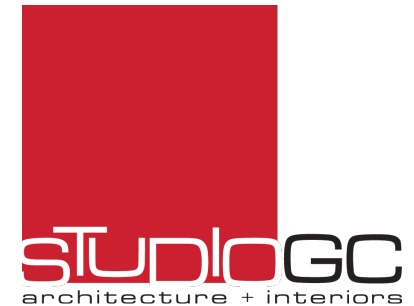




Irvin L. Young Memorial Library



Request for Qualifications

February 24, 2020



Stacey Lunsford, Director
Irvin L Young Memorial Library
431 W Center Street
Whitewater, WI 53190

Re: Request for Qualifications

Dear Stacey and Members of the Selection Committee;

Thank you for this opportunity to present our credentials for your project. I have devoted my professional life to the design of public libraries and lead the Library Design Team at StudioGC. I am pleased to present you with an accomplished project team that has designed great libraries for more than 20 years.

I have been involved with libraries in many of capacities; Architect, Library Association Board Member, library construction grant reviewer and author of Designing Better Libraries. My experience as president of a successful Public Library led me to rethink how libraries are planned and to reevaluate how we measure library success. These experiences have informed our planning process and contribute to the unique approach taken by the StudioGC Library Team.

We bring an unparalleled degree of experience with your building and an understanding of your project to the table and can hit the ground running with respect to the project that you are envisioning. During our previous work with you we have already assembled most of the background information that is required to begin work. This will allow us to work to a tighter schedule as well as reduce the professional fees for work done to date that remains applicable to the project.

We are a nimble, technologically adept team that is rewriting the book on library design. We incorporate social trends and library operational metrics into our design process to provide a holistic service that no other library designers can offer. We promise you a superior design and excellent, proactive customer service.

I remain at your service and am happy to address any questions or concerns that you may have.

Sincerely;

Rick McCarthy, AIA, NCARB, LEED-AP
Library Team Leader

CONTENTS



Team/Firm Identification

Firm Name:

StudioGC, Inc.

Firm Location:

223 West Jackson Blvd.

Suite 1200

Chicago, IL 60606

Tel: 312.253.3400

Fax: 312.253.3401

Web: www.StudioGC.com

Main Contact:

Rick McCarthy, AIA, LEED-AP

Library Team Leader

r.mccarthy@studiogc.com

Cell: 224-523-6661

Year Established:

1992

Type of Organization/**Ownership:**

S Corporation

Size of Firm:

34 Employees

19 Architectural Staff

9 Licensed Architects

2 Interior Designers

1 Specifications Architect

3 Administrative Staff

Professional Affiliations:

American Institute of Architecture

Illinois Library Association

U.S. Green Building Council

History

Established in 1992, StudioGC Architects, Inc. is a full service Chicago-based architectural firm serving public and private sector markets throughout the Midwest. StudioGC is widely recognized for its industry-leading position in the use of 3-D Building Information Modeling. StudioGC is known for creative design solutions, technical excellence and rapid response. We utilize a hands-on approach to project development and provide an unmatched level of client service and professional commitment.

Approach

Our approach emphasizes involvement, communication and consensus. We facilitate community forums to engage stakeholders and learn about the communities we serve. Our personal, hands-on process produces engaged clients and positive results.

Commitment to the Public Sector

The firm has assembled a team of public library specialists that have personally been involved with over 100 library clients. Additionally, our two Library Practice Leaders have a combined record of nearly 30 years as elected public trustees, including a combined record of 18 years of board presidency. StudioGC is committed to serving the public library community. We believe that libraries change lives.



Team/Firm Identification



Work Experience

For the past 27 years StudioGC has been serving a wide variety of public and private sector markets including the following:

- Libraries
- Parks and Recreation
- Higher Education
- Healthcare
- Municipal
- K-12 Education
- Financial Institutions
- Commercial & Retail
- Laboratory / Industrial

Sustainability

We are aligned with the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) system. Over 75% of our staff are LEED accredited professionals.

Geographical Area of Operations:

- Illinois
- California
- Indiana
- Michigan
- Minnesota
- New Jersey
- Ohio
- Pennsylvania
- Wisconsin



Previous Names of Firm:

- Gilfillan & Witt
1992-1995
- Gilfillan Callahan Architects
1995-2007
- Gilfillan Callahan Nelson Architects
2007-2009
- StudioGC, Inc
2007-present

StudioGC's Library Team's Statement of Philosophy:

We Believe

That libraries are not about things – they are about community

We work with our clients to create libraries that will:

Build community by bringing people together

Embrace change and cultural diversity

Generate opportunities for learning and creativity

Partner with schools

Promote discovery

Support new experiences and new technology

Use space, color, materials and light to create a joyful experience for staff and customers alike

Services Provided:

Library Architecture

Interior Design/ FF&E Procurement

Library Planning

Health & Life Safety Amendments,
Surveys, & Assessments

ADA Compliance

Facility Audits

Long-Range Facility Plans

Pre-Design/Programming

Full Service A/E Design

Educational Planning

Facility Master Planning

Space Utilization

Cost Estimation

Building Information Modeling

Campaign/Fundraising Assistance

Construction Documents/

Construction Administration

Construction Observation

Services Provided through Consultant

Engagement:

Structural Engineering

MEPFP Engineering

Civil Engineering

Theatre Design

Point Cloud Laser Scanning



Team/Firm Identification



Firm Name:

IMEG Civil Engineering Firm

Main Contact:

Kris Cotharn, PE, LEED AP
Client Executive
Kris.A.Cotharn@imegcorp.com

Firm Location:

