



August 18, 2020

Mr. Lawrence Hall  
Senior Procurement Analyst  
Department of Procurement Services  
City of Richmond  
990 East Broad Street, Room 1104  
Richmond, VA 23219

**Re: Request for Proposals for No. 200017901 for Richmond Library Multiphase Professional Services Project**

Dear Mr. Hall and Members of the Selection Committee:

Libraries have always been a source of shared knowledge and a place for public interaction. Even in these times of uncertainty, libraries have continued to serve their communities by offering digital collections, video-conference book clubs, recorded and broadcast storytimes, webinars, and online consulting. As libraries around the globe begin to reopen, these new virtual ways of connecting and communicating will become an ever more important part of the library landscape.

Libraries are uniquely positioned at the heart of local communities. The recent resurgence of the Black Lives Matter movement has brought the inequity and violence toward African Americans to the forefront, and individuals are gathering in unprecedented numbers to promote justice for Black people. The site and surrounding neighborhood of the Richmond Public Library has a deep-rooted history, standing just two blocks away from Jackson Ward, the center of African American business, social, and residential life in the early 20th century, now known as Black Wall Street.

The selection of the design team will be a key component for the City of Richmond and Library Staff in creating a vision. The architectural team, comprised of Steinberg Hart as Design Architect and KEi Architects as Architect of Record, has a long history of planning and designing community libraries, learning centers, and places for public gathering. The reimagining of the Richmond Public Library is one that only arises every fifty years. To do so during this historic time provides an extraordinary opportunity for the community of the City of Richmond. Steinberg Hart will also serve as Library Planner, having planned and designed over 85 libraries totaling more than 10 million square feet of library space.

Inclusive public engagement is a critical component of the master planning process. KEi Architects will also serve as Local Liaison and Community Advocate, with 36 years of experience working with the City of Richmond and skilled at organizing an inclusive public process. Forella Group, our teams Cost Estimator, is knowledgeable of the Virginia market and will provide budgetary guidance throughout planning and design. In addition to transforming the physical space of the library building, this is an opportunity to revamp the infrastructure required for sustained digital interaction. Our team includes engineers and consultants who will assist in developing an implementable, functional, and comprehensive master plan to serve as the roadmap for the following phases of work.

We thank you for your consideration of our qualifications and look forward to the opportunity to discuss with you our passion for this project

Sincerely,

A handwritten signature in blue ink, appearing to read 'Delia'.

Delia Nevola, AIA, LEED AP  
Principal | Steinberg Hart  
(212) 465-0808 | dnevola@steinberghart.com

A handwritten signature in blue ink, appearing to read 'Robert'.

Robert L. Easter, FAIA, NOMAC  
President | KEi Architects  
(804) 788-0338 | reaster@keiarchitects.com

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EXECUTIVE SUMMARY



George A. Purefoy Municipal Center | Frisco, Texas



## SECTION 2

### Executive Summary



As the City of Richmond prepares to embrace the second phase of the Libraries Facilities Master Plan, this project has the opportunity to be transformational and memorable. It will:

- Create a destination for community gathering, collaboration, and engagement;
- Increase flexibility, allowing library staff to better engage with patrons and adapt to patrons' needs;
- Modernize library services, programs, and technology; and
- Emphasize the Richmond Public Library's role as a source of community pride.

This submission responds to each of the key topics in your Request for Proposal and outlines our knowledge of library operations, planning, and design. We have planned, programmed, and designed over 10 million square feet of library spaces, and through collaboration with library staff, public officials, and patrons, we are committed to planning and creating facilities that promote a distinct community identity while accommodating services and activities in spaces that can be adapted as needs change.

### OUR TEAM

As frequent participants and presenters at conferences sponsored by the American Library Association (ALA) and Association of College and Research Libraries (ACRL), Steinberg Hart has had many opportunities to present and discuss current thought and trends in state-of-the-art library design. Our firm has a thorough understanding of the programmatic needs of libraries, the positive impact they have on a community's quality of life, and the increasingly sophisticated technological amenities libraries must provide. KEi Architects provides local insight and close connection to the Richmond Public Library locale; their office is just a few blocks away. Forella Group has an understanding of the Virginia market and will be involved throughout the planning process to determine a cost for the final master planning effort.

### PLANNING FOR THE FUTURE

Steinberg Hart has assisted many libraries with the development of comprehensive plans for growth, jointly imagining and shaping the library of the future which merges content, technology, and service into comfortable, flexible, sustainable environments. Programmed spaces are defined in response to each library's specific user patterns and with consideration given to versatility—the ability to easily reconfigure space for a variety of activities.



# EXECUTIVE SUMMARY

## WELL-DEVELOPED WORK PROCESS

Steinberg Hart has a well-established process for achieving extraordinary results. The volume of planning studies, completed libraries, and renovation projects in our portfolio reflects our ability to get our designs supported and approved by the community and its leaders. Our team will assist Richmond Public Library leaders and stakeholders in a dynamic planning process to identify and address needs and develop solutions to be highlighted in the master plan. Individuals from both Steinberg Hart and KEi will lead and facilitate a process that involves the staff, director, Board and community in an engaging process that considers the community's needs; innovative practices in other libraries; changing ways in which people learn, work and communicate; and the needs of all library stakeholder groups.

## ABILITY TO ANALYZE EXISTING STRUCTURES

A notable percentage of our team's work has included renovations and expansions of existing buildings and our assigned staff is knowledgeable in analyzing existing conditions and site opportunities. To renovate the existing library into a building which responds to today's library needs, interfaces with current and future technology, and house the library's collections and user needs, a thorough investigation of the existing building and site must be conducted. The origins, evolution to date, alteration and maintenance history, and present conditions are critical indicators of the building's potential liabilities and assets.

## VIBRANT COMMUNITY CENTERS

Inspired by the clients we serve, Steinberg Hart strives to create spaces that are unique, that instill community pride, and that offer people memorable experiences. We know how to take an existing building and celebrate its inherent attributes while adding value. Experience has taught us that the careful use of interior elements like color, lighting, and surface patterns can serve to enliven and unify public spaces. With thoughtful attention to details, we meet client objectives and design environments that patrons want to return to over and over.

## STATE-OF-THE-ART FACILITIES

In planning and designing of libraries, an often-expressed concern is how to anticipate future needs, understanding that demands for facilities and services rapidly evolve as new (and yet unknown) uses and technologies emerge. Since trends are transitory, we seek to identify broader shifts in society, such as demographics, cultural values, economics, or lifestyle. Our team will work with you to understand the preferences of your service population. By framing different parameters of library use, we can establish what your community's preferences are, and best plan for Richmond Public Library's future.



## EQUITABLE AND FLEXIBLE

Our clients' concerns about construction and long-term operating costs always inform the development of our architecture. It is important to them to receive a building that will last for decades. Steinberg Hart has a track record for marrying project visions with established budgets to create special and enduring libraries.

## ENDURING VALUE

The initial concerns our clients have about construction and long-term operating costs always inform the development of our architecture. Of equal importance to them is receiving a building that will last for decades. Our team has a track record for marrying project visions with budget constraints to result in something special and enduring. Employing regional materials can not only lower project costs, but is a way of rooting buildings in their communities, which fosters a continuity among buildings that can transcend generations.

## LIBRARY DESIGN

Steinberg Hart is a nationally known firm with extensive, award-winning library design experience. We have been responsible for the planning, programming, and design of more than 85 libraries, totaling 10 million gross square feet of library space. When conceiving modern facilities, adapting outdated buildings, or renovating cultural landmarks, our desire to exceed client expectations motivates us to remain knowledgeable of current library operations. The diversity of our experience informs our planning and design approach as we consider with clients the right mix of spaces and services necessary to meet changes in institutional and community needs and patron expectations.



## COMMUNITY ENGAGEMENT ON DISPLAY

### Lenexa City Center Library

A two-story cultural commons serves as the living room for the community. Malleable, movable furniture allows for flexibility and creates a variety of seating options and allows the area to transition from a casual library area to an event space. Large glass windows allow the Commons to be seen from the street and exterior community plaza.





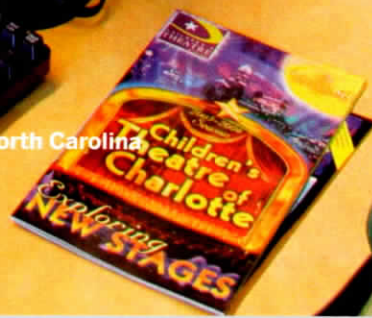
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## PROJECT PLAN & APPROACH



ImaginOn Public Children's Library & Children's Theater | Charlotte, North Carolina





# PROJECT PLAN

## PHASE ONE - FACILITY MASTER PLAN

The collaborative and interactive process for the Richmond Public Library's Main Library will focus on both immediate and long-term challenges specific to the delivery of library services. Some of the questions to be explored during the planning process will include:

- What do the citizens and leaders of the City of Richmond expect and need from the library, both now and in the future? What is their vision for all exceptional Main Branch of the Richmond Library System?
- How does the library master plan support the vision and goals of the City of Richmond?
- What new services should library leaders consider for the City's children, teens, older adults, parents, and adult learners and/or researchers?
- How does the library respond to community expectations and expected future needs with transformative services, collections, staffing, technology, facilities and marketing?
- How does the library respond to a rapidly changing environment in which the issues of traditional library services, content and collections, and staffing are being questioned and redefined?

Our team, Steinberg Hart, KEi, and Forella Group will assist Richmond Public Library leaders and stakeholders in a dynamic planning process to discover answers to

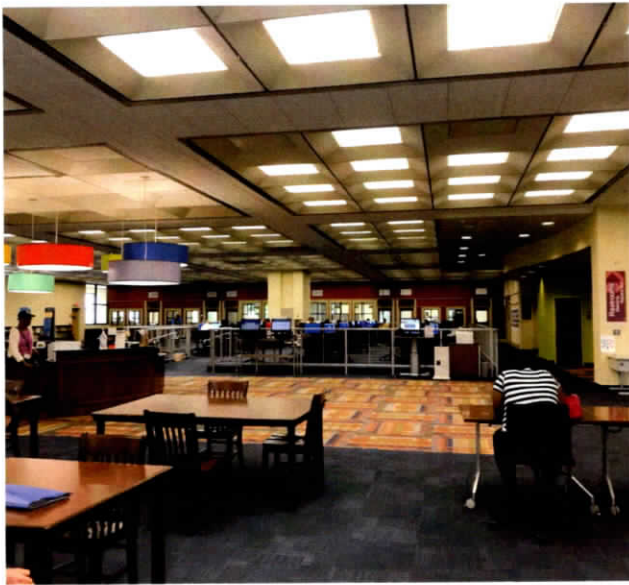
these questions and develop an aspirational, yet manageable and realistic, master plan to address identified needs.

### WORKSHOP #1

Upon the Notice to Proceed, an initial two-day series of kick-off workshops with the City of Richmond and Library administration and staff will enable our team to define the process and establish the goals to be achieved throughout the master planning effort. At this initial workshop we will begin to define programmatic needs, desired adjacencies, square footages, sustainability goals, schedule, and other physical aspects of the project. Key to the first set of meetings will be to establish and encourage user participation in a meaningful and engaging way that will continue throughout the project. Full participation and engagement from our team is guaranteed throughout the master planning process, beginning at the earliest planning phases.

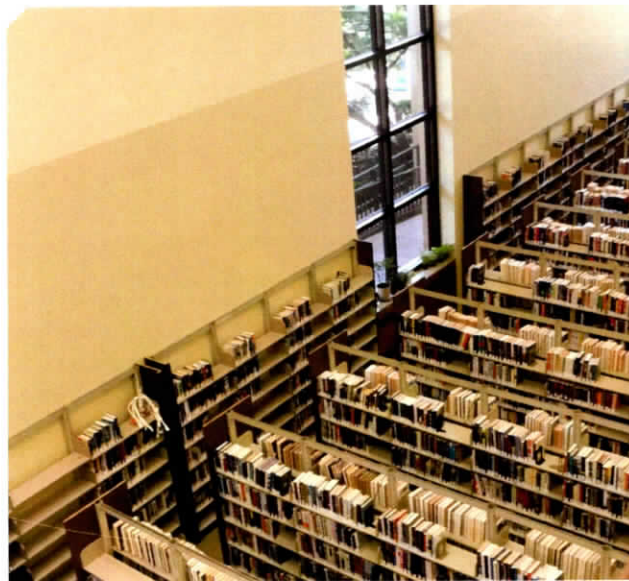
At subsequent workshops we will begin to develop a vision statement, or guiding principles, for the project. With a diverse array of users and interests it is critical to establish an agreed-upon set of principles early in the process. This gives the planning team and the general public a concise and clearly written set of goals by which to judge decision-making and the direction of the project all the way through construction.





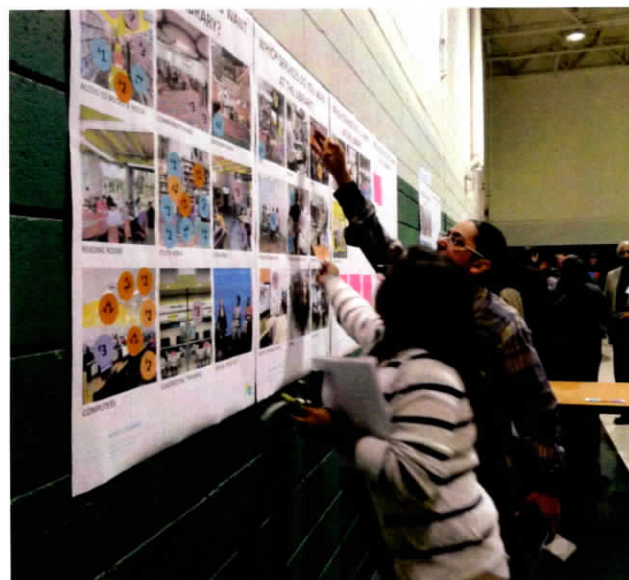
## EXISTING CONDITIONS ANALYSIS

The existing conditions analysis will allow the planning team to review background materials, gather and confirm data, and gain an understanding of the physical attributes of the existing building. Our intent is to review the current configuration, uses, and functions of space; assess the overall condition of the facility; and identify deficiencies in the current space use and function. The assessment work will be completed between the first and second workshops of the programming effort.



## WORKSHOP #2

A second work session will allow our team to begin a detailed review of the existing and new program uses in the library, a presentation of the findings of the existing conditions analysis, and an opportunity to present space programming and conceptual planning solutions. We will present an inventory of existing spaces that allows us to identify the current program and which spaces are attributed to what services. Findings from this inventory will suggest options for expansion and modifications within the existing building. We will collaboratively discuss pros and cons of programming and planning options with the City of Richmond and the Richmond Public Library and encourage interactive participation, through a series of exploratory activities.



