Lighting  
6437G General Green Way  
Alexandria, VA 22312  
(703) 750-3900

# ISTUDIO

architecture | design | planning

ISTUDIO is a full-service architecture, design, and planning firm dedicated to the design of livable, sustainable communities. Our goal is to improve the quality of life for people by improving the places we inhabit. We incorporate the practice of environmentally responsible or "green" architecture to provide healthy places to live and work. Professional design services include:

Architecture | Interior Design | Planning | Urban Design | "Green" design consulting

## ENVIRONMENT

Every site is different. Each one possesses its own set of complexities as part of a greater social and ecological system. It's up to architects and designers to realize and work with the inherent qualities of a site that lend themselves to habitation. It's not ambitious to say the whole world is our site. At ISTUDIO we have an innovative approach to architecture and urban design that thinks of people and development as part of the matrix of nature, not in opposition to the environment. Our vision takes into consideration the broader needs and long-term impact of design on local communities and the healthy functioning of their natural ecosystems.

## COMMUNITY

As designers, we have the potential to inspire change within communities. Each project has a client with particular needs and desires. However, every time we develop a piece of land or renovate a building, we impact not just one person or group, but others locally and globally. A site does not exist in a vacuum, but exists as part of greater system. The changes we make to that one site extend outward to impact other places as ripples in a pond. At ISTUDIO, we engage our city with community-oriented building projects as we mentor and educate the next generation of designers.

## PROCESS

Our approach to design is to create a framework for a collaborative design process rather than dictating a singular stylistic approach. Analyzing the particulars of a site and understanding a client's program are the means to solving design challenges. With clear communication we come to understand a client's specific needs and desires. Within our office this process fosters a dialogue that generates creative solutions to a variety of projects. Though projects range in scale, building type and budget, we remain consistent in creating innovative, contemporary architecture that is socially and environmentally sensitive.

Formed in 1999, ISTUDIO offers expertise in planning and design to communities of all sizes. We bring years of experience in facilitation, coalition-building and design education to aid the process of developing projects from the "ideas" stage to construction and habitation.





## Qualifications

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### Mission

Established in 1998, Cultural Development Corporation creates opportunities for artists and arts organizations that stimulate economic development and improve quality of life in the Washington DC area. CuDC addresses the lack of consistent incorporation of arts and cultural assets in community revitalization and the real estate development process; and the lack of available places and resources to create affordable art space. CuDC has become the central clearinghouse for information and solutions for cultural facilities development, serving as a "matchmaker" among diverse entities with parallel objectives, connecting District government agencies, property owners, community development professionals, artistic individuals, artist groups and arts and cultural organizations.

### History

In December 1996, as the downtown sports and entertainment industry began to pick up steam, the Downtown Arts Committee (an outgrowth of the Mayor's Interactive Downtown Task Force) reinvigorated efforts to advance the role of arts and culture in the revitalization of Downtown DC. In January 1998, the Downtown Arts Committee, sponsored by the Federal City Council and funded with a grant from The Cafritz Foundation, engaged over 150 local leaders in a participatory process to develop a common vision and achievable goals. (Partners for Livable Communities coordinated this planning process – the project manager was Anne Corbett, future founder of the Cultural Development Corporation.)

The vision that ensued highlighted Washington as the cultural heart of the region – a vibrant and creative center that blends culture, arts, technology, commerce, retail, entertainment, education, and entrepreneurship in a world-class environment. With the support of the White House, the federal government, the District government, the international community and local business interests, this process culminated in an agenda presented May 5, 1998 at an arts summit hosted by First Lady Hillary Rodham Clinton. The recommendations were designed to increase and sustain the presence and appreciation of arts and culture in Downtown Washington, and to provide places and spaces for artists and arts organizations to live, create, exhibit, sell, rehearse, perform, convene and animate.

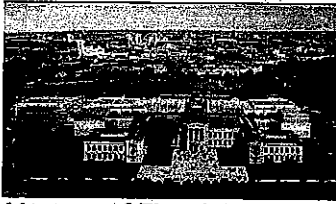
One overriding recommendation was to charter a private, nonprofit, autonomous entity – with city and federal recognition – in the model of a community development corporation, to implement the Recommended Action Plan. This unique hybrid, dubbed a *Cultural Development Corporation* was envisioned to:

- Facilitate city-wide arts and cultural development in conjunction with the network of neighborhood-based community development corporations; and
- Advocate for arts and cultural investment to benefit Washington-based artists and arts organizations and the neighborhoods where they reside.

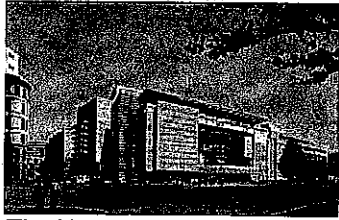
Under this auspice, CuDC serves the arts community of Greater Washington and seeks to improve quality of life and expand economic opportunity in the region.

As a fee-for-service consultant, CuDC provides individual technical assistance to artist groups and cultural organizations to help in every stage of the facilities planning process. We also offer consulting services to developers, architects, owners, government agencies and other real estate professionals on developing space for arts uses.

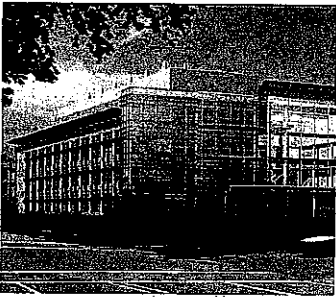
## WSP FLACK + KURTZ



*Museum of Fine Arts,  
Boston*



*The Newseum*



*Yale University Biology  
Building*



*Carlyle Towers*

WSP Flack + Kurtz, a mechanical, electrical and plumbing engineering consulting firm in the United States has offices in Boston, New York, San Francisco, Houston, Washington, DC Las Vegas and Seattle. A nationally recognized engineering firm WSP Flack + Kurtz specializes in planning, study, design and construction services of mechanical, electrical, plumbing, fire protection and communications technology systems for industrial, commercial and institutional facilities.

WSP Flack + Kurtz' Facilities Engineering Division is dedicated to helping facility owners and managers optimize their plant-related operating costs, allocate capital more effectively and manage associated risks. Services range from facility audits, life cycle analysis, owner's representation to third-party commissioning. Our staff also provides data audio/visual, security and lighting systems design with services ranging from planning to comprehensive bid documents and construction administration.