1800 Deming Way
Suite 200
Middleton, WI 53562
Tel: 608.223.9600
Web: <http://www.imegcorp.com>

Services

- Structural
- Mechanical
- Electrical
- Plumbing
- Fire Protection
- Technology
- Civil
- Survey
- Security
- Acoustics
- Architectural Lighting
- Bridge Engineering
- Commissioning

- Construction Support Services
- Energy Modeling
- Medical Equipment Planning
- Process Engineering
- Utility Infrastructure

Facilities

- New Construction
- Renovations
- Historic Renovations
- Contemporary Spaces
- Community Spaces

Market Facts

- Top 5 Cultural Sector Engineering Firm
- Over 100 library projects

With a history that dates back 100 years, IMEG grew from several firms coming together under one unifying vision: people-centered engineering. As a national engineering and design consulting company we've intentionally localized our focus to serve carefully chosen regions and markets, allowing us to put relationships and communities first, without sacrificing expertise.

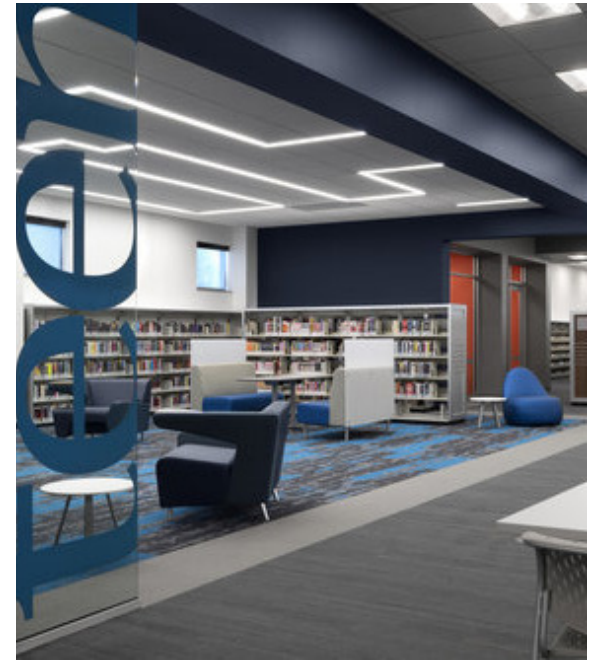
Our specialties are high-performing building systems, infrastructure, program management and construction-related services, but our secret to success is found in our deep bench of nearly 1,300 team members and challenging ourselves to be thought leaders in the A/E/C industry.

As places to gather, study, and explore, libraries serve as engaging centers in which people of all ages can connect through lifelong learning. In many ways, public libraries today represent the crossroads of communities, offering opportunities to attend special events, take classes, and meet with friends and neighbors. Academic library designs embrace campus culture while responding diligently to academic program needs. IMEG's library specialists understand how to create dynamic, flexible, and inspiring libraries that are also sustainable, easy to maintain, and cost-efficient.

Public Library Client List

Alamo Library, San Antonio, TX
Albany County, Laramie, WY
Algonquin Area Public Library, Algonquin, IL
Aliso Viejo Public Library
Arlington Public Library, Arlington, TX
Apple Valley Library, Apple Valley, CA
Basalt Public Library, Basalt, CO
Batavia Public Library, Batavia, IL
Bear Valley Library, Denver, CO
Bettendorf Public Library, Bettendorf, IA
Big Horn County, Basin, WY
Bonfils-Stanton Library, Denver, CO
Broadview Public Library, Broadview, IL
Byron Public Library, Byron, IL
Carmel Clay Public Library, Carmel, IN
Carnegie-Stout Public Library, Dubuque, IA
Charleston Public Library, Charleston, IL
City of Azusa, Azusa, CA
City of Commerce, CA
City of Long Beach, CA
City of Los Angeles, CA
City of Madison, Madison, WI
City of Montclair Library, Montclair, CA
City of Monrovia, CA
City of Palm Desert, CA
City of Redlands, CA
City of Riverside, CA
City of San Jose, CA
City of Thousand Palms, CA
City of Topanga, Topanga, CA
City of Washington, Washington, IL
Clinton Public Library, Clinton, IA
Clive Public Library, Clive, IA

Colorado History Museum, Denver, CO
County of Riverside, Perris, CA
Davenport Public Library, Davenport, IA
DeKalb Public Library, DeKalb, IL
Denver Central Public Library, Denver, CO
Delta County Library, Hotchkiss, CO
Des Moines Public Library, Des Moines, IA
Elmhurst Public Library, Elmhurst, IL
Edenvale Branch Library, San Jose, CA
Encino – Tarzana Branch Library, Tarzana, CA
Evanston Public Library, Evanston, IL
Flint Public Library, Flint, MI
Flossmoor Public Library, Flossmoor, IL
Fountaindale Public Library, Bolingbrook, IL
Garner Public Library, Garner, IA
Geneseo Public Library, Geneseo, IL
Glenwood-Lynwood Public Library, Glenwood, IL
Grapevine Public Library, Grapevine, TX
Hayner Public Library, Alton, IL
Idaho Springs Public Library, Idaho Springs, CO
Itasca Community Library, Itasca, IL
Jefferson County Library, Lakewood, CO
Johnson County Public Library, Trafalgar, IN
Johnson County Public Library, Franklin, IN
Keokuk Public Library, Keokuk, IA
Kirkwood Public Library, Kirkwood, MO
L. E. Phillips Memorial Public Library, Eau Claire, WI
LaGrange Public Library, La Grange, IL
Lamar Library, Lamar, CO
Laramie County Library, Cheyenne, WY
LeClaire Public Library, LeClaire, IA
Lisle Public Library, Lisle, IL
Little Tokyo Branch Library, Los Angeles, CA