## COMMUNITY OUTREACH EXAMPLE

### First Ward Community

In the wake of Hurricane Irene, the First Ward Community in Paterson, New Jersey lost its cherished neighborhood Brnach Library building. Providing its diverse population with free and open access to collections and services, the Library was long considered an important civic presence in an under-served community. In an effort funded by the Peterson Habitat for Humanity, our team was commissioned to conduct a Library Services Feasibility Study. Through an open, participatory process, residents had a voice in the future of the Northside Branch.





## STAKEHOLDER MEETINGS

To make informed decisions about the future of the library and build community and stakeholder support, we recommend a process that will engage community members. Both Steinberg Hart and KEI Architects are experienced at organizing an inclusive public process and presenting the conclusions through a series of meetings and workshops to solicit ideas and community involvement. Our team will work with the City of Richmond to determine the number of focus groups and stakeholder interviews, their composition, schedules, logistics, and questions to ask at each discussion. It is through these discussions with all stakeholders that we will gain a true understanding of the needs and desires, but also the ways in which we can begin to specify unique materials in the project that will result in a project that represents the community.

## BENCHMARKING OF FACILITIES

Our team will collect and review data from up to four comparable public central library facilities. Benchmarking can capture lessons learned from projects. This information can help to understand what strategies worked well and which did not. Any accurate comparative analysis needs to consider hidden variables and their implications for the data. The presentation of results will include more than just a description of the data-gathering process; it will analyze the information, explain the findings, and illustrate ways to use the information to promote effective decisions.



## WORKSHOP #3

A third and final two-day workshop will provide our team the opportunity to share the concept design and cost estimate with the City of Richmond and the Richmond Public Library. We will review all of the findings and have an open dialogue prior to the finalization of the master plan deliverables.

## SPACE PROGRAMMING & CONCEPTUAL PLANNING

A detailed space program will be developed for the Main Branch and clearly illustrate existing and proposed spaces, as well as recommendations for physical improvements by our team. This will allow a better understanding of how to more appropriately accommodate existing library services and address the space needs for envisioned programs and services. Conceptual ideas based on library programs and services along with the newly established building program will also be developed. The concepts will propose new and innovative design solutions for renovation of the existing facility. These conceptual ideas will allow more accurate cost estimates to be established.

## COST ESTIMATING

A total project cost model will be created allowing a comprehensive understanding of the costs incurred to implement the Comprehensive Master Plan. These costs will be all-inclusive and will document both soft and hard costs as well as suggested contingencies and anticipated cost escalation based on proposed implementation dates.



# PROJECT APPROACH

## SUBSEQUENT PHASES

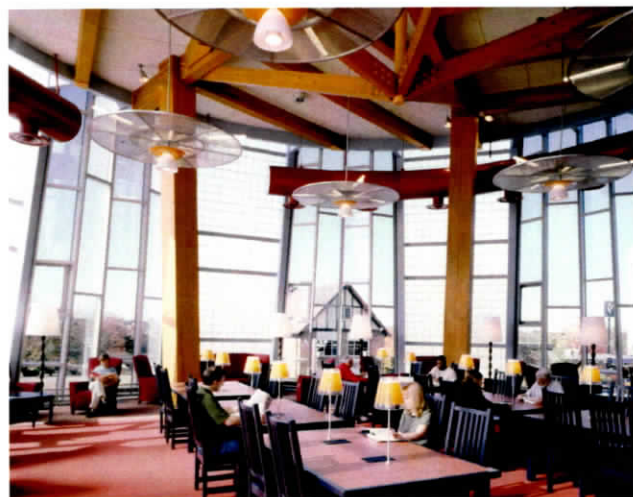
### SCHEMATIC DESIGN

After the completion of Phase One, the Masterplanning effort, we anticipate moving forward to subsequent phase(s) of the Contract. Our team will provide comprehensive design services beginning with Schematic Design, advancing the foundation of collaboration and consensus building developed in the Masterplan. Data from the building program and existing conditions analysis will be brought together to further develop a range of designs for the renovation and expansion of the library. These options address issues of interior planning, orientation, the spatial arrangement of programmatic spaces, vertical and horizontal circulation, levels of access, outdoor program spaces, and flow of activities. We will focus on the reconciliation of the program (function & scope), the building performance expectations (quality), and cost.

We encourage the Richmond Library Building Committee to review, understand and comment on the components they feel are strongest for each scheme. As part of this process, the design team led by Forella Group will continue to analyze the cost impacts for each scheme. Following what will likely be engaging and lively discussions with Committee members, one scheme that addresses all of the desired components will be selected for the design team to develop further into a complete schematic design proposal.

This phase of work will include two Workshops with the RLBC, library staff, and as many community presentations as deemed appropriate. Adjacency diagrams and levels models will assist the group in understanding the physical ramifications of various programmatic decisions that have been made. Since these are study models, they will be modified and rearranged throughout the workshop as refinements are discussed. The consultant team will remain engaged through this phase of work and will develop their own narratives for submission.

All the conclusion of this effort, a final draft of the Schematic Design will be presented to the RLBC, library staff and the public. The cost estimate will be reconciled to match the drawings. We will revise the documents accordingly and officially submit our 100% Schematic Design and Design Cost Estimate for approval.





## DESIGN DEVELOPMENT & APPROVALS

Upon approval of the Schematic Design, we will eagerly begin Design Development. This is the phase in which the diagrammatic two and three-dimensional representations of the building start to take a much more detailed form. We will conduct three progress meetings with the RLBC, continuously soliciting feedback as the design is refined and becomes more detailed. Throughout the process, the Guiding Principles will continue to be the basis by which the overall direction of the project is judged. At the beginning of Design Development, we will establish environmental goals through a collaborative "Green Summit". Our building systems have become increasingly sophisticated, incorporating daylight controls, occupancy sensors, demand control ventilation, and more. We study and analyze all appropriate measures during the design process to ensure highest efficiency of energy and water consumption. On each of our buildings, an energy modeling and a life cycle cost analysis is conducted to make certain that our design is in keeping with client expectations for energy conservation. Our longstanding commitment to ethical design and sustainability will aid in achieving the City of Richmond's goal of obtaining LEED Silver Certification for major renovation projects, if so desired..

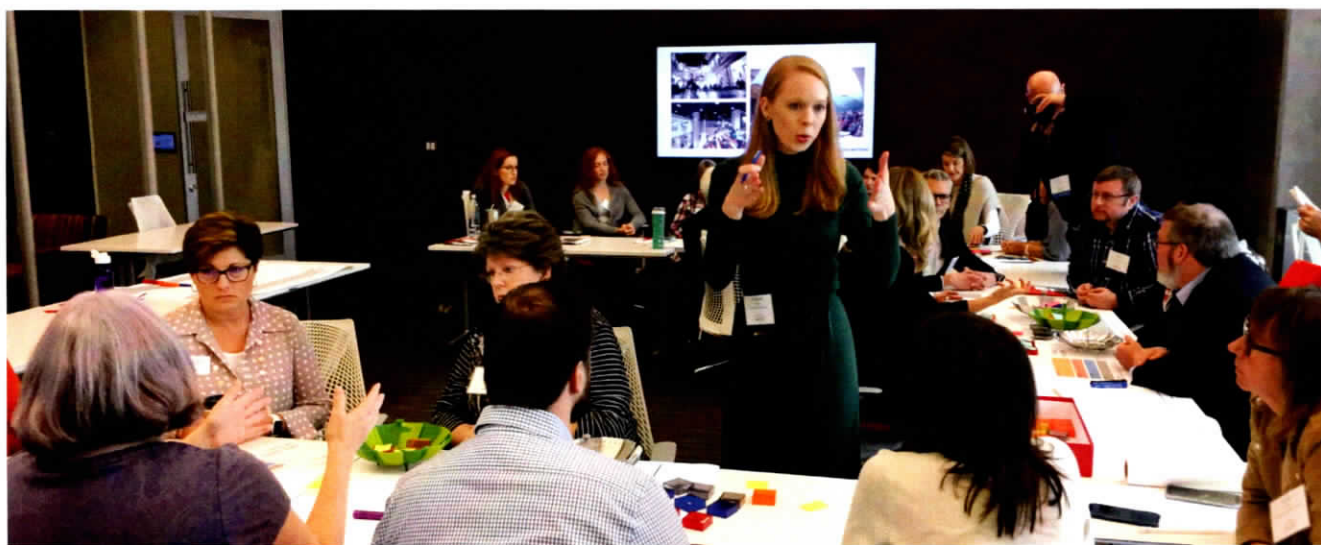
We shall submit 50% and 100% Design Development packages, the latter with an associated cost estimate by approval. A full set of drawings from our full team, including all contracted consultants shall be submitted along with a draft of specifications. We will also begin the approvals process to ensure coordination with the plan review teams and their requirements.

## CONSTRUCTION DOCUMENTS, PERMITTING & BIDDING

Construction Documents is the final design and documentation phase. In this phase, final cost controls will be checked and provided at 95% CD submission, the architectural and consultant documents will be well coordinated, and final specifications will be developed. The permitting and approvals process will occur concurrently, and we will attend all required meetings and hearings with required agencies to ensure that the project continues to move toward a timely completion. During the Bidding phase, we will respond to contractor questions and RFIs, document revisions as needed, and finally issue a set of Conformed Construction Documents.

## CONSTRUCTION ADMINISTRATION

During construction, the same team members that worked on the project from the Programming Phase through the Construction Documents phase will continue in Construction Administration (CA), as a consultant to the city of Richmond. We feel that it is critical that staff continuity be maintained, ensuring that the client's and the community's goals are met. In CA, we pride ourselves on our ability to work collaboratively with a contractor, openly discuss field issues and solutions, and resolve them quickly without change orders. We will be on site for all regularly scheduled Owner-Architect-Contractor meetings, and as needed to ensure a well crafted, on time and on budget project that achieves the goals put in place from the very earliest planning meetings.



# SUMMARY SCHEDULE



## PHASE ONE - FACILITY MASTER PLAN

### STEPS ONE & TWO

#### EXISTING CONDITIONS/PROGRAM NEEDS: 2 DAY WORKSHOP #1 (DURATION: 30 DAYS)

- Project kick-off
- Existing building conditions analysis
- Functional, operational and design objectives
- Guiding principles

### STEPS THREE & FOUR

#### BENCHMARKING / PROGRAM DEVELOPMENT: 2 DAY WORKSHOP #2 (DURATION: 45 DAYS)

- Benchmarking progress
- Building program
- Program data sheets
- Room configuration diagrams

### STEPS FIVE & SIX

#### CONCEPT DESIGN / COST ESTIMATE: 2 DAY WORKSHOP #3 (DURATION: 45 DAYS)

- Adjacency diagrams
- Site plan analysis
- LEED analysis
- Cost estimate

## SUBSEQUENT PHASES

Once we have completed the Masterplanning services and the client team has identified a scope and potential phasing of work, our team will put together a comprehensive schedule for the subsequent design phases of the project. We have had success using Vision, Newforma, and MS Office for scheduling, organization, and administration efforts.

The RFP indicates that the final construction document plans and specifications package for the Library shall be completed within 60 days. Our team would like to review this timeframe with the City of Richmond and the RPL at the time of the contract amendment, utilizing the data gathered during the Masterplanning effort.

### BIDDING

Duration: 30 days\*

### CONSTRUCTION ADMINISTRATION

Duration: 320 days\*

\* To be confirmed by contractor hired by the City of Richmond. Also dependent on whether the project is phased.



# APPROACH TO BUDGET THROUGH ESTIMATING

Due to the volatility of the current construction market, our team is acutely aware of the need to develop cost estimates from the early stages of the project and continue to vigilantly monitor the budget throughout the project's progress. As a result, a significant aspect of our experience is the preparation of a detailed total project cost model and project cost estimate at each step of the design process.

## STARTING EARLY

Cost estimating starts in the programming phase and continues throughout the design process. Cost information is developed in the conjunction with determining square footage and space needs, room quality and characteristics to confirm that the program is affordable. This helps to manage expectations so the developed program fits within established financial parameters. As the design unfolds, major decisions on the primary systems for the building and architectural concepts are made within the limits of the established budget.

## BENCHMARK

This process starts with using known square footage costs for other performing and visual arts facilities previously and currently designed in the state and around the country. Once the numbers are established we look for special conditions that make this project unique in terms of costs. This involves consulting the client to understand all the soft costs anticipated.

## ALTERNATIVES

To safeguard against inflationary and other cost overruns or increases in the program, priority lists are established for items that can be designed into the project but deferred if necessary. Alternatives of various kinds can be included, particularly those which relate to mechanical and electrical systems or architectural finish standards. Our experience in the construction of academic facilities and producing quality architecture has exposed us to many of the most innovative and cost-effective materials and technologies in the market today.

## QUICK RESPONSE

Our approach in the construction phase of work understands that the Owner, Architect and Contractor are all vital team members. Construction Change requests, timely responses of Request for Information and the ability to resolve items quickly are critical to creating a project that is on budget.

## CONTINUAL REVIEW

Cost estimating is a continual effort. Once the construction documents phase begins, we will typically review the budget at 90-percent completion points with our consultant team, especially the cost estimator.

## EXAMPLE PROJECTS

UCF John C. Hitt Library Phase I Expansion  
Delivery: Design-Bid-Build with CM at Risk  
Construction Budget: \$17.3M  
Final Construction Cost: \$16.5M

Johnson County, Lenexa City Center Library  
Delivery: CM at Risk  
Construction Budget: \$20M  
Final Construction Cost: \$16.95M

Columbia Public Library  
Delivery: Design-Bid-Build with General Contractor  
Construction Budget: \$20M  
Final Construction Cost: \$18M

## PHASING OPTIONS AND OVERALL PROJECT SCHEDULE

As the master plan develops, an overall phasing plan illustrating the step-by-step implementation options will be developed. The phasing will allow funding streams and operational schedules to be reviewed and considered as part of the overall approach to library services in Richmond. For each of the proposed phases implementable proposals, a schedule will also be developed to assist in guiding future discussions for each area of the proposal.