WSP Flack + Kurtz has extensive experience planning and designing a vast array of large scale cultural and higher education projects throughout the country. Some noteworthy projects include the Newseum, an interactive museum in downtown Washington DC and the Clinton Presidential Center and Library in Little Rock, AR.

## **Rick Harlan Schneider, AIA, APA, LEED AP Principal, ISTUDIO**

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### **activities/awards**

Board of Directors, US Green Building Council, National Capitol Region, 2005 - present

AIA Young Architect of the Year, American Institute of Architects, 2005

Regional Team Leader, AIA Committee on the Environment, 2005 - present

Chairman, AIA/DC Committee on the Environment, 2004

Board of Advisors, GreenHOME, 2004 -

AIA/DC Design Awards, 2005, 2004, 1994

AIA/DC Sustainable Design Awards, 2003, 2002

Speaker, "Green" Architects National Public Radio  
Kojo Nnamdi Show, 2004  
Diane Rehm Show, 2001

"Young Architect of the Year", AIA/DC, DC Council of Engineering and Architecture Societies, 2002

Visiting Faculty/Critic  
The Catholic University of America, 1996-present

Faculty & Juror, National Building Museum CityVision Design Education Program, 1993-2001

Design Excellence Award  
American Battle Monuments Commission, 1993

### **certification**

Member, American Institute of Architects (AIA)

Member, American Planning Association (APA)

LEED Accredited Professional, USGBC since 2002

Rick Harlan Schneider employs an innovative approach to architecture and urban design - considering the broader needs and long-term impact of design on local communities and the healthy functioning of their natural ecosystems. This forward-thinking approach is complemented by a firm, pragmatic grasp of the building industry itself. A graduate of Virginia Tech, Rick spent the better part of the 1990's developing this process through practice, writing, travel and research.

Rick began ISTUDIO in 1999 as an architecture firm dedicated to the design of sustainable communities. The process he continues to develop with others emphasizes collaboration, community engagement, and a comprehensive approach to an understanding of site. His work as a partner with both ISTUDIO and Inscape Studio as well as his leadership in the architecture community have placed him at the forefront of industry-wide changes in sustainable design. Rick continues to engage communities with visionary civic, educational, commercial, and residential architecture and planning.

### **Institutional**

Current plans for the *Washington Very Special Arts Public Charter School* provide for inspirational educational spaces in an energy-efficient high school. Community-based work with the DC Department of Parks and Recreation includes planning and design of the *Girard Street Playground* as well as feasibility studies for future facilities that educate residents about urban ecosystems. Rick developed the Sustainable Design Guidelines for DC DPR which led to the department's commitment to LEED silver on all capital improvement projects. Rick has overseen the design and construction of various structures to demonstrate green building technologies in collaboration with the EPA, GreenHOME, National Park Service, and the National Building Museum. He has provided Green Building recommendations and policy language for the *Prince George's County Master Plan Amendment*.

### **Commercial**

Recent work includes new studio offices for the *Jair Lynch Companies*, a community development group in the historic U Street corridor of Northwest Washington. Innovative solutions for daylighting and controlling solar heat gain on perimeter walls led to an AIA design award and publication in design periodicals. Rick's prior work with RTKL includes design for a 200,000 sf Conference Center and Spa at the *Hyatt Regency Chesapeake* on an environmentally sensitive site on Maryland's eastern shore. Design for the *Atlantic Dental Spa* in Ocean City, MD makes use of natural materials and fluid colorful forms to provide clients with soothing spaces. Creative space planning for this facility gives the lobby and treatment rooms a view to the adjacent tidal estuary.

### **Planning**

Recent planning projects include sustainable community development and long-term visioning for the city of Washington DC. Rick led a team to develop a Vision Plan for the *Third Century Mall Conservancy* that strengthens the connection East Potomac Park has with the city residents. Plans for new waterfront cultural institutions and green space would make

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Licensed Architect, Washington DC, Maryland

**publications**

"A Simple House in Washington DC," *Metropolis* magazine 2002

"Shinden Tokyo Town Plan," 1999

"Vibrant City – Open building at Virginia Square," 1998

**education**

Virginia Tech, MArch 1998;  
BArch 1991

Scholarship Award, Yokohama National University, 1998

the Mall a more vibrant place, enhance its natural beauty, and promote stewardship. Plans for the Jair Lynch Companies and the DC Department of Parks and Recreation near the U Street district in Northwest DC include community centers and sustainable mixed-use residential development. Rick's master plan for the *Monroe Street Apartments* in Arlington, Virginia provides Mixed-Use, open plan residential buildings designed with energy-efficient systems and green materials. Master plans for the *Shinden Tokyo Town Plan* in Japan combine innovative sustainable construction techniques with Transit-Oriented Development principles.

Rick promotes the discussion and development of sustainable building issues through his work with the AIA Committee on the Environment (COTE), and with the US Green Building Council (USGBC). He has written on transit-oriented development while at Yokohama National University in Japan and the Washington Alexandria Architecture Consortium in Virginia. He teaches community-based sustainable design in lectures and seminars with such organizations as the Catholic University of America, the Kresge Foundation, the National Building Museum, the American Institute of Architects, the Urban Land Institute, and the Cooper-Hewitt National Design Museum. He maintains a mentorship program within the studio to teach at-risk youth about architecture and design. Rick was named "Young Architect of the Year" by the American Institute of Architects in 2005.

**Chris French, AIA, LEED AP**  
**Project Director, iSTUDIO**

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**activities/awards**

Panelist, "Green Practice,"  
Remodeling Leadership  
Conference, May 2008

Juror, Remodeling  
Magazine's "Green  
Remodeling Design Awards",  
June 2007

Panelist, "Green Renovation"  
EcoBuild Federal Conference,  
December 2006

**certification**

Member, Board of Directors, DC  
Chapter AIA 2005-2007;  
Secretary (2006)

Chair, AIA DC Committee on the  
Environment (COTE DC), 2003;  
Co-Chair, 2001.

Core Planning Member,  
Construction Materials  
Recovery Coalition; Co-Chair,  
Material Recovery Task Force

Member, the Congress for New  
Urbanism, 2002 - 2004.

Member, USGBC-DC  
Leadership Team, 2001-2002.  
Member, USGBC's National  
Technical Advisory Group for  
Multiple Buildings, 2001-2003.