Team/Firm Identification



Livingston Public Library, Livingston, NJ
Long Beach Library, Mark Twain Branch, Long Beach, CA
Maricopa County, AZ
Markham Public Library, Markham, IL
Marshalltown Public Library, Marshalltown, IA
Martin Luther King Jr. Library & Municipal Services Center, Aurora, CO
Mead Valley Library, Riverside, CA
Moline Public Library, Moline, IL
Montrose Library, Montrose, CO
Mt. Morris Library, Mount Morris, IL
Mukwonago Community Library, Mukwonago, WI
Musser Public Library, Muscatine, IA
New Lenox Public Library, New Lenox, IL
Northern Door Public Library, Sister Bay, WI
Old Dallas Library, Dallas, TX
Orange County Public Libraries, CA
Orland Park Public Library, Orland Park, IL
Parachute Branch Library, Parachute, CO
Pine Bluffs Library, Pine Bluffs, WY
Plainfield Public Library District, Plainfield, IL
Pritzker Military Library, Chicago, IL
Queen Creek Public Library, Queen Creek, AZ
Rangely Library, Rangely, CO
Rock Island Public Library, Rock Island, IL
Rockford Public Library, Rockford, IL
Rosenberg Library, Galveston, TX
Ross Barnum Library Addition, Denver, CO
San Antonio Central Library, San Antonio, TX
Schaumburg Township District Library, Hoffman Estates, IL

Scott County Public Library, Eldridge, IA
Sheridan Library Addition, Sheridan, WY
Somonauk Public Library, Somonauk, IL
St. Charles Public Library, St. Charles, IL
St. Louis County Library, St. Louis County, MO
Traer Public Library, Traer, IA
Val Verde County Library, Del Rio, TX
Villa Park Public Library, Villa Park, IL
Warren-Newport Public Library, Gurnee, IL
Waukee Public Library, Waukee, IA
Waunakee Public Library, Waunakee, WI
Westminster Public Library, Westminster, CO
Wheaton Public Library, Wheaton, IL
Wilton Public Library, Wilton, IA
Winterset Public Library, Winterset, IA
Yorkville Public Library, Yorkville, IL
Yucaipa Central Library, Yucaipa, CA

Your Team



Patrick Callahan
Project Executive, Team Management



Rick McCarthy
Library Team Leader, Lead Architect



Darren Schretter
Project Manager



Erika Laux
Project Architect



Stacey Paul
Interior Designer



Lee Purcell
Design Director



StudioGC
Architectural Support



IMEG
MEP Engineering Support

Team/Firm Identification



Patrick Callahan, AIA, LEED-AP

Partner In Charge

Patrick Callahan is co-founder of StudioGC, Inc. Pat offers 24 years of experience in public architecture and pushes the boundaries of virtual design technology and 3-D computer modeling software to continually improve the quality of StudioGC's designs. Pat is responsible for leading the firm's Building Information Modeling initiatives and staff training. Pat is an excellent listener as well as a creative problem solver. Focused, respected and hard-working, Patrick spends his free time as President of the Batavia Park District.

Professional Affiliations:

American Institute of Architects
 Illinois Association of School Board Officials
 Illinois Association of Park Districts
 LEED Accredited Professional
 NCARB
 US Green Building Council
 Accredited Learning Environments Planner

Registration:

Registered Architect: IL, WI, D of C, IN, MI, MD, NY, OH, PA

Education:

Chicago Management Institute, University of Chicago, 2011
 Master of Architecture, University of Illinois at Urbana-Champaign, 1990
 Bachelor of Science in Architectural Studies, University of Illinois at Urbana-Champaign, 1988

Period of Service with the Firm:

1992 - Present, Co-Founder

Publications & Speaking Engagements

Presenter, American General Contractors Association - "Building Information Modeling: New Approaches to Design and Construction"

Presenter, Fox Valley General Contractors Association - "Designing and Construction with Building Information Modeling"

Presenter, Public Building Commission - "Think Different: BIM Blink"

Presenter, Illinois Association of School Business Officials - "Building Information Modeling: Understanding Virtually Everything in Your Facility"

Presenter, Illinois Association of Park Districts - "Planning Cycle and Process for New Capital Projects"

Presenter, Illinois Community College Board - "Leveraging BIM in Design & Construction for Capital Projects"

Presenter, Facilities Professionals Conference - "Making Sustainable Solutions Part of Your Capital Projects Conversation"

Relevant Project Experience

| | |
|-------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Geneva Public Library Geneva, IL Partner in Charge | Berwyn Public Library Berwyn, IL Partner in Charge |
| Fossil Ridge Public Library Braidwood, IL Partner in Charge | Batavia Public Library Batavia, IL Partner in Charge |
| Brookfield Public Library Brookfield, IL Partner in Charge | Irvin L. Young Memorial Library Whitewater, WI Partner in Charge |
| Woodridge Public Library Woodridge, IL Partner in Charge | West Chicago Public Library West Chicago, IL Partner in Charge |
| Thomas Ford Memorial Library Western Springs, IL Partner in Charge | Wheaton Public Library Wheaton, IL Partner in Charge |
| Green Hills Public Library Palos Hills, IL Partner in Charge | Lake Villa District Library Lake Villa, IL Partner in Charge |
| Cook Memorial Public Library Libertyville, IL Partner in Charge | Watertown Public Library Watertown, WI Partner in Charge |
| Oak Lawn Public Library Oak Lawn, IL Partner in Charge | Gail Borden Library-South Elgin Branch South Elgin, IL Partner in Charge |
| Evergreen Park Public Library Evergreen Park, IL Partner in Charge | La Grange Public Library La Grange, IL Partner in Charge |
| Roselle Public Library Roselle, IL Partner in Charge | Morton Grove Public Library Morton Grove, IL Partner in Charge |
| Warren-Newport Public Library Gurnee, IL Partner in Charge | |