# PROJECT APPROACH

## SUSTAINABILITY

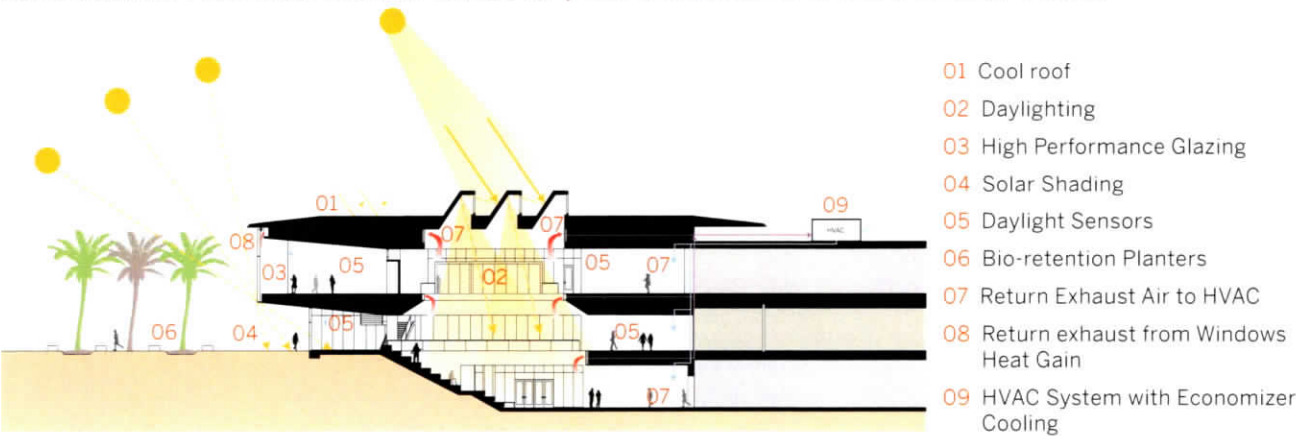
Steinberg Hart has a long-standing commitment to ethical design and sustainability. Our team will be involved in defining sustainability goals to recommend strategies in the masterplan for achieving the goals established by the City of Richmond. We strive to improve the health and well-being of both the building's users and the community. We employ active design to achieve this including using visible and enticing stairs, installing bike racks, designing wide sidewalks connecting the building to nearby streets, and enhancing access to clean drinking water within the building. We view every project as an opportunity to challenge ourselves to design the highest performing building possible.

For projects desiring LEED certification we work together with the institution to develop a plan to achieve your LEED goals using a multitude of strategies from green roof technology, to biofiltration storm water systems, to geothermal HVAC, as well as other sustainable site and building-related strategies. We capitalize on opportunities for nature to heat, cool, and light the building to encourage energy conservation while also bringing the users a larger connection to their community and the environment around them. We understand how to use materials in the most environmentally sensitive manner by frequently using reclaimed, recycled, or local materials with visually stunning and impactful results.

## LEED CERTIFIED & ANTICIPATED PROJECTS

- Western Connecticut State University, Fine and Performing Arts Center, Danbury, CT, LEED Silver
- Shepherd University, Contemporary Arts Center, Shepherdstown, WV, LEED Silver
- New Mexico State University, Arts Complex, Las Cruces, NM, LEED Gold
- Southern Kentucky Performing Arts Center, Circus Square, Bowling Green, KY, LEED Silver
- ImaginOn, The Joe & Joan Martin Center, Charlotte, NC, LEED Silver
- Crested Butte Center for the Arts, Crested Butte, CO, Leed Certified (Anticipated)
- University of Wisconsin-Madison, Hamel Music Center, Madison, WI, LEED Gold (Anticipated)
- University of Central Florida, Hitt Library, Orlando, FL, LEED Gold (Anticipated)
- East Carolina University, Health Sciences Student Center, Greenville, NC, LEED Silver
- Jefferson Hall Library and Learning Center, West Point, NY, SPiRiT Bronze Medal (Army Sustainable Project Rating Tool)
- Dover Public Library, Dover, DE, LEED Gold
- The SharpHouse, Amherst, MA, LEED Silver
- City of Wylie, Municipal Complex, Wylie, TX LEED Silver

## SUSTAINABLE FEATURES DESIGN EXAMPLE | CSU FULLERTON, TITAN STUDENT UNION



## BUILDING ENERGY PERFORMANCE

| BASELINE EUI<br>(KBTU/SF/YR) | PROJECT EUI<br>(KBTU/SF/YR) | REDUCTION % | 2030 CHALLENGE<br>TARGET | MET 2030<br>CHALLENGE |
|------------------------------|-----------------------------|-------------|--------------------------|-----------------------|
| 132                          | 40                          | 70%         | 70% (2016)               | ✓                     |



# TYPICAL DELIVERABLES

## PHASE ONE - FACILITY MASTER PLAN

Our team will provide a written, inspiring, and pragmatic master plan, informed by analysis of existing conditions, benchmark findings, and the workshops indicated. The master plan will document a shared vision for the Main Branch of the Richmond Public Library which includes the following:

### ARCHITECT'S STATEMENT

A summary of all findings and recommendations, including an architectural design intent.

### GUIDING PRINCIPLES

Goals for the Main Branch of the Richmond Public Library as developed and agreed upon by the library and stakeholders.

### BENCHMARKING

A summary of benchmarking of four facilities in comparable central libraries.

### EXISTING CONDITIONS ANALYSIS

Evaluation and assessment of existing interior architectural and finish conditions, materials, space utilization, workflow, systems, and seat counts within the building as well as the relationship of the building to its surrounding neighborhood.

### RECOMMENDED PROGRAM

Program space types and sizes proposed throughout the library, including spatial adjacencies and, seat and collections counts.

### SPACE PLANS

Diagrammatic colored floor plans representing conceptual space planning.

### GRAPHIC RENDERINGS

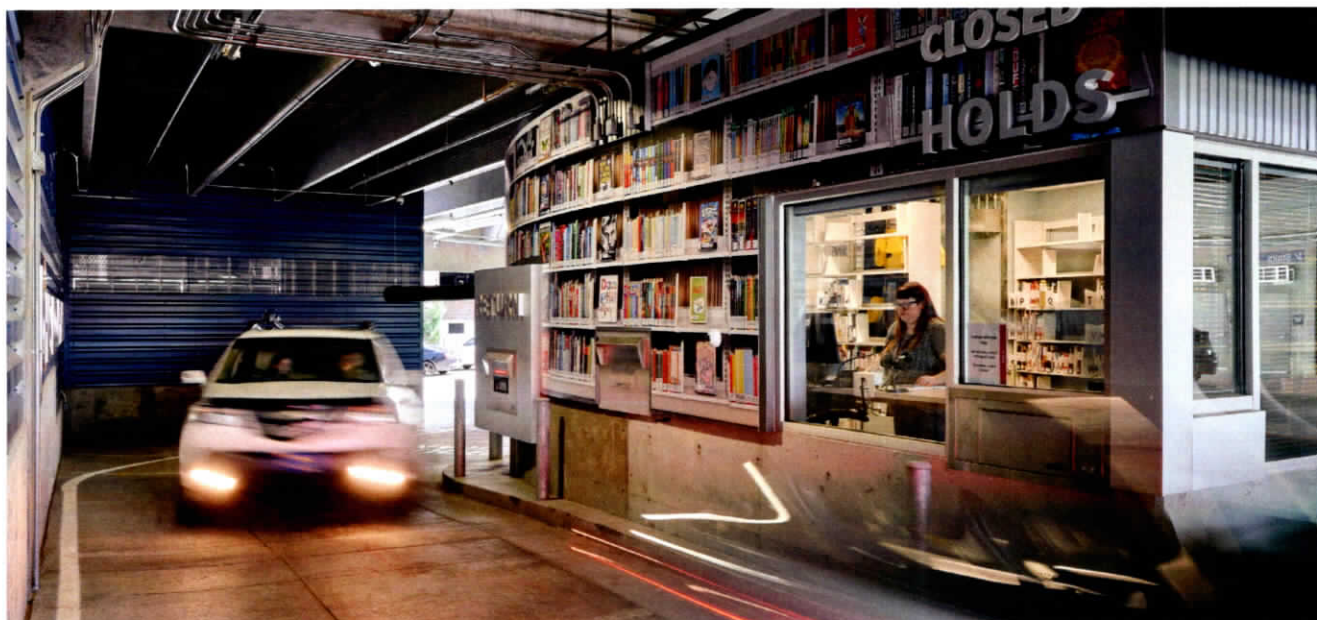
Professional renderings illustrating conceptual design ideas (quantity to be determined during contract review).

### COST ESTIMATE

A "Total Project Cost Model" outlining "hard construction costs" such as building construction, renovation, mechanical upgrades, and site work as well as "soft costs" that include furniture, fixtures and equipment (FF&E) (if desired): fees; permits; contingencies; and cost escalation.



# ADDITIONAL DELIVERABLES



The deliverables listed below are in addition to the project material listed in the Typical Deliverables section. These may be provided by the additional consultants from our team should the City of Richmond and the Richmond Public Library so desire:

## PHASE ONE - FACILITY MASTER PLAN

### EXISTING CONDITIONS ANALYSIS AND ENGINEERING INTENT

A narrative summarizing structural, MEP/FP, and site & civil engineering findings and recommendations.

### ACOUSTICAL/AV/IT INTENT

Recommendations for acoustical / AV / IT improvements throughout the library.

### LANDSCAPE / SITE MASTER PLAN

More detailed site, civil, and landscape focused proposal for use of the exterior spaces for community engagement and enjoyment.

### FUNDRAISING MATERIALS

In addition to providing the materials requested, we will work with the City of Richmond to determine what other tools can be used to engage and develop donor interest.

Steinberg Hart has a successful history of fundraising with, and on behalf of, our clients by developing program charts, spreadsheets, and three-dimensional models as well as preparing and attending donor presentations and participating in special events. Our experience in presenting projects allows us to use different formats appropriate to each opportunity and client.

## SUBSEQUENT PHASES

### SCHEMATIC DESIGN

Guiding Principles, Basis of Design Document, Program Spreadsheet, Sustainability Goals Outline (LEED Checklist), Building Diagrams, Architectural Drawings, Building Plans, Building Elevations, Building Sections, 3D Model Images, Cost Estimate

### DESIGN DEVELOPMENT

Guiding Principles, Basis of Design Document, Sustainability Goals Detailed (Update LEED Checklist), LEED Design Documentation Commences, Life Cycle Costs, Code Review, Outline Specifications, Architectural, Engineering and Consultant Drawings, Site Plan, Building Plans, Reflected Ceiling Plans, Building Elevations, Building Sections, Wall Sections, Preliminary Schedules, 3D Model Images, Renderings, Cost Estimate

### CONSTRUCTION DOCUMENTS

Guiding Principles, Basis of Design Document, Sustainability Goals Finalized, Final Specifications, Code Drawings, Architectural, Engineering and Consultant Drawings Completed with all drawings necessary for construction, Cost Estimate at 95% completion



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OFFEROR'S PROJECT  
TEAM



Southern Connecticut State University, Buley Library | New Haven, Connecticut



# KEI ARCHITECTS

Firm Profile | Architect of Record & Local Liaison



We believe in People, Places, and Progress. These are the core principles that drive us daily. Centered on this belief, we can deliver projects that are not only aesthetically pleasing but are built specifically for the people they were meant to serve.

KEi Architects, formerly Kelso & Easter has designed in a wide range of project types and markets, including, master planning, collaborative space planning and educational design. In their 35-year history, KEi Architects has developed design expertise dedicated to providing services with a fundamental belief in collaborative design process committed to the engagement of our clients in all aspects of the design process.

Our services place emphasis on design excellence, management, cost containment, and schedule adherence. KEi employs sustainable, energy efficient design principals in all projects, even when LEED, or other sustainability certifications, is not being pursued. KEi Architects has collaborated with a host of larger architecture and engineering firms over the years to produce great work. We are committed to creativity, innovation, and collaborative design.

## BUSINESS INFORMATION

### OFFICE LOCATIONS

100 W Franklin Street #400, Richmond, VA 23220

### CONTACT INFORMATION

Marcus R. Thomas  
Principal  
100 W Franklin Street #600  
Richmond, VA 23220  
(804) 788-0338  
mthomas@keiarchitects.com

### SIZE OF FIRM

|                                |   |
|--------------------------------|---|
| • Architectural:               | 7 |
| • Planners/Interior Designers: | 2 |
| • Administration:              | 1 |

### LEGAL STRUCTURE

S Corporation

### YEARS IN BUSINESS

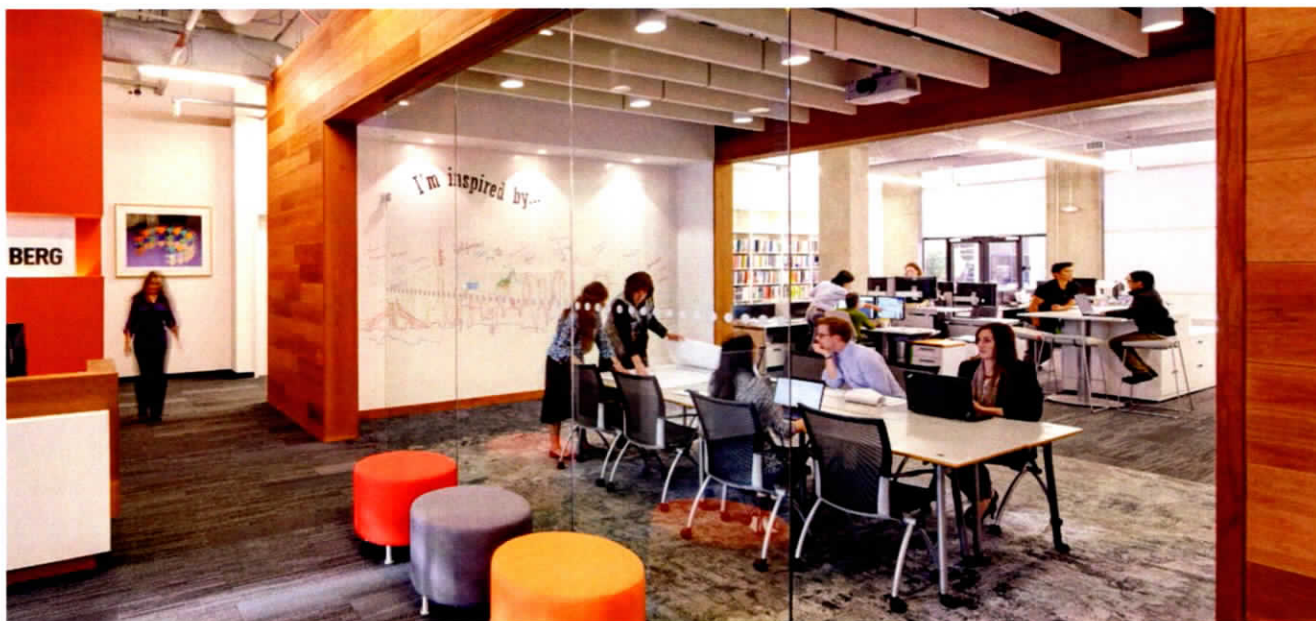
35 Years

### CERTIFICATIONS

SWaM Certified - #626462

# STEINBERG HART

Firm Profile | Design Architect & Library Planner



For over 65 years, Steinberg Hart has been shaping environments and creating inspiring places through an idea driven, results oriented approach to design that spans educations, arts, residential, urban mixed-use, hospitality, civic and commercial office sectors. The firm's team of architects, designers, planners and sustainability experts share the belief that design can create profound and unexpected connections between people and place.

We are committed to the highest standard of ethics. Our approach to design is marked by a deep-seated respect for the communities with whom we work. By carefully considering programs, budgets, context and sustainability, we plan and create singular architecture that provides exceptional value to institutions, communities, and the people who experience them.