LEED 2.0 Accredited  
Professional, 2002.

CSI-Accredited Construction  
Documents Technologist (CDT),  
2004.

Licensed in the District of  
Columbia, Maryland, and the  
Commonwealth of Virginia

**education**

Bachelor of Architecture,  
Virginia Polytechnic Institute  
State University, Blacksburg,  
Virginia. May, 1995.

Chris French devotes his career to the synthesis of environmentally sustainable architecture and the design of healthy communities. He was selected Chair of the DC Chapter AIA's Committee on the Environment in 2003, and served on the Board of Directors for the Washington Chapter of AIA from 2005 - 2007. His experience includes high-rise residential, mixed-use, large-scale community design, primary schools, restaurants, corporate office interiors, custom homes and affordable housing. Chris was named "Washington, DC Young Architect of the Year 2004" by the DC Council of Engineering and Architecture Societies (DCCEAS).

President, French Studios Architecture + Planning PC, Key projects include the Arlington Residence, a single-family home renovation that was one of the first in Arlington to receive Arlington's "Green Home Choice" Certification, and the General Scott Condominium roof terrace, the largest green roof to be installed on an existing residential building to date.

Project Manager: Torti Gallas and Partners, Inc., 1300 Spring Street, Fourth Floor, Silver Spring, Maryland 20910. 301.588.4800, March 2003 - January 2005. Key projects include the Woodland Terrace HOPE VI neighborhood revitalization for Pleasantville, NJ and a Concept Home for the Partnership for Advancing Technology in Housing.

Project Architect: Envision Design, 1211 Connecticut Avenue NW, Washington, DC 20036. 202.775.9000. August 2001 - February 2003. Key projects include the office of Environmental Defense in Austin, TX and the Golden Rule Plaza independent-living apartment building for seniors.

Project Architect: Cooper Carry, Architects and Planners -112 South Alfred Street, Alexandria, Virginia 22314. 703.519.6152. June 1998 - August 2001. Primary project: The Renaissance of Sarasota, a 16-story, 350,000 square foot residential tower in Sarasota, Florida.

**Additional Activities**

May 2003: Presenter, National AIA COTE Top Ten Green Awards Ceremony, Washington, DC.

March 2003: Panelist for the Green Design Forum, George Washington University School of Design.

January 2003: Juror, GSA's national "Demolition Derby" Construction & Demolition Waste Management Competition.

Fall 2002: Architecture for Humanity's OUTREACH competition; entry "Health Over War" was selected in the top 50 of over 530 entries from 51 countries.

June 2004, Speaker, PATH Concept Home unveiling.

June 2003: Speaker, AIA DC Summer Solstice Event.

## **Anne L. Corbett**

*Executive Director, Cultural Development Corporation*

As the first professional staff member of Cultural Development Corporation (CuDC), Anne took responsibility for the transition from planning to implementation, overseeing the creation of CuDC and its programs, often working in cooperation with other partners or stakeholders, such as DC's Office of Planning, Department of Housing & Community Development, Commission on the Arts & Humanities, and Downtown Business Improvement District.

In this capacity, she coordinated the creation of the NoMa Development Strategy to guide development in underused areas north of Massachusetts Avenue. She helped launch Art-O-Matic, the country's largest artist-driven multi-media exhibit. She advised the General Services Administration on the development program for the Jefferson at Penn Quarter, which now includes Woolly Mammoth Theatre Company. She also advised the sale and redevelopment of several historic properties, including the Tivoli and Atlas theaters. Anne has also guided CuDC's participation on several development teams who have won public land competitions. Mather Studios, working with PN Hoffman, included 12 affordable condominiums for artists and their families and Flashpoint, a creative laboratory for DC's arts industry that combines strategic business support with affordable space.

Current projects include:

- Restoring Source theatre as a multi-user performing arts venue;
- Developing affordable work/live units in partnership with Artspace Projects, Inc.;
- Advising various area developers on mixed-use projects; and
- Delivering technical assistance to artists and arts organizations.

Prior to joining this effort full-time in 1998, Anne was a Program Officer for Partners for Livable Communities where she delivered technical assistance to government agencies, foundations and nonprofit organizations looking to put cultural assets to work for community revitalization. In this capacity, she managed DC's Arts in a Living Downtown process and orchestrated the culminating summit hosted by then First Lady Hillary Rodham Clinton at the Canadian Embassy. From this project, she published *Arts in a Living Downtown: A Guide to Putting Arts to Work for Downtown Revitalization* (Partners for Livable Communities, 1998).

Anne's other responsibilities at Partners included managing a \$3.5 million initiative of the William Penn Foundation and advising a \$3 million initiative of the Greater Kansas City Community Foundation.

Anne earned a Master of Community Planning specializing in Economic Development from the University of Maryland. Her award-winning thesis analyzed the economic impact of stadium and arena development. She graduated from Wake Forest University with a Bachelor of Science in Mathematical Economics. She chairs the Board of Directors of the DC Arts and Humanities Education Collaborative, is a committee chair serving the Creative Communities Initiative at the Community Foundation of the National Capitol Region and a volunteer program officer for the Capitol Hill Community Foundation. She is a member of the Leadership Washington Class of 2001 and ArtTable and was formerly on the Board of the U Street Theatre Foundation.

**Sarah Coleman**

*Program Manager, Cultural Development Corporation  
Performing Arts & Business Center*

Sarah Coleman joined the Cultural Development Corporation in October 2005. As Manager, Performing Arts & Business Center, Sarah is responsible for administering the Residency Program for emerging arts organizations and executing the Roundtable Series. Sarah coordinates the Mead Theatre Lab Program, managing a six-member Advisory Panel and the recruitment, selection and execution of sponsored productions in the theatre lab. She serves at the first point of contact for arts organizations seeking space and works with the Executive Director to respond to requests for technical assistance. Sarah is an associate producer for the Source Festival, the revival of the Washington Theatre Festival. Prior to her current role with CuDC, Sarah oversaw the day-to-day operations of Flashpoint and facilitated the execution of all contracts, worked closely with renters and played an integral role in the Source renovation design process.

Sarah has an extensive background in theatre production, specifically in stage management. In the DC area she has worked at Arena Stage, Discovery Theatre and Catalyst Theater. In addition, she spent three years as a teaching artist with Arena Stage.