Rick McCarthy, AIA, LEED-AP

Library Studio Director

Rick has devoted his architectural career to the design of library facilities and leads StudioGC's Library Team. He is the author of "Designing Better Libraries" and "Managing Your Library Construction Project" and has spoken about the art and science of library design at meetings of the Public Library Association, the American Library Association, and many local library associations. Under his leadership as President of the Board of Trustees of Gail Borden Library, Gail Borden won the Institute of Museum and Library Services medal that is awarded to the five best libraries in North America.

Rick also sat on the Construction Grant Committee of the Illinois State Library and is currently on the Illinois Library Association Executive Board and was appointed by the Governor to represent Illinois libraries on the Illinois Local Government Consolidation Commission. As Senior Designer, Rick will be responsible for the development of your project's design.

Passionate about libraries, Rick is reinventing the ways in which libraries are planned, programmed and designed. He is redefining the ways that we think about libraries and how they serve their communities to ensure that libraries remain relevant as institutions. Lastly, Rick is known for his engaging and informative public presentations that build support for your project and to educate the public about what 21st century libraries can offer.

Relevant Project Experience

| | | |
|-----------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| Watertown Public Library Watertown, WI Project Designer | Fossil Ridge Public Library Braidwood, IL Project Designer | Lansing Public Library Lansing, IL Project Designer |
| Friday Memorial Library New Richmond, WI Project Designer | Gail Borden Public Library District South Elgin, IL Project Designer | Normal Public Library Normal, IL Project Designer |
| Addison Public Library Addison, IL Project Designer | Geneva Public Library District Geneva, IL Project Designer | Park Ridge Public Library Park Ridge, IL Project Designer |
| Batavia Public Library Batavia, IL Project Designer | Grayslake Area Public Library District Grayslake, IL Project Designer | Riverside Public Library Riverside, IL Project Designer |
| Berwyn Public Library Berwyn, IL Project Designer | Irvin L. Young Memorial Library Whitewater, WI Project Designer | Stickney-Forest View Public Library District Berwyn, IL Project Designer |
| Brookfield Public Library Brookfield, IL Project Designer | La Grange Park Public Library La Grange Park, IL Project Designer | West Chicago Public Library West Chicago, IL Project Designer |
| Dolton Public Library District Dolton, IL Project Designer | Lake Villa District Library Lake Villa, IL Project Designer | |



Professional Affiliations:

National Council of Architectural Registration Boards
American Institute of Architects Illinois Library Association
American Library Association
Public Library Association
Illinois Library Association
LEED Accredited Professional

Registration:

Master of Architecture University of Illinois at Urbana-Champaign, 1982

Bachelor of Science in Architectural Studies
University of Illinois at Urbana-Champaign, 1980

Period of Service with the Firm:

2013 - Present

Team/Firm Identification



Darren Schretter, CDT

Project Manager, StudioGC

Darren has spent fifteen years working on diverse community and municipal projects with a special focus on public libraries. As a creative leader with a positive team approach, he establishes strong relationships with his clients. His attention to detail, organizational skills, work ethic and drives makes him well suited to manage challenging projects from conception to completion.

Darren's management style focuses on listening, communication and execution. He understands how to keep complex projects manageable and on track.

Professional Affiliations:

The Construction Specifications Institute,
Construction Documents Technology (CDT)

Education:

Master of Architecture
University of Illinois at Urbana-Champaign,
2000

Bachelor of Science in Architectural Studies
University of Illinois at Urbana-Champaign,
1998

Period of Service with the Firm:

2013 - Present

Relevant Project Experience

Irvin L. Young Memorial Library
Whitewater, WI | Project Manager

Watertown Public Library
Watertown, WI | Project Manager

West Chicago Public Library
West Chicago, IL | Project Manager

Antioch Public Library District
Antioch, IL | Project Manager

Stickney-Forest View Public Library District
Berwyn, IL | Project Manager

Lake Villa District Library
Lake Villa, IL | Project Manager

Normal Public Library
Normal, IL | Project Manager

Hudson Area Public Library
Hudson, IL | Project Manager

Glencoe Public Library
Glencoe, IL | Project Manager

*White Oak Library District
Lockport Branch
Lockport, IL | Project Manager

*White Oak Library District
Romeoville Branch
Romeoville, IL | Project Manager

*White Oak Library District
Crest Hill Branch
Lockport, IL | Project Manager

*Genoa Public Library District
Genoa, IL | Project Manager

Lansing Public Library
Lansing, IL | Project Manager

*Peoria Public Library
Main Branch
Peoria, IL | Project Manager

*Peoria Public Library
North Branch
Peoria, IL | Project Manager

*Peoria Public Library
Lincoln Branch
Peoria, IL | Project Manager

*Glenwood-Lynwood Public
Library
Lynwood, IL | Project Manager

Berwyn Public Library
Berwyn, IL | Project Manager

Riverside Public Library
Riverside, IL | Project Manager

*Community Library
Twin Lakes, WI | Project Manager

**Project completed prior to joining
StudioGC*

Erika Laux, LEED Green Associate

Associate / BIM Specialist

Erika combines a passion for community-based design with technical knowledge of BIM software to produce beautiful and truly functional spaces. During her Master of Architecture program, she focused on defining the components necessary for a nurturing and thriving community, which she now applies for the wellbeing of K-12 students.