## BUSINESS INFORMATION

### CONTACT INFORMATION

Delia Nevola AIA, LEED AP  
Principal  
90 Broad Street #1803  
New York, NY 10004  
(212) 465-0808  
dnevola@steinberghart.com

### OFFICE LOCATIONS

90 Broad Street #1803, New York, NY 10004  
515 S Congress Avenue #600, Austin, TX 78704  
818 W 7th Street #110, Los Angeles, CA 90017  
125 S Market Street #110, San Jose, CA 95113  
98 Battery Street #300, San Francisco, CA 94111  
320 Laurel Street, San Diego, CA 92101  
Lane 729, Shaanxi North Road #101, Shanghai, China 200040

### STAFF BY SIZE OF FIRM AND DISCIPLINE

|                            | NY | LA | SJ | SF | SD | SH |
|----------------------------|----|----|----|----|----|----|
| Principals/<br>Managers    | 5  | 13 | 10 | 3  | 10 | 2  |
| Architects                 | 1  | 8  | 5  | -  | 3  | 2  |
| Job Captains/<br>Designers | 4  | 30 | 10 | 12 | 7  | 7  |
| Administrative             | 2  | 13 | 6  | 1  | 3  | 1  |
| Licensed                   | 6  | 25 | 15 | 6  | 11 | 2  |

### LEGAL STRUCTURE

S Corporation

### YEARS IN BUSINESS

67 Years



# ORGANIZATION CHART

KEi Architects and Steinberg Hart have assembled a talented and trusted team of subconsultants to serve the City of Richmond and the Richmond Library. Together, we stand for design excellence, sustainable business practices, and exceptional client services.



## STEINBERG HART

### PROJECT OVERSIGHT

**DELIA NEVOLA**

Principal-in-Charge

### PROJECT OVERSIGHT

**MALCOLM HOLMAN**

Collaborative Partner

### DESIGN TEAM

**GILBERT OH**

Project Manager / Project Architect

### DESIGN TEAM

**AMANDA RIENTH**

Library Planner / Interior Designer

## KEI ARCHITECTS

### PROJECT OVERSIGHT

**ROBERT L. EASTER**

Principal-in-Charge

### PROJECT OVERSIGHT

**MARCUS R. THOMAS**

Principal / Project Manager

### PROJECT OVERSIGHT

**MONICA FLIPPEN**

Construction Administrator

### DESIGN TEAM

**GUYLAINE DESROSIER**

Project Architect

## CONSULTANTS

### COST ESTIMATOR

Forella Group

### CIVIL ENGINEER

Draper Aden Associates

### STRUCTURAL ENGINEER

Lynch Mykins

### MEP/FP

FLu + Smith Engineers

### LANDSCAPE ARCHITECTURE

HG Design Studio

### ACOUSTICS, AV, IT & TECHNOLOGY

Acoustic Distinctions

# DELIA NEVOLA AIA, LEED AP BD+C

Principal | Steinberg Hart



## PROJECT ROLE: Principal-in-Charge

Delia holds the highest position in the team organization providing leadership to the project while directing the planning and design process for the Richmond Public Library. She conceptualizes and directs the design process, attends all major meetings, and maintains direct contact with the client. She is currently leading the design team in creating a 21st century library space at the John C. Hitt Library at the University of Central Florida. Her previous work leaves her with an understanding of how to make hubs of educational exploration and social interaction.

Delia's projects are characterized by their striking forms, inventive use of materials, and wholehearted commitment to sustainable design strategies. Delia has over 25 years of experience.

### EDUCATION

Syracuse University  
Bachelor of Architecture  
  
Rhode Island School of Design

### REGISTRATION

Licensed Architect, New York  
LEED Accredited Professional BD+C

### AFFILIATIONS

American Institute of Architects (AIA)  
  
Society of College & University  
Planning (SCUP)

### CITY OF DOVER

Dover Public Library

Dover, DE

46,000 SF

### UNIVERSITY OF CENTRAL FLORIDA

Advanced Schematic Design

235,000 SF

Phase I Addition and Renovation

56,900 SF

Phase IA Addition and Renovation

26,000 SF

Phase II Space Planning

40,400 SF

### DANIEL BOONE REGIONAL LIBRARY SYSTEM

Southern Boone Public Library Renovation & Expansion

Ashland, MO

110,000 SF

### UNITED STATES AIR FORCE ACADEMY

Library of the Future Program & Planning Study

Colorado Springs, CO

176,000 SF

### SOUTHERN CONNECTICUT STATE UNIVERSITY

Buley Library

New Haven, CT

120,000 SF

### THE PABLO CENTER AT THE CONFLUENCE

Performing Arts Center

Eau Claire, WI

145,000 SF

### ENZIAN THEATER

Enzian Theater Renovation & Addition

Maitland, FL

15,700 SF

### STEVENS INSTITUTE OF TECHNOLOGY

Ruesterholz Admissions Center

Hoboken, NJ

5,000 SF

### EAST CAROLINA UNIVERSITY

Health Sciences Campus Student Center

Greenville, NC

67,000 SF



# MALCOLM HOLZMAN FAIA

Partner | Steinberg Hart



## PROJECT ROLE: Collaborative Partner

Malcolm has contributed to the firm’s legacy of planning and creating iconic facilities and memorable user experiences. His experience ranging from civic libraries to academic learning centers to cultural buildings, is showcased in buildings that take inspiration from the culture and context of their community. This is achieved through innovative planning, thoughtful designs, and active partner involvement which ensures projects surpass expectations. He is involved in the development of the program and design concepts and the implementation of sustainability strategies, serving as a resource for a wide variety of planning and design issues. Malcolm has over 50 years of experience.

### EDUCATION

Pratt Institute  
Bachelor of Architecture

### REGISTRATION

Licensed Architect in 31 States  
  
National Council of Architectural  
Registration Board (NCARB)

### AFFILIATIONS

Fellow AIA  
  
New York State & New York City AIA,  
Member  
  
Society for College & University Planning  
(SCUP)  
  
League of Historic American Theaters,  
Member  
  
University State Institute of Theater  
Technology, Member

### ACADEMIC APPOINTMENTS

School of Architecture, Texas Tech  
University, 2005 - Regents Dean Pierce  
Visiting Professor  
  
Syracuse University, 2003 - Sargent  
Professor of Architecture

### CHARLOTTE-MECKLENBURG COUNTY

Charlotte, NC

ImaginOn Children’s Public Library & Children’s Theatre

114,000 SF

### DANIEL BOONE REGIONAL LIBRARY SYSTEM

Columbia, MO

Columbia Public Library

110,000 SF

### CITY OF FRISCO

Frisco, TX

George A. Purefoy Municipal Center & Public Library

150,000 SF

### RUTGERS UNIVERSITY - NEWARK

Newark, NJ

John Cotton Dana Library Renovation & Addition

28,000 SF

### UNIVERSITY OF CENTRAL FLORIDA

Orlando, FL

Advanced Schematic Design

235,000 SF

Phase I Addition and Renovation

56,900 SF

Phase IA Addition and Renovation

26,000 SF

Phase II Space Planning

40,400 SF

### JOHNSON COUNTY LIBRARY

Lenexa, KS

Lenexa City Center Library

39,000 SF

### CITY OF WYLIE

Wylie, TX

Rita & Truett Smith Public Library

43,000 SF

### SAN ANGELO LIBRARY SYSTEM

San Angelo, T

Tom Green County Library

80,000 SF

### UNITED STATE MILITARY ACADEMY

West Point, NY

Jefferson Hall Library and Learning Center

140,000 SF

# GILBERT OH AIA, LEED AP

Project Manager | Steinberg Hart



## PROJECT ROLE: Project Manager / Project Architect

Gil serves as both the Project Manager and Project Architect where he will be the daily point-of-contact for Richmond Public Library and works with Delia on all aspects of the project. Gil has experience in community projects from pre-design through construction completion; active participation in every phase is a testament to his commitment to the work. Gil will assist in KEI's existing conditions analysis, develop planning diagrams, and participate in the presentation of documentation materials. He will attend all meetings and will provide continuity throughout the planning process. Gilbert has 8 years of relevant experience.

### EDUCATION

Brandeis University  
Bachelor of Arts in History

Catholic University of America Masters of Architecture

Catholic University of America Masters of Science & Sustainable Design

### REGISTRATION

Licensed Architect, Washington

LEED Accredited Professional

### AFFILIATIONS

American Institute of Architects (AIA), Member

### UNIVERSITY OF CENTRAL FLORIDA

Orlando, FL

|                                  |            |
|----------------------------------|------------|
| Advanced Schematic Design        | 235,000 SF |
| Phase I Addition and Renovation  | 56,900 SF  |
| Phase IA Addition and Renovation | 26,000 SF  |
| Phase II Space Planning          | 40,400 SF  |

### THE PABLO CENTER AT THE CONFLUENCE

Eau Claire, WI

|                        |            |
|------------------------|------------|
| Performing Arts Center | 144,000 SF |
|------------------------|------------|

### MANHATTAN SCHOOL OF MUSIC

New York, NY

|                                  |           |
|----------------------------------|-----------|
| Neidorff-Karpati Hall Renovation | 21,000 SF |
|----------------------------------|-----------|

### TEXAS TECH UNIVERSITY

Lubbock, TX

|  |           |
|--|-----------|
| Theater & Dance Performance Space Phase II | 35,000 SF |
|--|-----------|

### CRESTED BUTTE CENTER FOR THE ARTS

Crested Butte, CO

|                     |           |
|---------------------|-----------|
| Center for the Arts | 39,300 SF |
|---------------------|-----------|

### STEPHEN F. AUSTIN STATE UNIVERSITY

Nacogdoches, TX

|                        |            |
|------------------------|------------|
| Performing Arts Center | 137,000 SF |
|------------------------|------------|

### STEVENS INSTITUTE OF TECHNOLOGY

Hoboken, NJ

|                                       |          |
|---------------------------------------|----------|
| Ruesterholz Admissions Center         | 5,000 SF |
| Lore-El Center for Women's Leadership | 4,000 SF |

### RUTGERS UNIVERSITY - NEW BRUNSWICK

New Brunswick, NJ

|  |          |
|--|----------|
| Rec Center Lobby Renovation & Rebranding | 8,200 SF |
|--|----------|

### THE JOSHUA M. FREEMAN FOUNDATION

Selbyville, DE

|                           |           |
|---------------------------|-----------|
| The Freeman Arts Pavilion | 61,700 SF |
|---------------------------|-----------|



# AMANDA RIENTH NCIDQ, LEED GREEN ASSOCIATE

Principal | Steinberg Hart



## PROJECT ROLE: Library Planner & Interior Designer

Amanda, a firm principal, guides educational and civic institutions throughout the planning process encompassing a wide range of services, from preparing detailed space programs, to developing comprehensive master plans that translate a city's goals and objectives into a physical framework for implementation. Amanda is also responsible for leading the interior design department in defining the scope, character and function of each building's spaces. She is currently working on creating inviting libraries that support exploration at both the University of Central Florida and Lenexa City Center Library. Additionally, she leads the Library initiative in our office which explores current trends in 21st century library planning and design. Amanda has over 10 years of relevant experience.

### EDUCATION

University of North Texas  
Bachelor of Fine Arts (Summa Cum Laude)  
University of North Texas Honors College  
Honors Scholar

### REGISTRATION

NCIDQ Certified #29817  
LEED Green Associate

### AFFILIATIONS

International Interior Design Association (IIDA)  
American Library Association (ALA)  
Public Library Association (PLA)  
Council for Interior Design Qualifications (CIDQ)

### UNIVERSITY OF CENTRAL FLORIDA

Orlando, FL

|                                  |            |
|----------------------------------|------------|
| Advanced Schematic Design        | 235,000 SF |
| Phase I Addition and Renovation  | 56,900 SF  |
| Phase IA Addition and Renovation | 26,000 SF  |
| Phase II Space Planning          | 40,400 SF  |

### CITY OF DOVER

Dover, DE

|                      |           |
|----------------------|-----------|
| Dover Public Library | 46,000 SF |
|----------------------|-----------|

### JOHNSON COUNTY LIBRARY

Lenexa, KS

|                            |           |
|----------------------------|-----------|
| Lenexa City Center Library | 39,000 SF |
|----------------------------|-----------|

### GUELPH PUBLIC LIBRARY

Guelph, ON

|                        |           |
|------------------------|-----------|
| Guelph Central Library | 94,000 SF |
|------------------------|-----------|

### CITY OF RICHARDSON

Richardson, TX

|                     |           |
|---------------------|-----------|
| Library Master Plan | 39,000 SF |
|---------------------|-----------|

### CITY OF WYLIE

Wylie, TX

|                                    |           |
|------------------------------------|-----------|
| Rita & Truett Smith Public Library | 43,000 SF |
| Municipal Complex                  | 46,000 SF |
| Recreation Center                  | 41,000 SF |

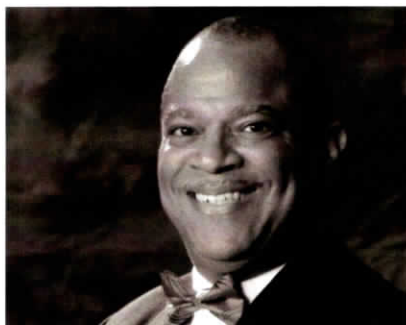
### RUTGERS UNIVERSITY - NEWARK

Newark, NJ

|  |            |
|--|------------|
| P3 Collaboratory                               | 21,500 SF  |
| John Cotton Dana Library Renovation & Addition | 28,000 SF  |
| John Cotton Dana Library Planning Study        | 133,200 SF |

# ROBERT L. EASTER FAIA, NOMAC

President | KEi Architects



## PROJECT ROLE: Project Architect / Principal

Robert is the founding Principal of Kelso & Easter, Inc. (KEi). He has over 30 years of experience in all phases in the delivery of architectural services. During his 30 years of professional experience, he has been responsible for the design and construction administration of several design and construction projects throughout the East Coast. Clientele includes municipal, education / academic institutions, private industry, retail commercial, single and multi-family residential and institutions, medical facilities, church groups and government agencies at all levels. His design philosophy is guided by the core principles of his firm that seek to engage the broadest and most comprehensive level of user input in the design process. His work with community groups and large user groups to secure design approval has been widely recognized.