A Maine native, Sarah has a Bachelor of Arts in History from Bowdoin College.

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## Curriculum Vitae

MILTON IRIARTE, PE, LEED

Senior Vice President

### Summary of Experience:

Mr. Iriarte has over 20 years of experience in a variety of new construction and renovation/modernization projects. He has designed projects in commercial, residential, educational, historic structures, laboratories, telecommunication and governmental markets in the Metropolitan DC area as well as the mid-Atlantic and southeast regions of the U.S. Mr. Iriarte is an expert in HVAC, plumbing and sustainable design. His engineering expertise is a reflection of the various projects and systems he has designed. His knowledge includes codes and standards, HVAC calculations and energy modeling, refrigeration and boiler plants, chilled and hot water distribution, ventilation and air distribution, HVAC controls and building automation systems. His project management understanding reflects a combination of project experience and educational background for project types that include building renovations, infrastructure projects, evaluation and building studies and indefinite delivery and indefinite quantity contracts. In addition, Mr. Iriarte acts as the firm's sustainable design coordinator working with clients and team members to design buildings that adhere to the standards of the LEED Green Building Rating System developed by the USGBC.

### Project Experience:

- 1602 L Street, Washington, DC
- 100 Eye Street, Washington, DC
- Falls at Flint Hill, Fairfax, VA
- 60 L Street, Washington, DC
- National Zoological Park, Smithsonian Institute, Open-End Contract, Washington, DC
- Thomas Pate House, National Park Service, Yorktown, VA
- Ariel Rios Federal Building, GSA, Washington, DC
- Johns Hopkins University, Applied Physics Laboratory, Laurel, MD
- International Union of Operating Engineers, Washington, DC
- Apple Federal Credit Union, Fairfax, VA
- World Bank, Building 'D', Washington, DC
- 999 Half Street, SE, Washington DC
- Abingdon Heights, Arlington, VA
- Jaguar/Land Rover Dealer, Annapolis, MD
- Duke University, Perkins Library, Durham, NC
- The American University, Ward Circle Building, Washington, DC
- University of Maryland, Baltimore Campus Chemistry Building, Baltimore, MD
- 1345 South Capitol Street, SW, Washington, DC

### Education:

Master of Architecture  
Virginia Polytechnic Institute  
& State University  
BS, Mechanical Engineering  
University of Kentucky

### Registrations:

District of Columbia  
Maryland  
Virginia

### Certifications:

The National Council of  
Examiners for Engineering  
and Surveying  
LEED Accredited  
Professional

### Professional Affiliations:

American Society of  
Heating, Refrigeration, and  
Air Conditioning Engineers  
American Institute of  
Architects  
United States Green  
Building Council

### Guest Critic:

Univ. of Maryland College of  
Architecture  
Technical reviewer for AIA  
top ten Awards for Green  
Projects 2006

### Other Affiliations:

Chair of the BCAC  
Mechanical subcommittee  
for the District of Columbia

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## Curriculum Vitae

JOHN A. KOROUKAKIS, PE

Vice President

### Summary of Experience:

Mr. Koroulakis is a principal and brings to our clients more than 30 years of electrical engineering, design and construction experience for governmental, commercial, institutional, and healthcare clients. He supervises the preparation of construction documents for electrical power distribution, communication systems, lighting, and electrical control systems. He has designed general and special lighting, power distribution, communication, fire alarm and life safety systems, UPS and stand-by emergency generation systems for numerous projects of varying scope and complexity. He has been responsible for establishing electrical engineering objectives in the form of engineering calculations and design construction documents.

### Project Experience:

- Samuel C. Johnson Imax Theatre, National History Museum, Washington, DC
- Rob Auditorium, Washington, DC
- The Maret School, Washington, DC
- Beaumeade Corporate Park, Loudoun County, VA
- Millcourt Complex, 1550 – 1555 – 1560 Wilson Boulevard, Arlington, VA
- Sterling Business Park Office Building, Loudoun County, VA
- Spectrum Office Building, Dulles Tech Center, Fairfax, VA
- Universal North Office Building, Washington, DC
- Falls at Flint Hill, Fairfax, VA
- Stella B. Warner Council Office Building, Montgomery County, MD
- Abingdon Heights, Arlington, VA
- U.S. Air Force, Command Center, Dover, Delaware
- GSA, Washington, DC
- Woodrow Wilson Birthplace, Staunton, VA
- United States Capitol, Washington, DC
- Smithsonian Institution, National History Museum, Behring Family Elephant Rotunda, Washington, DC
- Samuel C. Johnson Imax Theatre, National History Museum, Washington, DC
- Tudor Place, Washington, DC
- National Institute of Health, Bethesda, MD
- National Cancer Institute, Ft. Detrick, MD
- 100 Eye St., Washington DC
- Carlyle Towers I & II, Alexandria, VA

### Education:

M.S., Electrical Engineering  
George Washington  
University

B.S., Electrical Engineering  
University of Maryland

### Registrations:

District of Columbia  
Maryland  
Virginia  
Georgia  
Illinois  
California  
Florida

### Certifications:

The National Council of  
Examiners for Engineering  
and Surveying

### Professional Affiliations:

Institute of Electrical  
Engineers  
Illuminating Engineering  
Society  
National Society of  
Professional Engineers

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**Duke Ellington School Black Box Theater**  
**Rory Pullens, Head of School - 202.282.0123**