Her organizational skills, attention to detail, and work ethic provide quality construction documentation as well as construction administration services. From conception to completion, Erika sees that each project is well coordinated.

Relevant Project Experience:

Watertown Public Library
Watertown, WI | Project Architect

Hodgkins Public Library
Hodgkins, IL | Project Architect

Wood Dale Library
Wood Dale, IL | Project Architect

Vernon Area Public Library
Lincolnshire, IL | Project Architect

Queen Bee School District 16
Glendale Heights, IL | Project Architect

Niles Township High School District 219
Skokie, IL | Project Architect

Evanston Township High School
District 202
Evanston, IL | Project Architect

Community Consolidated School District
54
Schaumburg, IL | Project Architect

Maywood-Melrose Park-Broadview
School District 89
Melrose Park, IL | Project Architect

Bellwood School District 88
Bellwood, IL | Project Architect

Lincolnwood School District 74
Lincolnwood, IL | Project Architect

Midlothian Park District
Midlothian, IL | Project Architect

Palos Heights School District 128
Palos Heights, IL | Project Architect

West Aurora School District 129
Aurora, IL | Project Architect



Professional Affiliations:

LEED Green Associate
Olynthus Alumni Association President, Alpha
Rho Chi

Education:

Master of Architecture, University of North
Carolina, Charlotte, 2017

Bachelor of Science, University of Maryland,
College Park, 2015

Period of Service with the Firm:

2019 - Present

Team/Firm Identification



Professional Affiliations:

LEED AP
NCIDQ

Registrations:

Licensed Interior Designer, Washington DC

Education:

Master of Arts, Interior Design
Savannah College of Art & Design, 2013

Bachelor of Interior Architecture
Kansas State University, 2000

Period of Service with the Firm:

2019 - Present

Stacey Paul, NCIDQ, LEED AP

Interior Designer

Stacey is an interior designer with twenty years of experience designing healing, learning, and community environments. At StudioGC, Stacey excels in delivering creative solutions for demanding spaces using her in-depth knowledge of furniture, finishes, and lighting.

Relevant Project Experience:

Watertown Public Library
Watertown, WI | Interior Design

Niles Township High School District 219
Skokie, IL | Interior Design

Park Ridge-Niles School District 64
Park Ridge, IL | Interior Design

Midlothian Park District
Midlothian, IL | Interior Design

Riverside Public Library
Riverside, IL | Interior Design

Prairie Trails Public Library
Burbank, IL | Interior Design

*Waukesha County Airport Terminal
Waukesha, IL | Interior Design/ Project
Manager

*Capitol Caring Hospice/Greenbelt/MD
Learning Tree
Herndon, VA | Interior Design / Project
Manager

*Aperion Care
Multiple Locations in IL & IN | Interior
Design

*One Loudoun/Loudon, VA
Holy Cross Hospital
Multiple locations in MD | Interior Design
/ Project Manager

*Virginia Heart/Fairfax, VA
Georgetown University Hospital
Olney, MD | Interior Design

*US Navy (NAVFAC Washington)
Quantico, VA | Interior Design

**Project completed prior to joining StudioGC, Inc.*

Lee Purcell, AIA, LEED BD+C

Design Director

Design is at the core of Lee Purcell's being. He is always asking "why" and "what if" in his pursuit of design excellence. Design is the verse that makes Lee's heart sing.

As StudioGC Design Director Lee seeks opportunities to apply his wide-ranging experience. Lee has experience in design, construction document development and the building trades. Lee deftly faces the demands of architectural design armed with his diverse experience. He imaginatively manipulates program requirements, building materials and methods of construction. Every day, Lee improves outcomes through innovative and insightful design.

Lee is a consensus builder and collaborator. His comprehensive approach to design is focused and deliberate. He employs an inclusive team approach that guarantees the best possible outcome. Great design isn't often the invention of an individual. Great design is a coordinated effort that draws upon the stakeholder's collective intelligence. Lee leverages good design to inform StudioGC's work throughout a project's life cycle.

Before joining StudioGC, Lee was a design consultant at the P2 Collaborative. There, he collaborated with community groups, artists, educators and designers.

Relevant Project Experience:

| | | |
|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Evanston Township High School District 202 Evanston, IL Design | StudioGC Chicago, IL Design | *Indian Western Golf Association Headquarters Building Addition Golf, Illinois Architect |
| Niles Township High School District 219 Skokie, IL Design | Argonne National Laboratory Lemont, IL Design | *Merit Homes Single Family Residences Chicagoland, Illinois Architect |
| Community Consolidated School District 54 Schaumburg, IL Design | *P2 Collaborative Michigan City, Indiana Design Collaborator | *12 Oaks Mall Renovation and Addition Novi, Michigan Architect |
| Chicago Ridge School District 127.5 Chicago Ridge, IL Design | *Abu Dhabi International Airport Bus Gates Building Abu Dhabi, UAE Architect | *City of Southfield Public Library Southfield, Michigan Bricklayer |
| La Grange Public Library La Grange, IL Design | *Qatar Airways Aircraft Maintenance Facility Doha, Qatar Architect | *Sashabaw Middle School Classroom Addition Village of Clarkston, Michigan Bricklayer |
| Geneva Public Library Geneva, IL Design | *Saudia Aerospace Engineering Industries Jet Propulsion Center Jeddah, Saudi Arabia Architect | |