### EDUCATION

Virginia Polytechnic Institute and State University  
Master of Architecture  
  
Hampton University  
Bachelor of Architecture  
  
Virginia Commonwealth University  
Master of Business Administration

### REGISTRATION

Licensed Architect, Maryland, North Carolina, Virginia

### AFFILIATIONS

City of Richmond Board of Code Appeals, Board of Directors  
  
Richmond Metropolitan Convention and Visitors Bureau, Board of Directors  
  
Virginia Chamber of Commerce, Board of Directors  
  
Metropolitan Business League, Board of Directors  
  
Virginia Minority Supplier Development Council, Member  
  
Commonwealth Girl Scout Council of Virginia, Former Board Member  
  
Richmond Opportunities Industrialization Center, Former Board Member  
  
Social Center for Psychiatric Rehabilitation, Former Board Member  
  
Freedom House, Former Board Member

### CITY OF RICHMOND

|  | Richmond, VA |
|--|--------------|
| Lumpkins Slave Jail / Devils Half Acre Memorial Museum | 100,000 SF   |
| GRTC Bus Operations and Maintenance Facility           | 140,000 SF   |
| Kanawha Plaza Urban Park                               | 3 Acres      |
| Shockhoe Bottom Economic Revitalization Study          | 193 Acres    |
| Charles & Wanda Hill Center                            | 14,000 SF    |
| Southside Community Resource Center                    | 31,667 SF    |
| Administration Building for Riverview Cemetery         | 1,542 SF     |
| East District Municipal Center                         | 16,000 SF    |
| Hickory Hill Community Center                          | 22,000 SF    |
| Pine Camp Cultural Arts Center                         | 24,000 SF    |
| Maury Center Housing Renovation                        | 9,400 SF     |
| Main Street Station Office Upfits and Renovation       | 36,520 SF    |
| Calhoun Community Center                               | 14,200 SF    |
| City Hall Elevator Replacements                        |              |
| Police Headquarters Target Room                        | 2,632 SF     |
| Maggie L. Walker Statue                                | 14,900 SF    |
| Southwood Community Center                             | 8,700 SF     |

### VIRGINIA UNION UNIVERSITY

|                                | Richmond, VA |
|--------------------------------|--------------|
| Campus Master Plan             | 110 Acres    |
| Athletic Master Plan           | 11 Acres     |
| Perkins Living Learning Center | 64,814 SF    |



# MARCUS R. THOMAS AIA, NOMA, NCARB

Principal | KEi Architects



## PROJECT ROLE: Project Manager & Community Advocate

Marcus brings experience from across a number of market sectors including, Sports & Entertainment, Higher Education, K-12, and Healthcare, overseeing the design and documentation of projects such as the \$14 Million North Charleston Athletic Center, \$12 Million Charleston Southern Residence Hall, and \$4 Million Barton College Athletic Stadium. Marcus has a reputation for efficient documentation throughout all design phases. He is proficient in BIM project execution and designing for LEED accreditation, consistently delivering his project on time and within budget. Marcus has a keen understanding of how to build successful Owner/Architect relationships. Marcus will have the overall responsibility for project management and coordination of disciplines, he is an Architect licensed in the state of Virginia.

### EDUCATION

Hampton University  
Master of Architecture

### REGISTRATION

Licensed Architect, North Carolina,  
Virginia

### AFFILIATIONS

NCARB, Continuing Education  
Subcommittee

National Architectural Accreditation Board  
(NAAB), Visiting Team

Charlotte Sports Foundation, Leatherhead

Central Piedmont Community College,  
Adjunct Instructor

Belk Bowl Selection Committee

AIA Charlotte, Young Architects  
Leadership Program, Class of 2020

Alpha Phi Alpha Fraternity, Inc., Member

### CITY OF RICHMOND

Lumpkins Slave Jail / Devils Half Acre Memorial Museum

Richmond, VA

100,000 SF

### VIRGINIA UNION UNIVERSITY

Perkins Living Learning Center  
Campus Wide Facility Assessment

Richmond, VA

64,814 SF

623,041 SF

### SYNERGY SPORTS

Synergy Sports Indoor Athletic Center  
"I AM" Center

Charlotte, NC

200,000 SF

110,000 SF

### VCU HEALTH SYSTEMS

Office Planning and Upfit

Richmond, VA

40,000 SF

### CITY OF NORTH CHARLESTON

North Charleston Athletic Center\*

North Charleston, SC

52,000 SF

### CITY OF ROCK HILL

Rock Hill Indoor Event Center\*

Rock Hill, SC

150,000 SF

### CENTRAL CHRISTIAN COLLEGE

Campus Master Plan\*

McPherson, KS

39 Acres

### ALLEN UNIVERSITY

Athletic Complex Master Plan\*

Columbia, SC

6 Acres

### SPARTANBURG HOUSING AUTHORITY

Facility Assessment\*

Spartanburg, SC

20,000 SF

\*Project Completed with Previous Firm

# MONICA FLIPPEN NOMA, CSI

Vice President | KEi Architects



## PROJECT ROLE: Construction Administrator & Community Advocate

As Construction Administrator, Monica is responsible for coordinating all aspects of our design team's service effort during construction. She is the conduit for communications between the Owner, the Contractor / Builder and the design team members, including all consultant disciplines. She attends and presides at all construction site meetings, reviews and certifies construction payment applications, assures timely responses to all contractor inquiries, disseminates all correspondence and monitors construction progress. Monica also will manage the web-based documentation of all construction activities, coordinating the responses of all disciplines to insure timely replies to construction generated inquiries.

### EDUCATION

James Madison University  
Bachelor of Science, Geology  
  
James Madison University  
Bachelor of Science, Mathematics

### REGISTRATION

NOMA  
  
CSI

### AFFILIATIONS

Virginia Interfaith Power & Light, Steering Committee  
  
Virginia Interfaith Center for Public Policy, Member  
  
The Samuel DeWitt Proctor School of Theology Green Seminary, Team Member

### CITY OF RICHMOND

|  | Richmond, VA |
|--|--------------|
| Lumpkins Slave Jail / Devils Half Acre Memorial Museum | 100,000 SF   |
| GRTC Bus Operations and Maintenance Facility           | 140,000 SF   |
| Kanawha Plaza Urban Park                               | 3 Acres      |
| Shockoe Bottom Economic Revitalization Study           | 193 Acres    |
| Charles & Wanda Gill Center                            | 14,000 SF    |
| Southside Community Resource Center                    | 31,667 SF    |
| Administration Building for Riverview Cemetary         | 1,542 SF     |
| East District Municipal Center                         | 16,000 SF    |
| Hickory Hill Community Center                          | 22,000 SF    |
| Pine Camp Cultural Arts Center                         | 24,000 SF    |
| Pine Camp Police Speacial Operations Headquarters      | 9,400 SF     |
| Maury Center Housing Renovation                        | 36,520 SF    |
| Main Street Station Office Upfits and Renovation       | 14,200 SF    |
| Calhoun Community Center                               | 10,000 SF    |
| City Hall Elevator Replacements                        |              |
| Police Headquarters Target Room                        | 2,632 SF     |
| Maggie L. Walker Statue                                | 14,900 SF    |
| Southwood Community Center                             | 8,700 SF     |

### VIRGINIA UNION UNIVERSITY

|                                 | Richmond, VA |
|---------------------------------|--------------|
| Campus Master Plan              | 110 Acres    |
| Athletic Master Plan            | 11 Acres     |
| Perkins Living Learning Center  | 64,814 SF    |
| Campus Wide Facility Assessment | 623,041 SF   |



07

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EXPERIENCE &  
REFERENCES



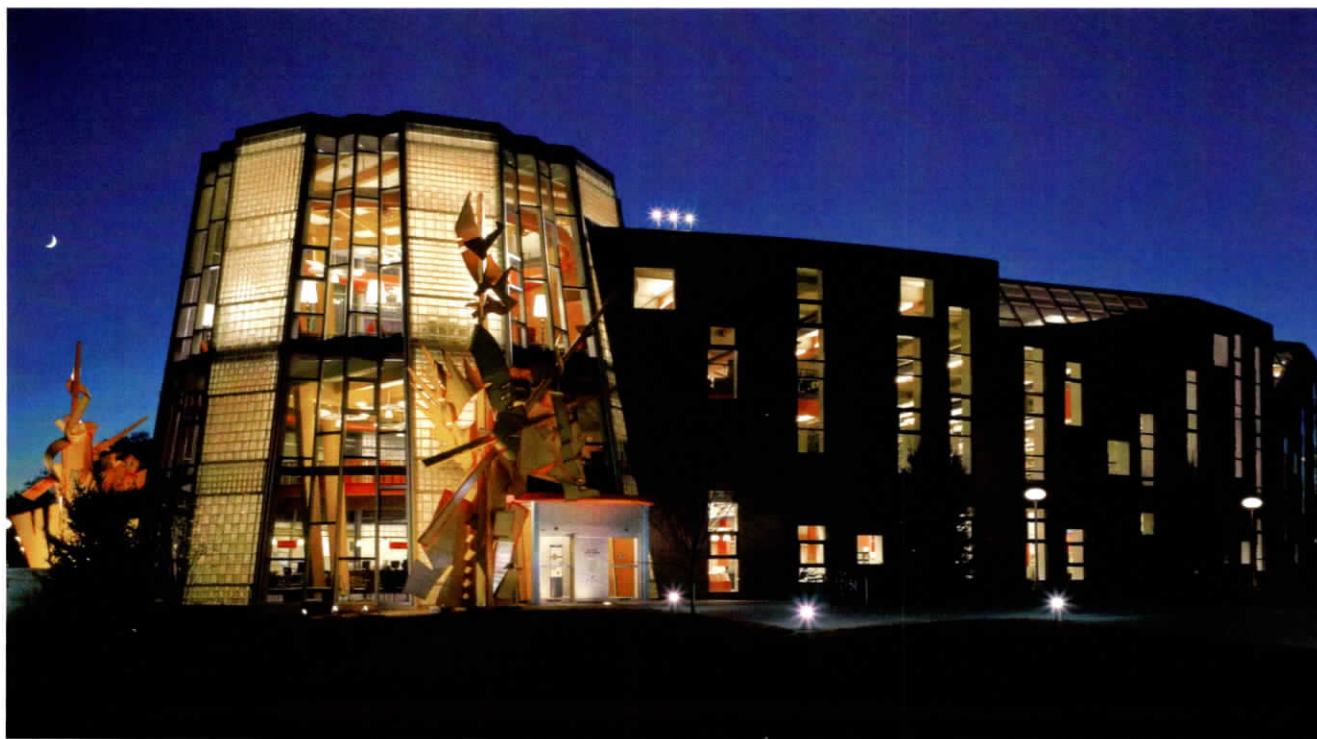
Bear Public Library | Dover, Delaware



# DANIEL BOONE REGIONAL LIBRARY SYSTEM

Columbia Public Library

steinberg  
hart



The Library is a lively place with people bustling all around, accessing activities and books that offer opportunities to enrich one's life through education and exposure to the world of ideas and data.

Beginning in 1998, Steinberg Hart has over 20-year partnership working with the Daniel Boone Regional Library System. Built in 1970, the Columbia Public Library, the headquarters of the system, was in need of expansion and renovation. Planning for the library focused on fact finding, gathering public opinion and developing consensus regarding the future of the facility. Ten separate user interview sessions were conducted with various segments of the patron population from pre-school age children to senior citizens and Friends of the Library. These were supplemented with three public workshops held on various evenings to solicit comments, and input received via the library's website. The study confirmed the building program, test fit the program at the current location, and explored options for configuring the library on the site.

It illustrates, in built form, the excitement and diversity that comes from exploration. A colorful tale of interaction with varied shapes, materials, colors, textures, and light, a journey through the library is marked by sequences of surprise and discovery. A conical entrance tower, visible from downtown, beckons the passerby to come in and enjoy what the library holds inside.

Expanding upon the structure of the existing library, the new library is defined by a series of geometrically distinct forms, each clad in a unique material, housing specific library functions. The dynamic juxtaposition of shapes, textures, colors, and patterns reflect the richness of activities that occur within. Relating each programmatic area to a material palette gives each space its own identity and aids in way-finding.

## LOCATION

Columbia, Missouri

## SIZE

110,000 SF

## COMPLETION

2002 New Construction  
2013 Renovation

## SERVICES

Planning, Programming,  
Referendum Consulting,  
Architectural Design,  
Documentation, Construction  
Administration, Custom  
Interior Finishes, FF & E  
Selection

## KEY PROJECT REFERENCE

Elinor Barrett  
Associate Director  
(573) 443-3161  
[ebarrett@dbri.org](mailto:ebarrett@dbri.org)

Steinberg Hart grants consent for the City to contact our reference for the purpose of evaluation.





## ADDITIONAL PROJECTS

- Southern Boone County Public Library Concept Design | 2006
- North Boone County Public Library Site Studies | 2006
- Southern Boone County Public Library Interior | 2012
- Columbia Public Library Interior Update | 2013
- Columbia Public Library Site Evaluation | 2016

## PROJECT RELEVANCE

- Governmental Entity: Daniel Boone Regional Library
- Completed master plan, including existing conditions analysis
- Columbia Public Library of similar size
- Renovation and construction within two existing, occupied libraries
- Flexible and collaborative space
- New finishes and furniture throughout
- Exterior addition & renovation
- Interior addition & renovation
- Includes exterior landscaping
- Steinberg Hart assisted in fundraising
- Community engagement in planning and design process



# UNIVERSITY OF CENTRAL FLORIDA

John C. Hitt Library

steinberg  
hart



The expansion envisioned for the library offers the opportunity to better integrate with its neighbors through a new north entry, building connections, and improved public open space.

To bring a 1967 library into the new era of library usage required building consensus. The original structure, the first and, for a time, the only building on campus, formerly contained administrative offices and classrooms in addition to traditional library functions. After years of growth and intermittent renovations the library became the single building occupant. The library was not adequate to meet the needs of this fast growing university, the largest higher education institution in Florida. A detailed analysis of the existing conditions and the establishment of conceptual design options addressing future needs was an essential first step toward creating a 21st century library.

Defining the new north entry will be an addition incorporating an Automated Retrieval Center. The ARC will allow easier access to collections and storage for future growth. Seating within the library will increase by 72% via different options including study rooms, technology stations, and open seating. Proposed renovations will update building systems and reconfigure spaces to create a 21st century library that plays an active role in the process of knowledge creation.