**S Street Performing Arts Center, DC Dept Parks + Recreation**  
**Jesse Rounds, Community Planner - 202.671.0416**

**The Meyer Foundation Conference Center**  
**Kristen Conte, Vice President - 202.552.7450**

**Source Theater**  
**Jim Graham, Ward 1 Councilmember, Washington DC - 202.727.0921**

**Flashpoint Theater**  
**Richard Bradley, Executive Director, Downtown DC BID - 202.638.3232**

**Atlas Theater**  
**Jane Lang, Sprenger Lang Foundation - 202.265.8010**

**Tivoli Theater**  
**Joseph Horning, Horning Brothers - 202.659.0700**

**Rob Auditorium**

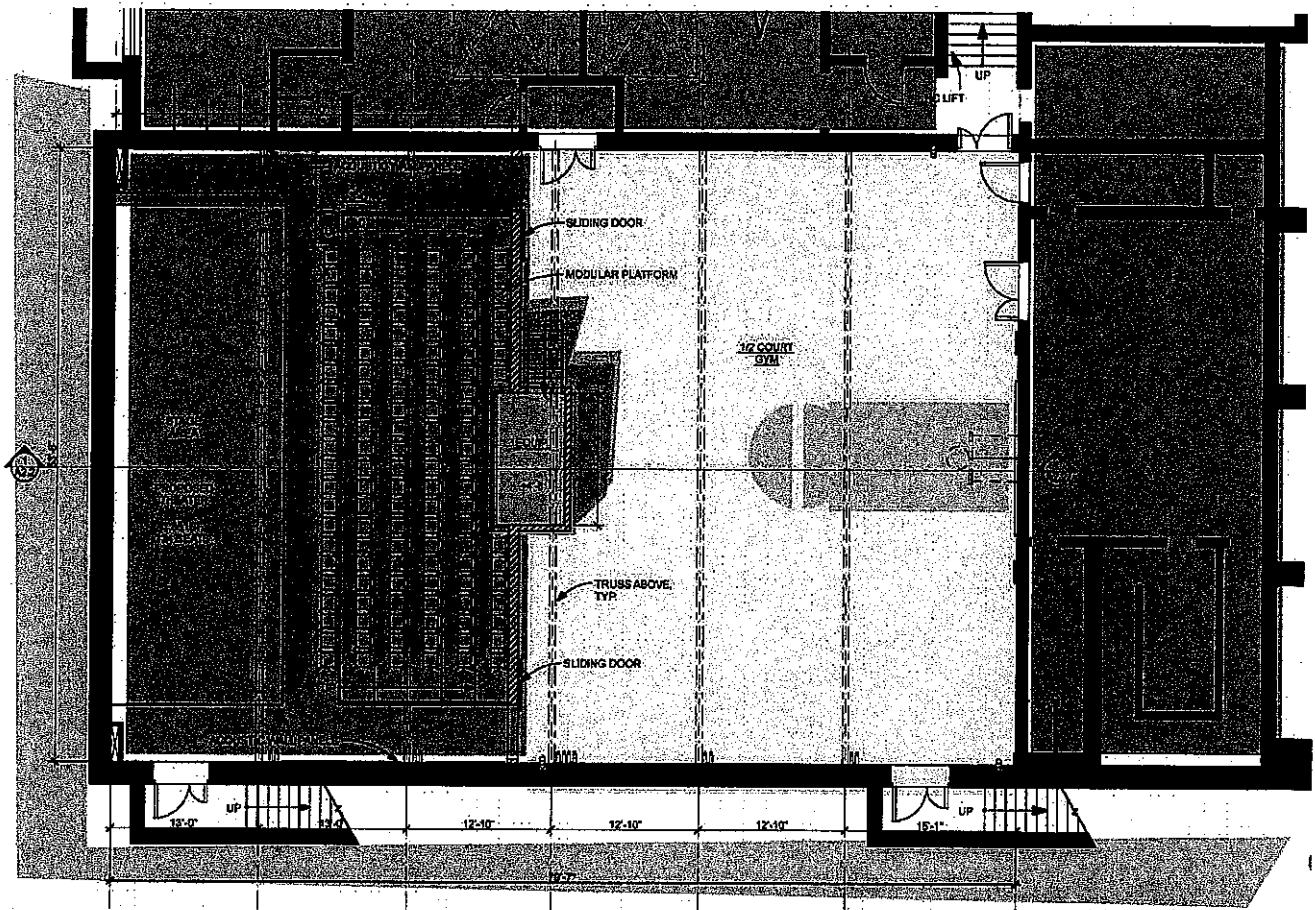
**Maret School Auditorium**

**Fitchburg High School Auditorium**

**Dover-Sherborn Regional Schools**

**KEY**

- i - iSTUDIO**
- C - Cultural Development Corporation**
- F - WSP Flack + Kurtz**