**Project completed prior to joining StudioGC*



Professional Affiliations:

American Institute of Architects
LEED Accredited Professional BD+C

Registration:

Registered Architect: MI

Education:

Bachelor of Architectural, University of Illinois
at Detroit, 1987

Period of Service with the Firm:

2017 - Present

Team/Firm Identification



Professional Affiliations/Accreditations:

LEED Accredited Professional 2006
ASHRAE
American Society of Plumbing Engineers

Registrations:

Professional Engineer 1997
Wisconsin, Illinois, Minnesota, Maine

Education:

Kansas State University BS Architectural
Engineering 1991

Years of Experience:

27 Total, 23 with IMEG



Kris Cotharn, P.E. LEED AP

Client Executive

Kris, the Client Executive of the Madison office, serves as Principal-in-Charge on projects. She is well-versed in leading multi-discipline teams, identifying system options, and coordinating construction budgets. As a licensed professional engineer, Kris is experienced in fire protection, heating, ventilation, air conditioning (HVAC), piping, heat recovery, humidification, and special environmental plumbing systems. She is also adept at facility assessments, feasibility studies, cost estimating, systems comparisons, life-cycle costing, and energy analysis. As a LEED AP, Kris has led the sustainable efforts for projects, identifying energy savings opportunities. She specializes in mechanical design for higher education, K-12 and public facilities including numerous State of Wisconsin Division of Facilities Development (DFD) projects.

Relevant Project Experience

Waunakee Public Library, Waunakee, WI

- 30,000-sf New Library: \$9M

Madison Public Library, Madison, WI

- 20,000-sf Pinney Neighborhood Library Renovation: \$5M

Mukwonago Community Library, Mukwonago, WI

- 15,000-sf Library Expansion: \$4M

Southwest Technical College, Fennimore, WI

- 13,000-sf Building 300 Library Renovation: \$800K

Tomah VA Medical Center, Tomah, WI

- 4,750-sf Library and Conference Room Renovation: \$620K

City of Madison, Madison WI

- Warner Park Community Center Addition Study: \$2M
- Public Library Maintenance & Support Center Remodel: \$1.5M
- Ballroom and Meeting Space Study

Lussier Community Education Center, Madison, WI

- 12,400-sf New Community Center with Geothermal: \$2M

Concordia University, Mequon, WI

- 40,000-sf New Academic Building, Including Flexible Maker Spaces: \$10M

Wisconsin Department of Administration, Madison, WI

- Master Plan for \$35 Million New Data Center and Office Building for Division of Enterprise Technology

University of Wisconsin, Oshkosh, WI

- 40,000-sf New Alumni Welcome and Conference Center - LEED Gold: \$10.5M

Qualifications



La Grange Public Library

La Grange, Illinois

The StudioGC team worked with La Grange Public Library to address a major dilemma they were facing. The building had a great presence on the street but when you came through the oversized vestibule you were presented with dark, uninviting spaces, with significant wayfinding issues. Patrons often commented on the ambience of the Library resembling an office building. The Library and its community wanted a space that was more inviting and practical.

StudioGC reconfigured the plan, capturing 850 square feet of underutilized exterior space, which was under the second floor, to transform the lobby and children's area into an exciting, transparent, and light filled space. The new spaces within the lobby allow for Patrons to hang out, read a book, catch up with their friend, or play with their kids in the new and updated children's space.



Size:

7,123 SF Total
6,273 SF Renovated
850 SF New

Cost:

Pre-Bid Estimate: \$977,718
Contract Award Amount: \$871,144
Final Cost: \$873,715

Completion Date:

May 2019

Reference:

Jeannie Dilger
Former Director
La Grange Public Library
10 West Cossitt Avenue
La Grange, IL 60525
T: (708) 215 3200

Architect | Principal-in-Charge:

Craig Meadows | Pat Callahan

Qualifications



Size:
24,000 SF Addition

Cost:
Pre-Bid Estimate: \$2,344,147
Contract Award Amount: \$1,311,906
Final Cost: \$1,991,091

Completion Date:
April 2019

Reference:
Lisa Mwesigwa
Business Manager
Dolton Public Library District
14037 Lincoln Avenue
Dolton, IL 60419
T: 773-678-4024

Architect | Manger | Principal-in-Charge:
Rick McCarthy | Athi Toufexis | Pat Callahan



Dolton Public Library

Dolton, Illinois

Dolton's library hadn't been updated in nearly 30 years and was in great need of a refresh. The interior had become dated and lacked 21st century library amenities. The District saved for years to upgrade its facility and asked StudioGC to create an exuberant space for the community; an uplifting environment full of color and light. The children's library celebrates Dolton's historic ties to the railroad.

The SGC Library Team worked within the constraints of a tight budget to give the library a complete facelift. Careful attention to construction costs and strategic adjustments to project scope allowed us to bring in the project within budget.

Library users were delighted when the revamped library opened in spring 2019. We were proud to have had the opportunity to bring Dolton this much-needed center of community.

The Dolton Library remodeling project is a story of transformation. The adjacent before and after images show the extent to which the StudioGC Library Team helped the library district to reinvent itself and offer the community a 21st Century library experience.

Before



After



Qualifications



Size:
16,000 SF Renovation/Addition

Cost:
Pre-Bid Estimate: \$1,750,000
Contract Award Amount: \$1,610,500
Final Cost: \$1,640,900
Cost Per Sq. Ft: \$100

Completion Date:
January 2017

Reference:
Rich Ashley
Director
Fossil Ridge Public Library
386 W Kennedy Road
Braidwood, IL
T: (815) 458-2187

Architect | Principal-in-Charge:
Rick McCarthy | Pat Callahan



Fossil Ridge Public Library

Braidwood, Illinois

In the 20-plus years since the last building upgrade in 1989, the Fossil Ridge Public Library served the community well with a range of library services. By 2015, it was time for a refresh and a re-think. When Rich Ashley came on board as Library Director, he made modernizing the library priority and built support for a project among the trustees.