## LOCATION

Orlando, Florida

## SIZE

235,000 SF

## COMPLETION

Master Planning - 2011

Phase I - 2018

Phase IA - 2019

Phase IIA - Est. Fall 2021

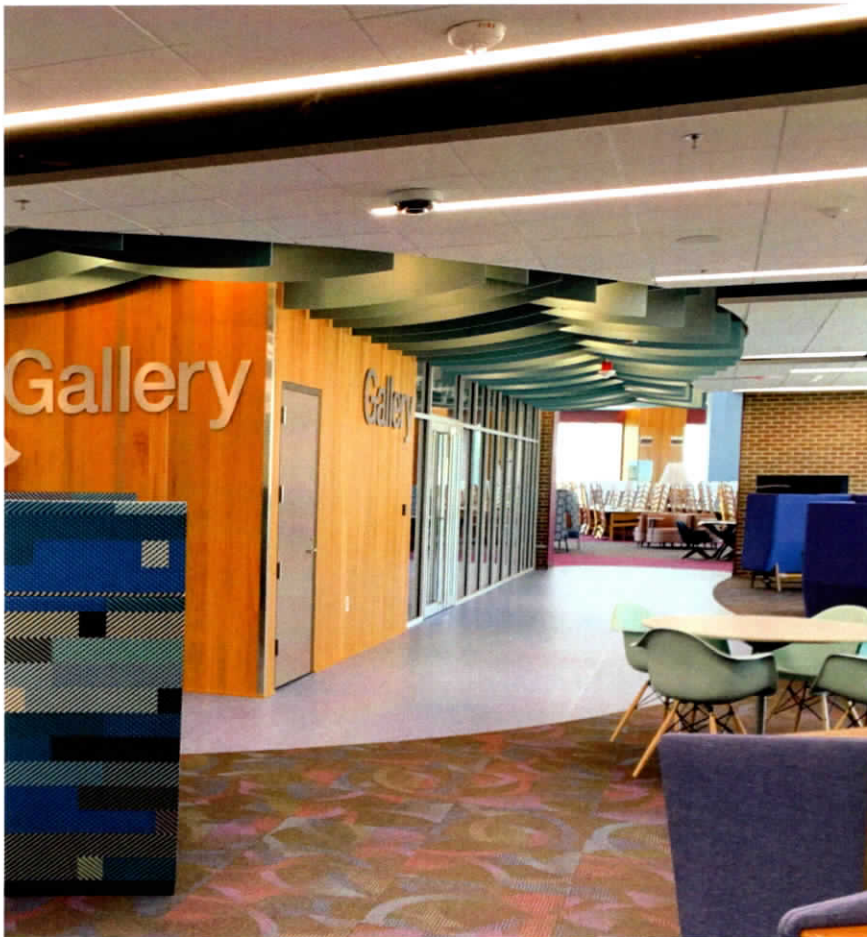
## SERVICES

Facility Programming, Needs Assessment, Existing Facility Assessment, Conceptual Plan Alternatives, Total Project Cost Analysis, Implementation Scheduling, 3D Modeling Materials Construction Mngtr

## KEY PROJECT REFERENCE

Frank R. Allen  
Interim Director of Libraries  
(407) 823-2564  
[frank.allen@ucf.edu](mailto:frank.allen@ucf.edu)

Steinberg Hart grants consent for the City to contact our reference for the purpose of evaluation.



## PROJECT RELEVANCE

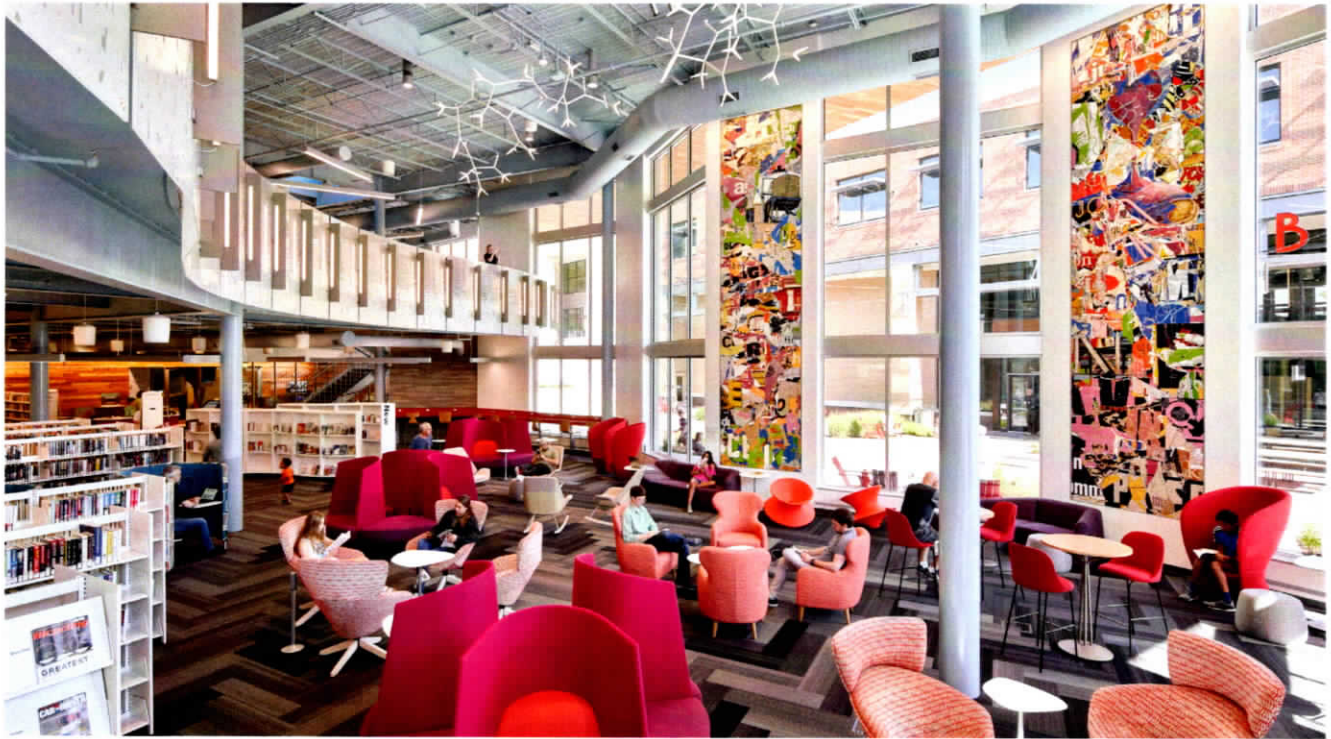
- Multiphase Service Contract
- Completed master plan, including existing conditions analysis
- Similar Size (203,300 SF renovation; 32,600 SF new construction)
- Renovation and construction within an existing, occupied library
- Redefining and renovating a 1960's and 1980's building
- Flexible and collaborative space
- Office space for library staff
- New finishes and furniture throughout
- New space planning
- Exterior addition & renovation
- Interior addition & renovation
- Includes outdoor pavilion
- Project is expected to achieve LEED Gold Certification



# JOHNSON COUNTY LIBRARY

Lenexa City Center Library

steinberg  
hart



The Lenexa City Center Library is a new destination branch of the Johnson County Library System in Kansas.

The new public library serves as an essential component of the downtown development. Located adjacent to the new City Hall, community recreation center, restaurants, public markets and apartment complexes, the library is focused on being a community center in Johnson County. Thirty foot high windows allow for connectivity between the outdoor plaza and library patrons. Plaza-grey Kansas limestone, black locust wood, and reclaimed barn wood, pay homage to the library's Kansas roots. The unifying gesture of the space is a curving ribbon rail weaving between the exterior and interior.

Patron convenience is at the forefront of the new library branch. The service model is designed to enhance public access to the collections, emphasize different types of spaces for activities, gatherings, and meetings, focus services to patrons, and integrate patron self-service strategies and staff mobility. A drive-through window for library holds pick-up and returns makes access to books convenient for patrons.

This project was a collaboration with Hollis + Miller Architects.

## LOCATION

Lenexa, Kansas

## SIZE

41,000 SF

## COMPLETION

2019

## SERVICES

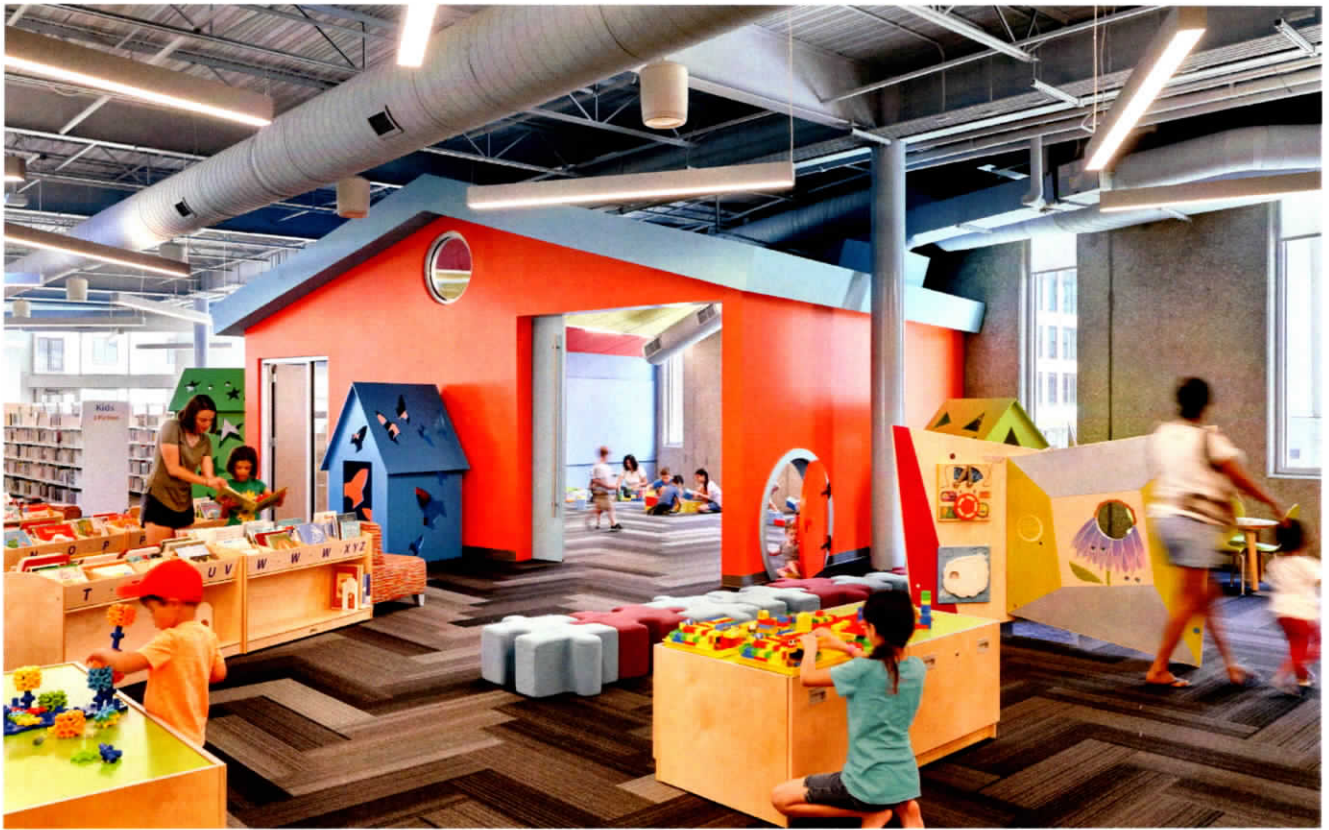
Schematic Design, Design Development, Construction Documents, Bid/Negotiation, Construction Administration, Interior Design  
Construction Manager

## KEY PROJECT REFERENCE

Ken Werne  
Branch Manager  
(913) 826-4815  
[wernek@jocolibrary.org](mailto:wernek@jocolibrary.org)

Steinberg Hart grants consent for the City to contact our reference for the purpose of evaluation.





## PROJECT RELEVANCE

- Governmental Agency: Johnson County
- Community gathering and meeting spaces
- Re-envisioned service desks
- Flexible and collaborative space
- Office space for library staff
- New finishes and furniture throughout
- Includes outdoor balcony space
- LEED Certified
- 2020 Capstone Award Recipient for Community Impact



# DOVER PUBLIC LIBRARY

City of Dover



Located in historic Downtown Dover, Delaware, the new Dover Public Library represents a balance of respecting the past and reflecting the future of this vibrant capital city.

The nearby Georgian style state capital and surrounding city and state buildings required sensitivity to the architectural character and massing for the new public library. The building incorporates the same proportion, materials, and roof profiles that reference nearby historic structures. Conveniently situated next to City Hall, the structure was planned to be a cultural center for the community; while the scale of the Library respects its context, contemporary elliptical and cubic glass building components welcome visitors to a distinctly 21st-century space.

The new facility is warm and inviting with its natural lighting, refined architectural finishes, open spaces, and outdoor reading garden for recitals and group activities. To promote community engagement, the design includes meeting and reading rooms with an array of seating choices and malleable furniture layouts. Reading rooms vary from places with a fireplace for patrons to congregate, to the "Dover Den," a casual spot for movie-watching, to the "Living Room," a quiet area for reflection overlooking a roof garden and the historic capital beyond.

## LOCATION

Dover, Delaware

## SIZE

46,000 SF

## COMPLETION

2012

## SERVICES

Schematic Design, Design Development, Construction Documents, Bid/Negotiation, Construction Administration, Interior Design

## KEY PROJECT REFERENCE

Margery Cyr  
Library Director  
(302) 736-7030  
[margery.cyr@lib.de.us](mailto:margery.cyr@lib.de.us)

Steinberg Hart grants consent for the City to contact our reference for the purpose of evaluation.



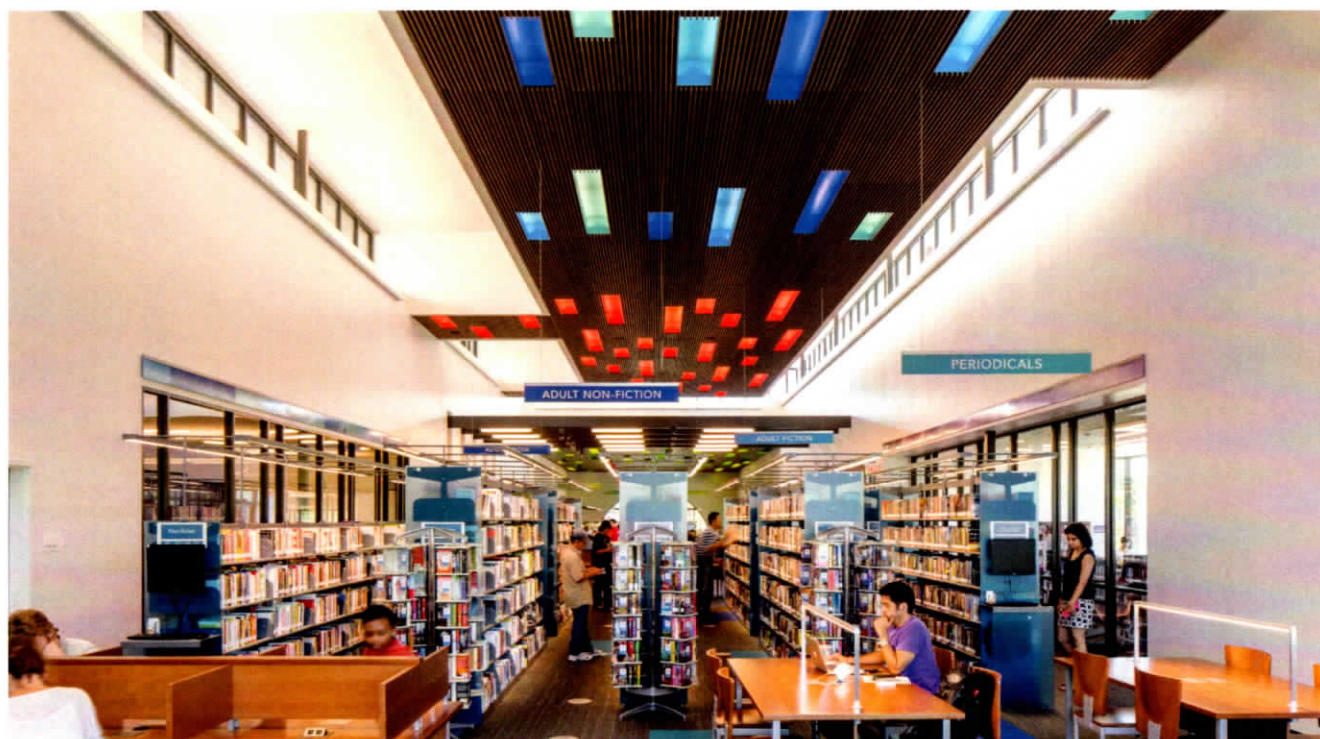
## PROJECT RELEVANCE

- Governmental Agency: City of Dover
- Renovation and construction within an existing library
- Flexible and collaborative space
- Office space for library staff
- New finishes and furniture throughout
- Exterior addition & renovation
- Interior addition & renovation
- Includes rooftop garden
- Community gathering and meeting spaces
- LEED Gold Certified



# CITY OF SANTA CLARA

## Northside Branch Library



Located in the heart of the Rivermark neighborhood - a vibrantly diverse community filled with residents of all ages and many of whom are recent immigrants from Asia, India, and Latin America - the design of this state-of-the-art library is a celebration of that diversity.