## Ellington School Black Box Theater\*

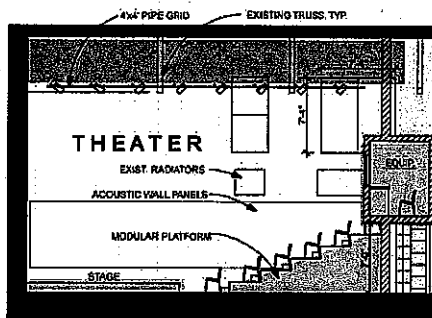
Washington DC

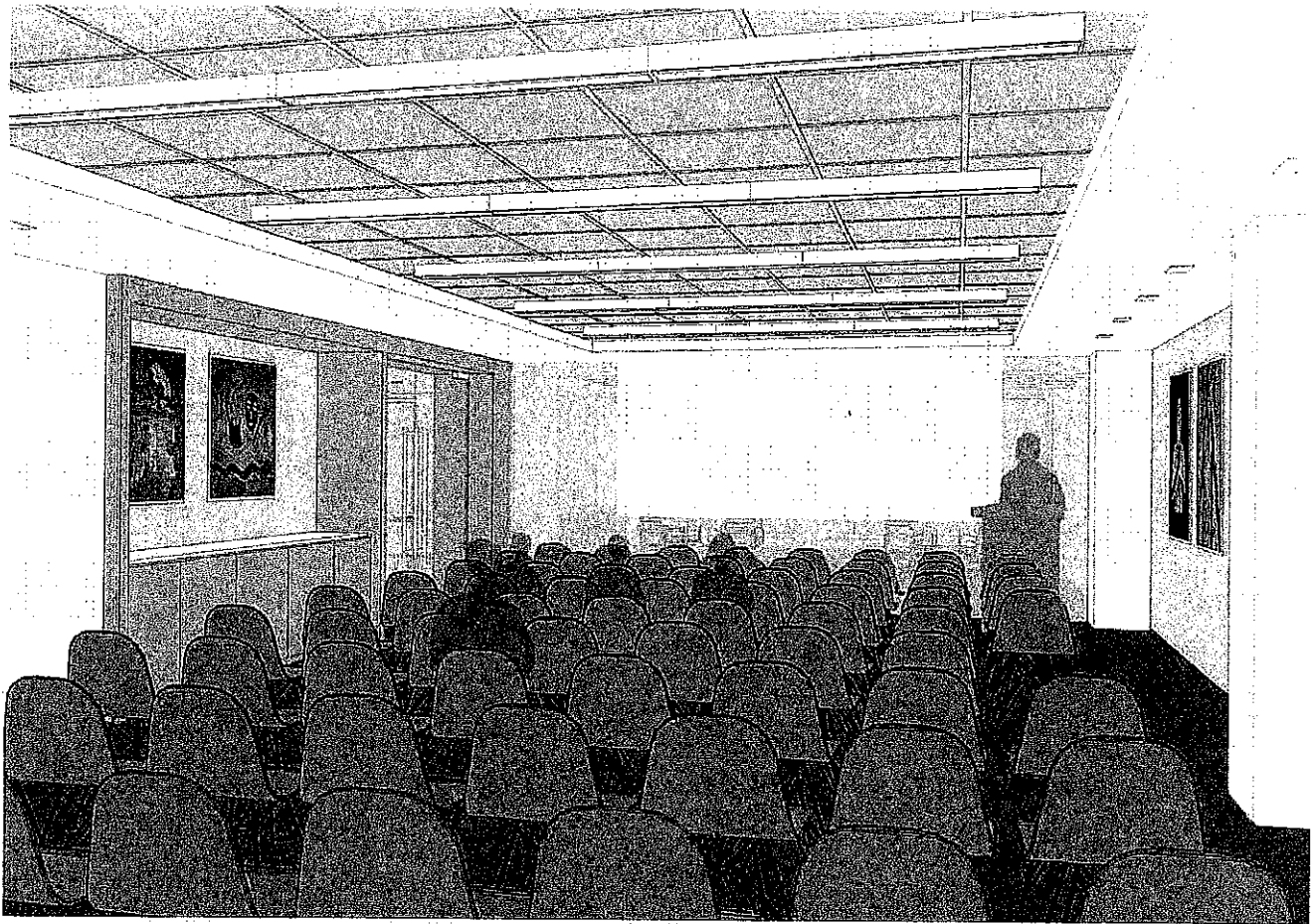
Designs for a theater in the gymnasium of the old Western High School take advantage of the dramatic space. A pipe grid hangs from roof trusses giving flexibility for different theater configurations. The 40' x 50' theater retains a half basketball court for daytime recreation while providing a needed theater lab. Seating and Stage are modular pieces that can be rearranged or moved and stored. An A/V booth is perched high on the wall to allow views for technicians without taking up floor space. New HVAC will be provided independent of the school.

Other options explored a more modest theater lab in a large classroom with lower ceilings. Reconfigured walls at the hallway will allow better circulation and a larger seating area.

Project Area: 4,400 sf  
 Construction Cost: \$0.6 M  
 Project Completion: 2008

\*Rick Harlan Schneider was  
 Project Director at Envision Design





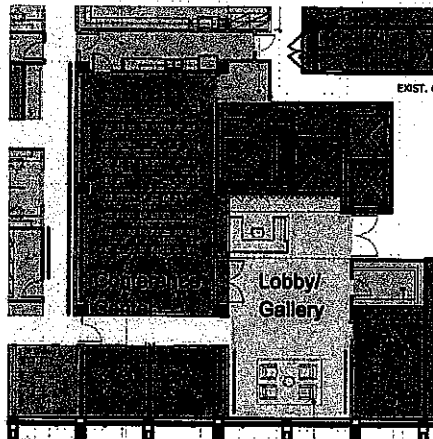
## The Meyer Foundation\*

Washington DC

Plans for the headquarters of this non-profit are centered around a community conference center with gallery space for emerging artists. Meeting rooms of various size surround a daylight lobby with views of Connecticut Avenue. The center was designed to be flexible enough to accommodate small meetings, large sessions, and events requiring theater-style seating with the latest A/V technology.

Offices are arranged around centrally located work spaces to foster internal communication while providing separation from the conference area. All work spaces have views to the outside through perimeter meeting rooms and offices, allowing daylight to enliven the interior. Materials and finishes were chosen for their sustainable properties. Building systems were

designed to maximize comfort and provide energy cost savings. New systems include an independent HVAC system for the conference center with increased fresh air supply to exceed current building standards.

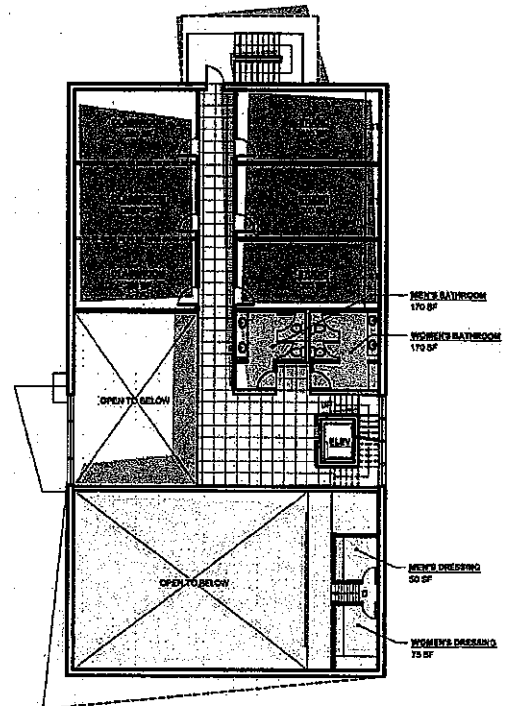
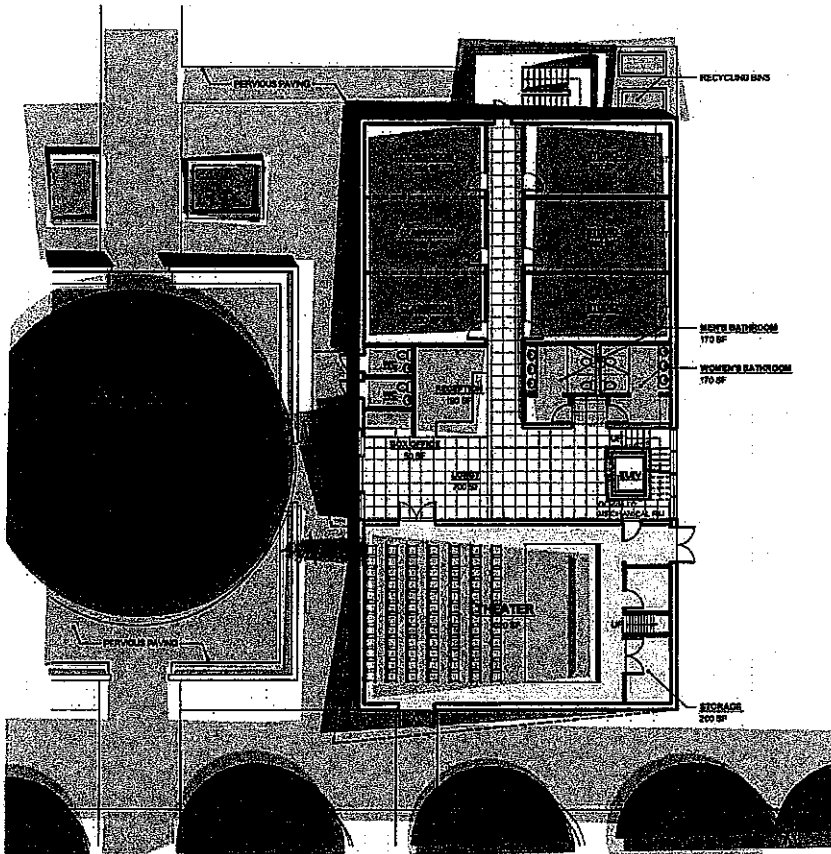