Fossil Ridge Public Library District hired StudioGC to help them identify their needs and examine the potential of the existing library building. Working with the Library Board and staff, StudioGC recommended a general refresh, opening up the interior to improve sight lines, expanding children's services and providing a defined teen area. We worked with the Library to establish collection weeding targets to open up the space and to select furnishings and finishes that energize the interior and appeal to a wide range of ages and backgrounds.

The new library plan is centered around a flexible social space where customers enjoy reading new books, conversation and coffee. StudioGC specified wheeled furnishing for the social area to enable it to quickly be modified for functions and events. The newly revitalized Fossil Ridge Public Library opened to great acclaim in January 2017 and has truly become a community center; the StudioGC Library Team is honored to have played a part in this transformation.



Qualifications



Size:

New Building: 67,000 sf

Cost:

Pre-Bid Estimate: \$18,823,338
Contract Award Amount: \$18,228,400
Final Cost: \$18,485,137

Completion Date:

August 2019

Reference:

Andy Lentine
Director
Lake Villa District Library
1001 E. Grand Avenue
Lake Villa, IL 60046
T: (847) 245 5100

Architect | Manger | Principal-in-Charge:

Rick McCarthy | Darren Schretter | Pat Callahan



Lake Villa District Library

Lake Villa, Illinois

StudioGC's new library for the Lake Villa Public Library District began construction summer 2017. The library's building program was done by an outside consultant and was prepared in a traditional library-planning manner. By looking at the client's goals and applying our new approaches the StudioGC library team was able to work with library staff and trustees to meet their service and design goals in a library that is 67,000 square feet rather than the 80,000 square feet suggested in the building program, saving the district over \$6,000,000.

The design emphasizes flexibility, efficiency, views to the adjacent lake and maximum use of natural light. The library opened its doors in August and has received overwhelmingly positive reviews. The Lake Villa District Library sets a new standard for what 21st-century libraries can be.



Qualifications



Size:
16,300 SF Renovation

Cost:
Pre-Bid Estimate: \$1,450,000
Contract Award Amount: \$1,396,500
Final Cost: \$1,417,000
Cost Per Sq. Ft: \$87.00

Completion Date:
June 2017

Reference:
Heather Shlah
Director
Stickney-Forest View Public Library District
6800 43rd Street
Stickney, IL 60402
T: (708) 749-1050

Architect | Manger | Principal-in-Charge:
Rick McCarthy | Darren Schretter | Pat Callahan



Stickney-Forest View Public Library District

Stickney, Illinois

The StudioGC Library Team worked with the Stickney-Forest View Public Library District to completely revitalize their existing 1960's era library building, transforming it into a true 21st-century library space. The reimagined library includes space for social gatherings, small group meeting rooms and a large flat screen display area optimized for movies and events.

Our team worked with the library to determine appropriate collection sizes, streamlined staff service points, added sound control and completely redesigned the library plan. We also designed an exterior shading system for the original south-facing windows to wash the interior with reflected natural light and eliminate overheating that had plagued the library since its construction.

The library reopened in summer 2017 and was immediately embraced by the community. It is a true success story that demonstrates the StudioGC Library Team's ability to transform a dated space into a winning library.



Qualifications



Size:
4,200 SF Build-Out

Cost:
Pre-Bid Estimate: \$620,000
Contract Award Amount: \$619,375
Final Cost: \$603,842

Completion Date:
July 2016

Reference:
Carole Medal | Director
Gail Borden Public Library District
270 N. Grove Ave. | Elgin, IL 60120
T: (847) 742-2411

Architect | Manger | Principal-in-Charge:
Rick McCarthy | Elizabeth Veatch | Pat Callahan



Gail Borden Public Library District - South Elgin Branch

South Elgin, Illinois

The Gail Borden Public Library District had long searched for a way to provide better library service for the South Elgin portion of the District's service area and selected StudioGC to create a branch library in an unfinished storefront space.

StudioGC's design features ample natural light, lively colors and a flexible interior arrangement that provides high-tech library service and meeting space that was critically needed in South Elgin. The branch utilizes self-service technology and mobile computing to maximize the efficiency and provide the maximum amount of service within a compact footprint.

The South Elgin branch opened to great acclaim in summer 2016 and is receiving rave reviews from the community.



Qualifications



Cost Estimating

StudioGC has excelled in controlling cost through construction. With 25+ years of experience with library projects we understand what library buildings cost. We begin with a clear understanding of the project scope and identifying and tracking all hard and soft costs that make up the project budget. Based on our experience, by the time we are in the programming phase we will have a good idea if the project is aligned with your cost expectations. If there is a discrepancy, we will bring it to the fore and sit down with you to discuss the options. If required, we will work with you to adjust the program as required to bring the project cost in line.

The second part of cost control is developing clear and concise drawings in which the contractor uses to develop their bid price. After the bids are received, our company provides a weekly site visit throughout the course of construction. During this visit our staff discusses the work with the contractor's team and observes that the work is progressing per the documents. Working together, unforeseen conditions and questions can be assessed and answered quickly in the field. Being proactive in identifying issues is an important practice to avoid delay in the work and additional cost. Our library project sheets show the contract cost and the final cost at the end of the project. Our estimates average within approximately 2.5% of the final cost.