The single-story building features a grand entry plaza with a glass canopy and a reading courtyard with views of Live Oak Park. The library houses disparate areas for young children, teens, and adults, including both collaborative zones and more private, quiet study spaces. Each area is designed to have its own personality through the use of distinct furniture, finishes, and colored lighting fixtures. There is also a training center and a large program room available for community activities. The library houses a collection of 50,000 items.

In addition to the more traditional books, audio-books, and movies, the collection includes e-books and database content that is all accessible online. Numerous computer workstations and Wi-Fi are available throughout the building.

Designed to achieve LEED Silver certification, the library employs a number of green strategies. Clerestory windows throughout the space maximize natural daylighting. Among other features, water-efficient landscaping, motion-controlled energy-saving light fixtures, and increased building insulation simultaneously save resources and reduce energy costs.

### LOCATION

Santa Clara, CA

### SIZE

17,355 SF

### COMPLETION

2015

### SERVICES

Master Planning,  
Programming, Design through  
Construction

### REFERENCE

Falguni Amin  
City Project Manager  
(408) 615-3015





## PROJECT RELEVANCE

- Governmental Agency: City of Santa Clara
- Public Works Project
- Master Planning
- Programming
- Design through Construction
- Flexible Space
- Multi-purpose
- Collaborative process with community
- USGBC LEED Certified



# CITY OF GUELPH

Guelph Public Library Consulting Services



Library consulting services for the Guelph Public Library consisted of a 2012 Needs & Programming Study, a 2017 Site Evaluation Study, and a 2019 Program Update & Advocacy.

## LOCATION

Ontario, Canada

## SIZE

80,000 SF

## COMPLETION

Study 1: 2012  
Study 2: 2017  
Study 3: 2019

## SERVICES

Needs Assessments, Existing Facilities Assessments, Conceptual Plans/Space Planning, Implementation Scheduling, Benchmarking, Total Project Cost Analysis, Sustainable Planning Strategies

## REFERENCE

Steven Kraft  
Chief Executive Officer  
(519) 824-6220  
steve.kraft@guelph.ca

## 2012 NEEDS & PROGRAMMING STUDY

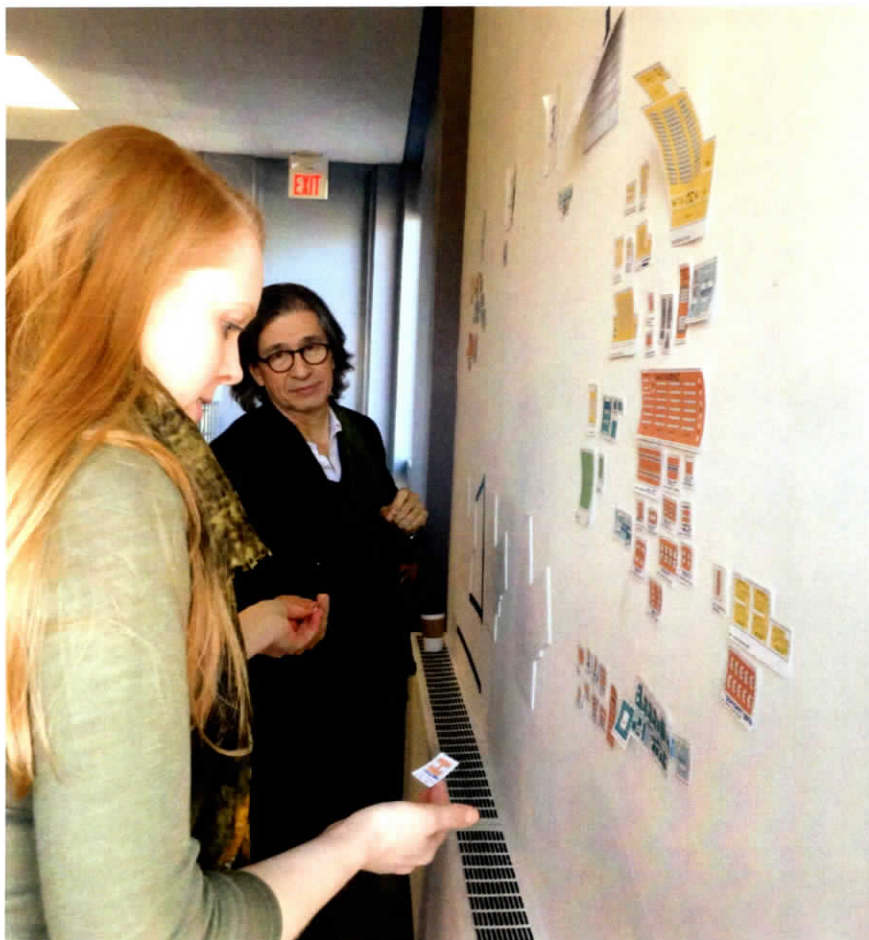
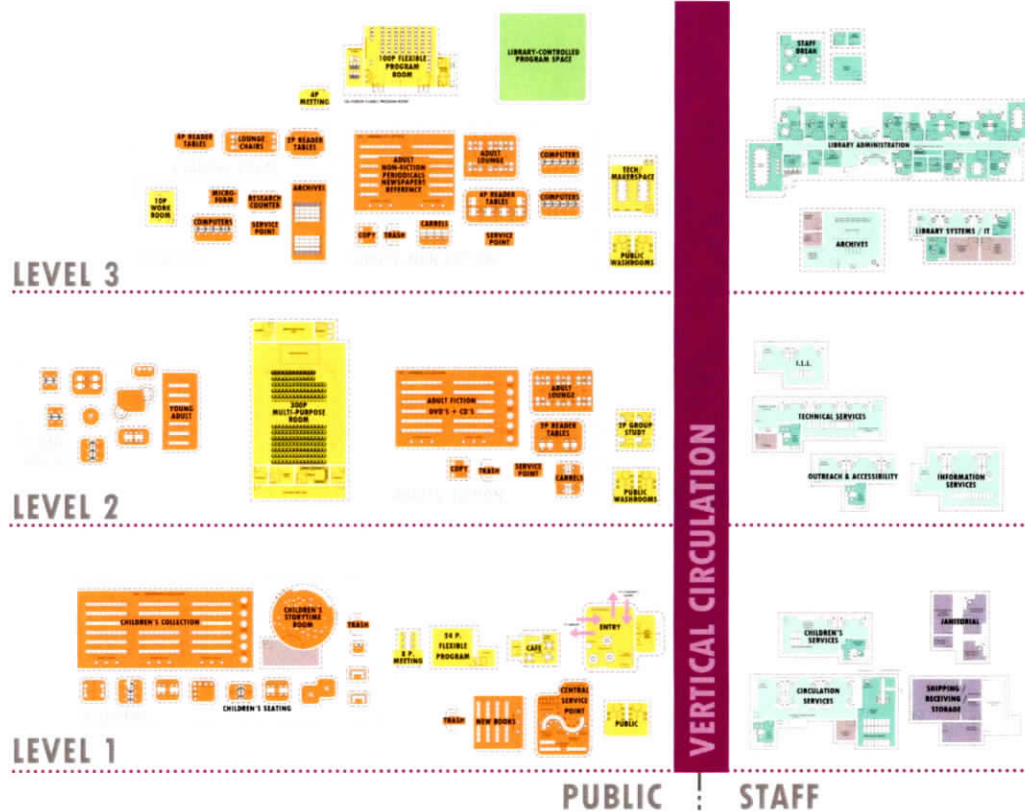
Conducted workshops and public engagement sessions with a broad range of community groups, potential library users, the local university, and library staff to understand the communities needs and desires for the Guelph Public Library. Subsequently, we analyzed how their desired program could fit into an urban site that was being considered as a part of a large downtown redevelopment plan.

## 2017 SITE EVALUATION STUDY

Evaluated the condition of the Guelph Public Library's existing building and studied available options: expanding their existing building, building a new library on the existing site, or look at other potential library locations in downtown Guelph.

## 2019 PROGRAM UPDATE & ADVOCACY

Following the City of Guelph awarding a downtown redevelopment plan to a developer group, the Guelph Public Library hired our team to be their advocate architects. The task included reviewing and updating the 2012 program and requirements of the library. Evaluating how the library could fit within the proposed downtown mixed-use development. The team also reviewed the plans developed by the developer's architect for conformance to the Library's desires and needs.



## PROJECT RELEVANCE

- Governmental Agency: City of Guelph
- Multiphase Services Contract
- Completed master plan
- Programming
- Conceptual space planning
- Workshops with staff to determine design parameters, service goals, and create a functional plan
- Community engagement
- Cost estimation
- Flexible and collaborative space
- Office space for library staff
- Includes outdoor spaces
- Community gathering spaces
- Steinberg Hart completed benchmarking



# DELAWARE DIVISION OF LIBRARIES

## Statewide Master Plan



The communities of Delaware are served by 33 public libraries, which cater to the needs of its diverse constituents through-out the state.

The libraries vary in size of community served, governance structure, funding methods and services provided. Through a series of workshops, site visits and strategy meetings, the team collaborated with the library directors to ideate a vision for the future of libraries in Delaware. The resulting comprehensive Master Plan provides a flexible framework guiding the continued development of library services, strategies for collection management, guidelines for staff professional development, and recommendations for facility upgrades. An accompanying "ideas Book" serves as a "do-it yourself" reference for librarians seeking to make incremental improvements to their interior spaces and provides suggestions on topics such as furniture selection, signage and wayfinding options, and finish choices.

### LOCATION

Statewide, Delaware

### SIZE

615,103 SF

### COMPLETION

2018

### SERVICES

Needs Assessments, Existing Facilities Assessments, Conceptual Space Planning, Implementation Scheduling, DIY Ideas Book, Programming Assessments and Development, Collections Management Assessments, Staff Professional Development Assessments

### REFERENCE

Annie Norman  
Director of State Libraries,  
Delaware  
(302) 257-3001  
annie.noman@state.de.us



## PROJECT RELEVANCE

- Governmental Entity
- Master Plan for library services and construction; analysis of 33 existing libraries
- Recommendations for renovating, expanding, and constructing 192,000 SF of library space over the next ten years
- Recommendations for improving facilities, technology, staffing, collections management, and services/patron assistance
- Developed typical programs for three tiers of library sizes
- Developed typical space planning for three tiers of library sizes



# UNITED STATES AIR FORCE ACADEMY

McDermott Library

steinberg  
hart



Steinberg Hart was commissioned to program and plan a "Library of the Future" in the McDermott library at the United States Air Force Academy.

The early planning phase of work assessed the potential of the existing facility to house new programmatic elements that reopened to the ways in which the 21st century Cadet learns, studies, and interfaces with information.

The study determined the potential and magnitude of cost to renovate the existing library to update building systems as well as reconfigure interior spaces for new programmatic uses. A 38,000 SF expansion provides for the new learning center function of the library. A careful blend of traditional library spaces with new facilities that support different modes of learning and a wider range of activities, the Library of the Future includes facilities such as a coffee bar/cafe, a multi-purpose room, exhibition space, instruction spaces, and group study rooms.