Project Area: 10,300sf

Construction Cost: \$1.2 M

Project Completion: 2009

\*Rick Harlan Schneider was Project Director at Envision Design



## S Street Performing Arts Center\*

Washington DC

The S Street Performing Arts Center was designed as part of a master plan feasibility study for a site in Shaw managed by the DC Department of Parks and Recreation. The Center will function as a performing arts facility with a black box theater, classrooms, and meeting rooms available for use by the community. The building itself is designed to serve the needs of the community while providing an object lesson in energy efficient, environmentally-friendly building. It will harvest its own rainwater, generate its own electricity, and use the earth beneath the site to heat and cool itself. It is intended to conform to the context of the neighborhood while still maintaining a vibrant, exciting

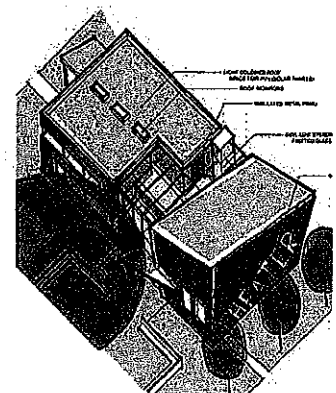
The theater is a dynamic, colorful form framed with Structural Insulated panels and finished with stucco. The Atrium is an open 3-story space enclosed with a glass curtain wall system and fritted glass skylights. The studios and classrooms are a steel-framed, 3-story structure with insulated metal panel skin and strip windows. Floors are colored concrete on insulated forms and metal deck. The roof will hold photovoltaic solar panels and channel rainwater to cisterns located in a partial basement/mechanical room below the Lobby. Clean, energy-efficient heating and cooling will be provided using geothermal loops beneath the building and site.

Project Area: 10,000 sf

Construction Cost: n/a

Project Completion: 2005

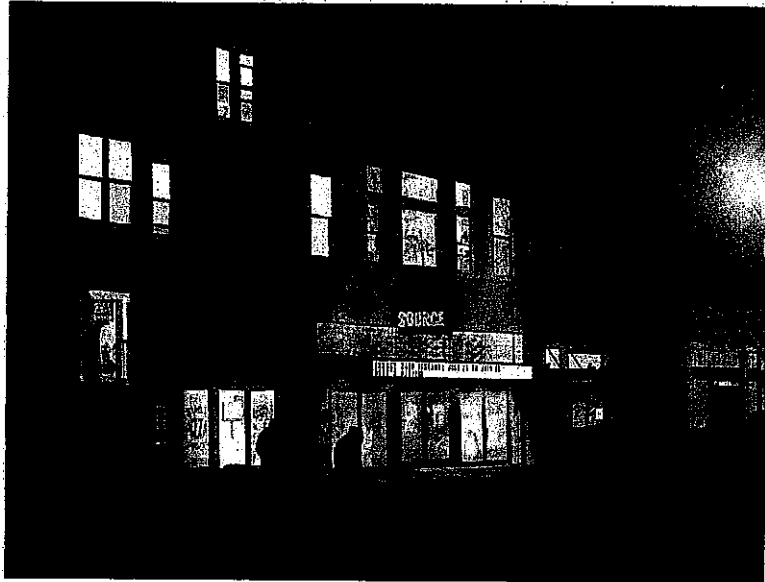
\*Rick Harlan Schneider was Design Principal at Inscape Studio



## Selected Projects

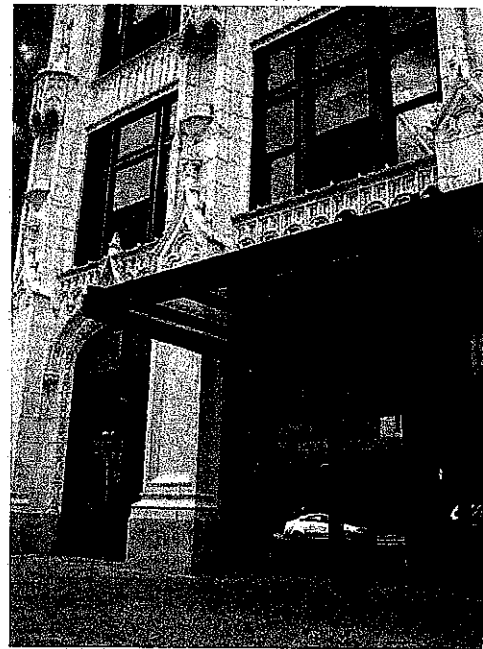
**Source** (1835 14<sup>th</sup> Street NW). CuDC purchased Source in October 2006 with the vision of redeveloping the theatre's multi-use performing arts space. Source's 150-seat black box is vital to the area's small and medium-sized arts organizations because the space is intimate, flexible and affordable. Following an extensive \$3.5 million renovation begun in early 2008, Source now provides a classroom, rehearsal studio and administrative space to area performing arts groups and resident companies.