## LOCATION

Colorado Springs, CO

## SIZE

176,000 SF

## COMPLETION

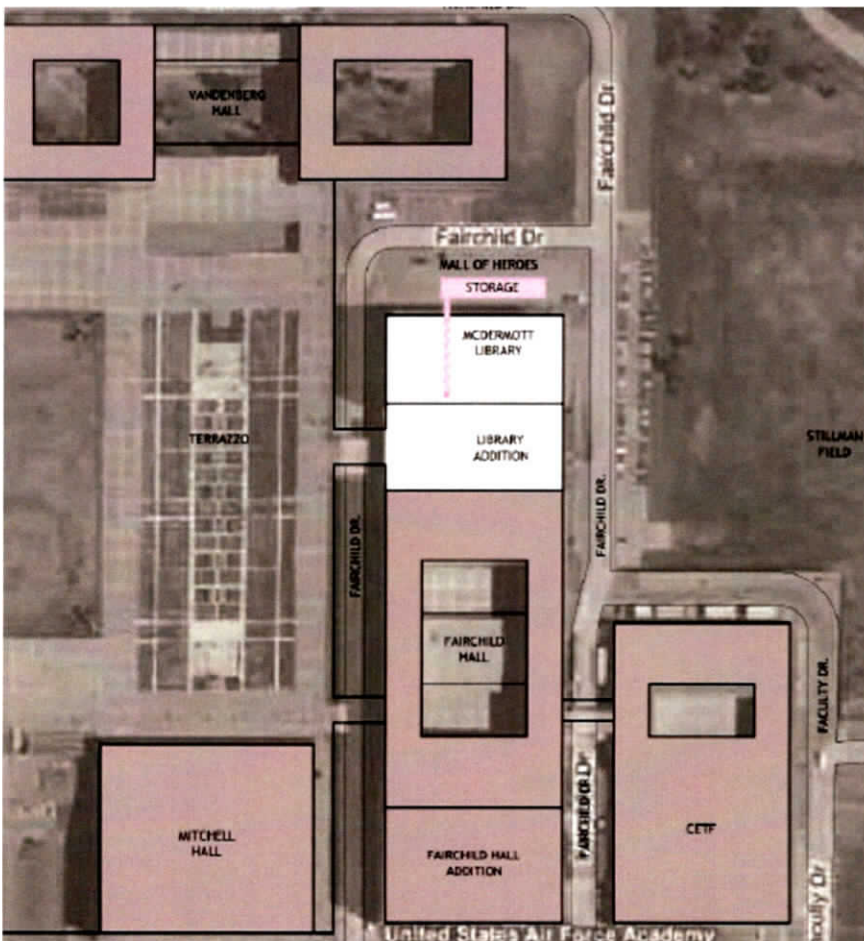
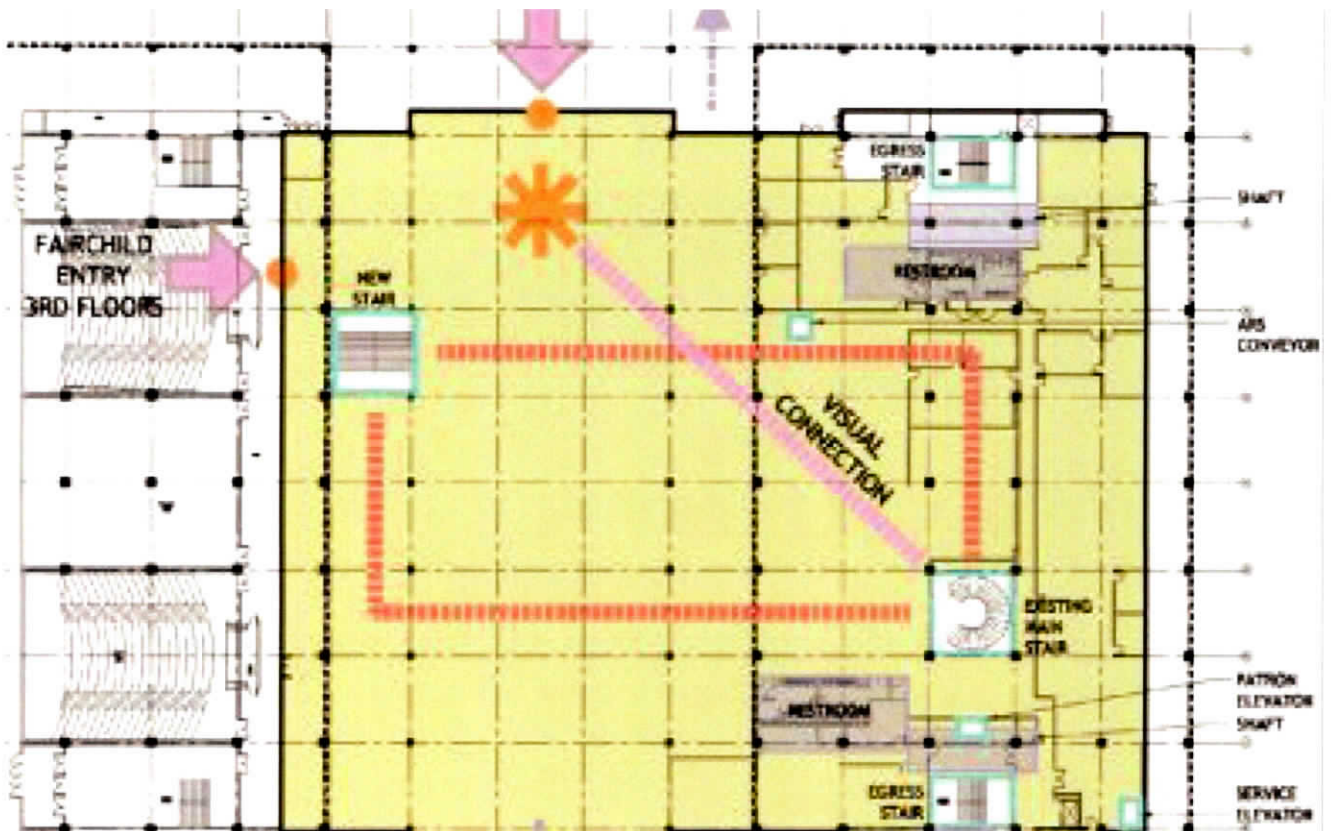
2011

## SERVICES

Facility Programming, Needs Assessment, Site Selection and Analysis, Existing Facility Assessment, Conceptual Plan Alternatives, Total Project Cost Analysis, Implementation Scheduling, Sustainable Planning Strategies

## REFERENCE

Dr. Aaron R. Byerley  
Associate Dean for Curriculum  
& Strategy, US Air Force  
Academy  
(719) 333-2469  
aaron.byerley@usafa.edu



## PROJECT RELEVANCE

- Governmental Entity
- Completed master plan, including existing conditions analysis
- Similar size (138,000 SF renovation; 38,000 SF new construction)
- Programming
- Needs assessment completed
- Reconfiguration of entry and service points
- Office space for library staff
- Cost estimation
- Developed sustainable planning strategies



# CITY OF RICHMOND

## Kanawha Plaza Urban Park



In redeveloping the Kanawha Plaza Urban Park, our task was to evaluate the issues of sightlines, security, circulation, and multi-dimensional programming opportunities to completely redesign the park.

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Kanawha Plaza is a municipally owned urban park located in the heart of the business financial of downtown Richmond. The original park had fallen into a state of severe deterioration and was unused by local business and nearby residential communities.

With a goal to be completed in time for the 2015 UCI World Road Championships, KEi got to work quickly with community and city officials to begin planning for what a revitalized center city park could be. The result is a beautiful "gateway" into downtown from the Manchester bridge that addresses all the community and city concerns, highlighted by its multimodal design.

Its new configuration includes a lowered profile to increase visibility, improved circulation and lighting, a walking track, and large multi-purpose activity space.

### LOCATION

Richmond, VA

### SIZE

3 acres

### COMPLETION

2016

### SERVICES

Planning, Programming,  
Architecture, Community  
Engagement

### REFERENCE

Heywood Harrison  
City of Richmond Park,  
Recreation & Community  
Facilities  
(804) 901-5090  
heywood.harrison@  
richmondgov.com



## PROJECT RELEVANCE

- Architect of Record
- Community gathering and meeting spaces
- Master Planning
- Community Engagement
- Urban Planning
- Construction Administration
- Benchmarking
- Placemaking



# GREATER RICHMOND TRANIST COMPANY

GRTC Bus Operations and Maintenance Facility



Located on the south side of Richmond, GRTC was committed to organizing the site development and building design to create a facility that reflected its values as a state of the art corporation.

Design and construction of a new maintenance and administrative campus involved extensive community and client input to ensure that the design was consistent with the direction and goals of the agency while enhancing a deteriorating commercial corridor. The project program required two structures comprising of approximately 140,000 combined SF, providing maintenance and administration space for the relocating authority.

The resulting design includes two buildings with complementary design styles, but distinctly differing programmed uses, the first being a two-story maintenance building with 70,000 SF of maintenance spaces and 30,000 SF for maintenance administration. The three-story agency administration building creates the public "front door" to this campus. Its design is a metal panel and glass structure with sloping walls to meet the requirements of LEED oriented sustainable design.

## LOCATION

Richmond, VA

## SIZE

140,000 SF

## COMPLETION

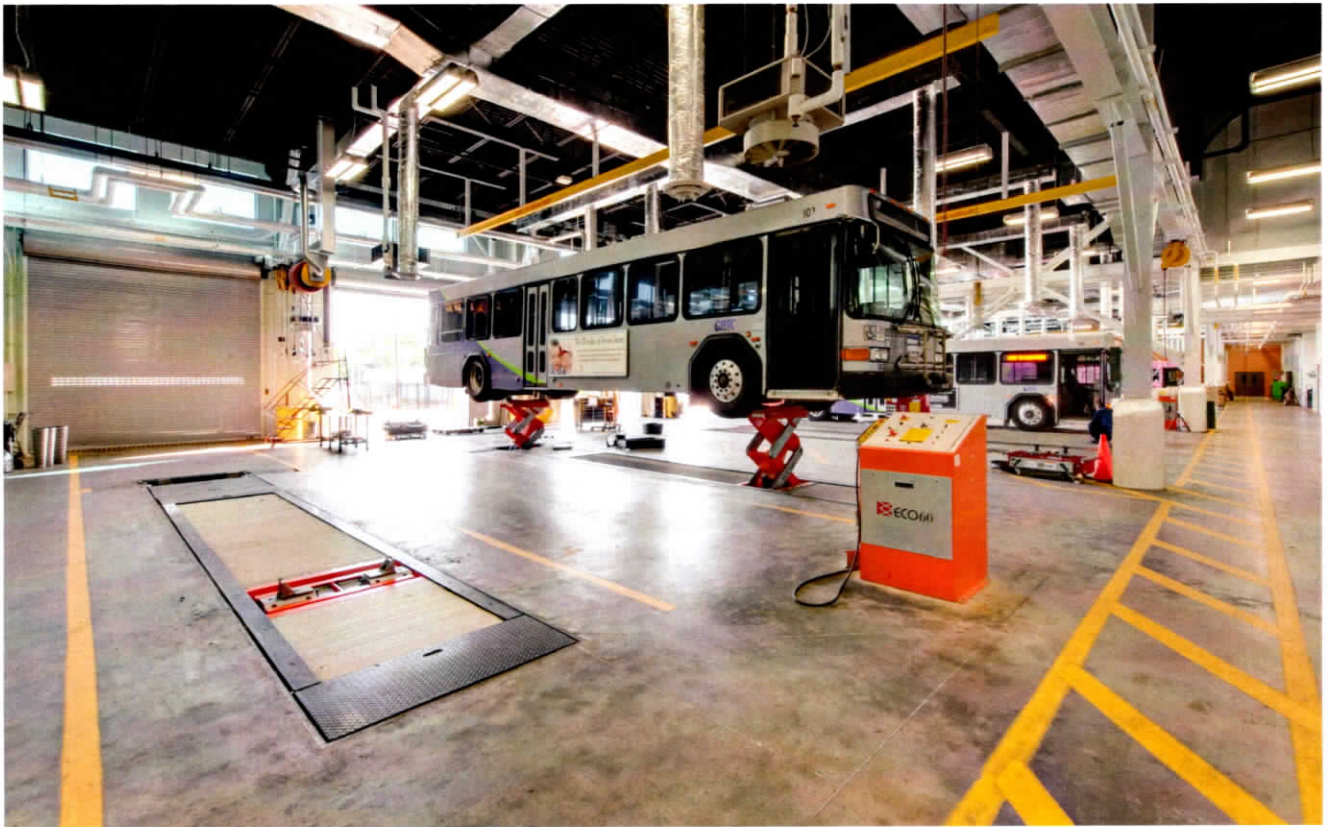
2010

## SERVICES & DELIVERY

Planning, Programming,  
Interior Design, Architecture,  
Community Engagement

## REFERENCE

Stephen McNally  
Construction Manager &  
Project Administrator  
(804) 358-3871 ext. 365  
[stephen.mcnally@ridegrtc.com](mailto:stephen.mcnally@ridegrtc.com)



## PROJECT RELEVANCE

- Architect of Record
- Flexible and collaborative space
- Office space for maintenance and admin. staff
- LEED Certified
- Space Programming
- Benchmarking
- Construction Administration



# CITY OF RICHMOND

## Lumpkins Slave Jail / Devils Half Acre Memorial Museum



The Lumpkins Slave Jail / Devils Half Acre Memorial Museum is a project intended to acknowledge and tell the story of Richmond's role in the Slave Trade.

Slavery began in America in 1619 when the first enslaved Africans were brought to the colony of Jamestown, Virginia. By the mid 1840's, slavery had spread along the east coast with Richmond becoming a hub for the transfer, sale, and exchange of enslaved people. Lumpkin's Slave Jail, was one of the many sites where countless men, women and children were imprisoned during this period.

In 2006, an archaeological assessment was commissioned which yielded remarkably intact remains at the site of Lumpkins Jail as well as over 16,000 artifacts. Through this discovery SmithGroup, along with KEi Architects and a team of others were commissioned by the city to discover how to memorialize the site and make it nationally available. The result, a Memorial Museum.

Through interpretation of authentic artifacts, this is a project that will place Richmond in the context of the larger narrative. Though still in the pre-design phase, this national museum would offer the public the opportunity to see, learn, debate, and move forward. This project would include over 100,000 SF of floor space. Included would be exhibition and interpretation space, classroom, public conference and meeting space, space for research and collaboration, and a public plaza/park.

The lead architect for the project was SmithGroup.

### LOCATION

Richmond, VA

### SIZE

100,000 SF

### COMPLETION

N/A

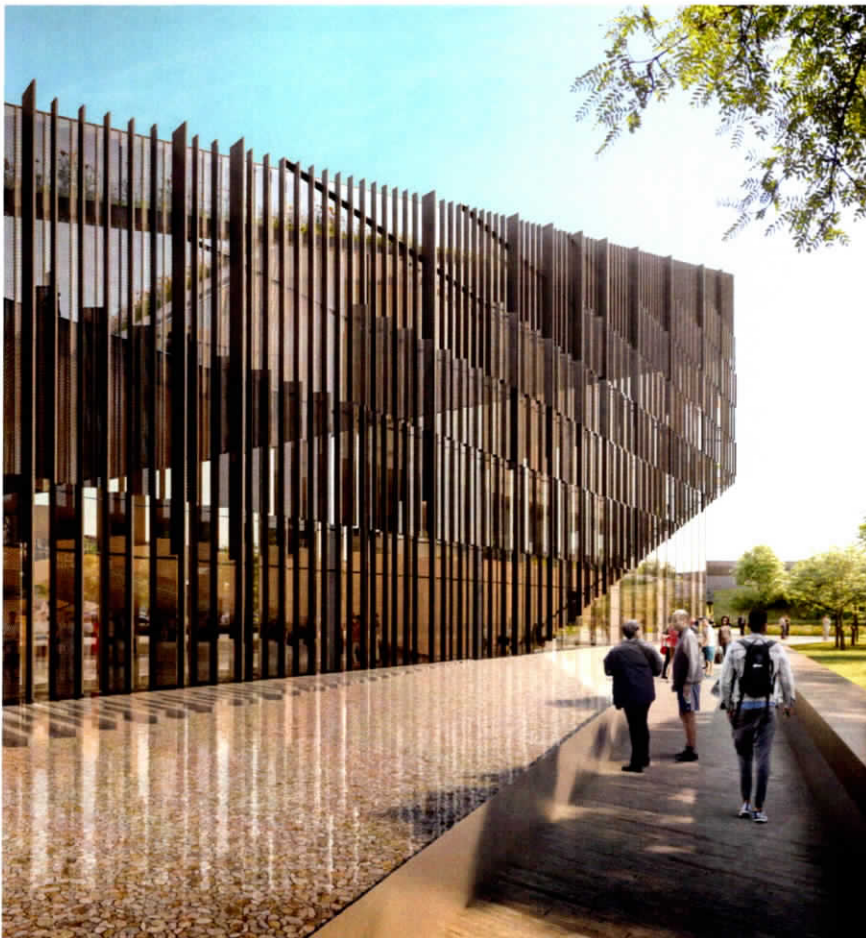
### SERVICES & DELIVERY

Interior Design, Community Engagement

### REFERENCE

Jame Anderson  
Principal  
(202) 924-5882  
jame.anderson@smithgroup.com





## PROJECT RELEVANCE

- Community gathering and meeting spaces
- Re-envisioned public gathering space
- Flexible and collaborative space
- Office space for staff
- Includes outdoor balcony space
- Sustainable Design
- Benchmarking
- Space Programming
- Community Engagement
- Placemaking