All Source spaces are available to area arts organizations and businesses with emphasis on inclusion and variety among activities. The range of events attracts diverse audiences, including students from the area's many schools and universities, neighborhood residents, and professionals and arts patrons throughout the region. Source thus acts as a fulcrum for reinvigorating the theatre arts while stimulating community development.



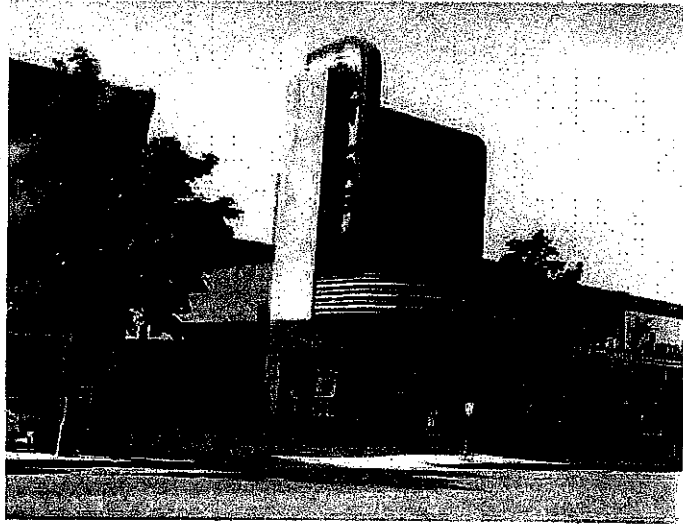
*Photo rendering of Source lighting up 14<sup>th</sup> Street NW at night. VOA Associates 2008.*

**Flashpoint** (916 G Street, NW). CuDC built-out and manages Flashpoint, DC's first arts incubator. A creative laboratory, Flashpoint provides strategic business support and affordable space for eight arts organizations. This sophisticated, downtown venue showcases emerging visual and performing artists. CuDC conducts an open, competitive process to select resident organizations that are committed to artistic excellence, demonstrate potential for growth and a willingness to participate in the incubation process. CuDC presents the Mead Theatre Lab and Gallery programs that competitively select proposals from independent producers, curators and artists. Program participants receive mentorship by leading area curators, staff support and free-access to space. The result is a dynamic season of exhibits and productions that elevate the local contemporary art scene to a new level.



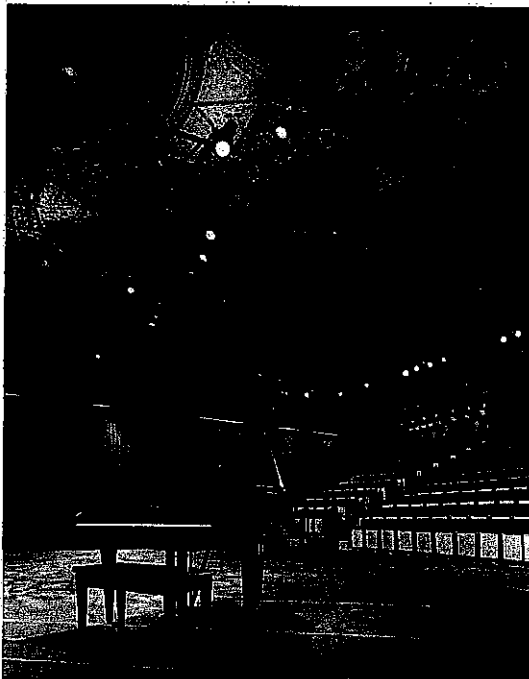
*The Red Circle welcomes artists and audiences at Flashpoint, DC's first arts incubator.(photograph by Paul Burk)*

**Atlas Performing Arts Center** (13<sup>th</sup> & H Streets, NE). CuDC brokered the deal that allowed for the redevelopment of the historic Atlas Theater. After 25 years of sitting predominantly vacant, CuDC worked for 3 years to build a relationship with the owners, H Street Community Development Corporation, conduct a feasibility analysis and create a viable plan for the reuse as a community arts center. Recommendations included site plans and financial scenarios. In working with Jane Lang to vet her vision of creating a rental house for small theatre companies, CuDC introduced her to the Atlas and H Street, and facilitated the sale of the property, including negotiating the forgiveness of the publicly-held mortgage on the property.



*The historic Atlas marquee is a beacon on the east end of H Street Northeast. (courtesy Atlas Performing Arts Center.)*

Opened in phases, APAC houses four performance venues, dance studios and classrooms, annually bringing approximately 150,000 patrons to the area providing affordable access to professional dance and theatrical performances, plus extra-curricular arts educational opportunities for children and adults. CuDC also provided guidance as the project took shape advised on design, operational structure, identified key consultants, board members and funders, recruited anchor tenant Joy of Motion Dance Center, and regularly refers renters and resident companies, such as StepAfrika! and Washington Savoyards.



**Tivoli Square** (14<sup>th</sup> & Park NW). When the project hit a complete standstill, CuDC jumped to the aid of Horning Brothers in planning the restoration and redevelopment of the historic Tivoli Theatre. CuDC advised on the site design and the physical and economic impacts of various arts uses. CuDC proposed an arts use that would not require full restoration of the theatre space, but would provide a dynamic addition to the program – a compromise of arts and historic demands. Pleasing city officials, community leaders and the performing arts community, the finished project now includes a 250-seat theatre and a permanent home for GALA Hispanic Theatre.

*Nestled in the former Tivoli Theatre's balcony, GALA's stage looks up at the original theatre dome. (courtesy GALA Hispanic Theatre.)*



# Maret School Auditorium Washington, DC

- Aviation
- Commercial
- Communications & Tech.
- Energy & Natural Resources
- Government
- Healthcare
- Hospitality
- Industrial
- Laboratories
- Mixed Use
- Museum/Cultural
- Rail
- Residential
- Retail
- Sports and Entertainment
- Tenant Interiors
- Utilities

**Client**  
C. Anthony Architects

**Contact**  
Charles Anthony  
410.268.0880

**Completion Date**  
2003



**Description:**

Complete renovation of Mechanical, Plumbing and Electrical system for the main auditorium/theatre of the school. Work included upgrading the HVAC system, replacing and upgrading of the existing stage and auditorium lighting, addition of sprinkler systems, and upgrading of the lighting dimming systems. The challenging aspect of the MEP design was the search and upgrading of the existing chilled water system and electrical power to be able to add the increase of size of the new equipment.