When we go to bid, we usually carry a 7% contingency and a carefully selected group of alternate bids to allow us to respond to any unanticipated conditions we may encounter.

Effective cost control is a critical part of our service. Almost all of our projects are publicly funded with fixed budgets. We understand the need for constant monitoring of project cost.

We typically prepare comprehensive estimates at a number of pre-set points of project development. They include;

- Program Phase conceptual estimate as described above
- Conceptual Design Estimate when the program is completed
- Schematic Design phase estimate prepared around 75% of the way into Schematic Design; we prepare this estimate early enough to allow for any design modifications that might be required to keep the budget in line
- Design Development Phase estimate. At this point we will work with you to establish an appropriate number of alternate bids that will allow us to respond to bidding conditions when the project goes out for pricing.

- 50% Construction Document Estimate. As with the Schematic Design Estimate we prepare The CD estimate early enough to allow for any design modifications that might be required to keep the budget in line.

Architectural Fees

We initially base our fees on fee guides that were used by various state governments, typically Wisconsin and Illinois, for state projects. These are usually in the form of a percentage of the estimated cost of construction. These are then negotiated with the client to address any conditions particular to that project. No fee is determined until you understand it and we reach a consensus.

Services beyond the scope of the AIA contract

We do not anticipate that any services beyond the scope of the AIA contract will be required for your project.

Due to our previous experience with your building and your project we have a significant amount of backup material on hand and will be able to offer you a meaningful discount on future architectural fees for work done to date. The discount will be based on the amount of previous work that can be applied to this project. We will mutually arrive at an appropriate discount during contract negotiations.

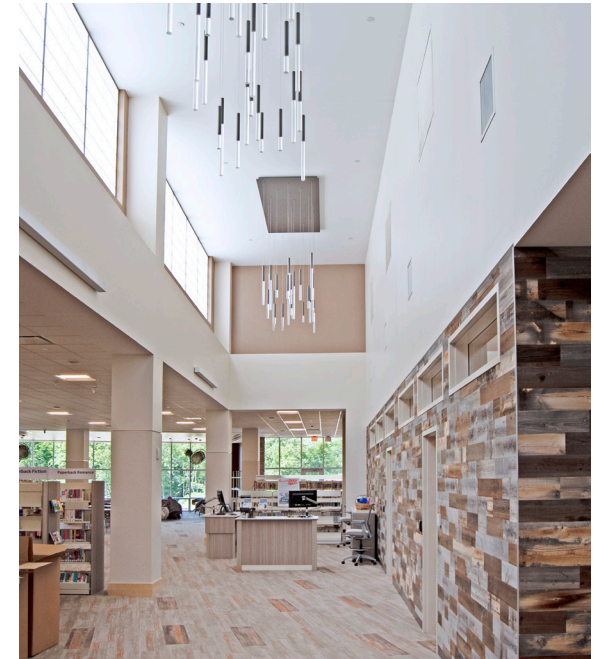
Other projects under development

StudioGC has several different design teams. The StudioGC Library Team’s primary current projects are;

- Vernon Area Library - Schematic Design Phase as required to secure funding
- Watertown Public Library - Construction Documents
- New Richmond (WI) Library - Project on hold pending funding
- Antioch Public Library District - Schematic Design Phase as required to secure funding
- Geneva Public Library District - Construction Phase

Other StudioGC design teams are currently working with:

- Niles SD 219 Bridges - Construction Administration
- Lincolnwood SD 74 - Bidding & Negotiation
- Montessori School - Construction Documents
- Niles SD 219 Labs - Construction Administration
- Niles North Addition - Schematic Design Phase



Project Understanding/Approach

Why do you want to be chosen?

From StudioGC Library Team Leader Rick McCarthy

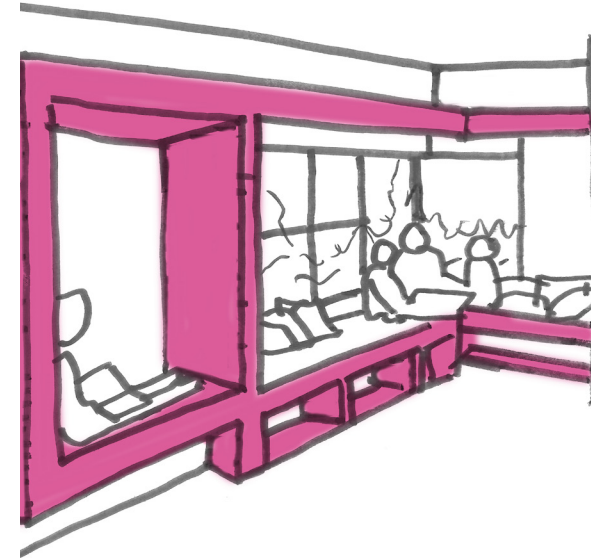
My personal association with the Irvin Young Library extends over nearly a decade. I want to see this project through and be a part of giving the residents of Whitewater the library that they deserve.

The initial project began with a larger scope – and hence a larger price tag. That initial scope was defined by Anders Dhalgren’s 2012 space needs summary but may have been an over-reach when compared to local resources at that time. My personal goal is to work with you to get the maximum public benefit at a cost that the community can accept. The current program of expanded meeting space, smaller meeting rooms, children/young adult expansion and expanded maker space address some of the library’s most pressing needs - we feel that this is an appropriate project scope. The original project size required an addition to the south which was a relatively costly option due to the grade change in that direction. The current scope opens up a number of other less costly options. Our team evaluated a number of other potential additions during our previous studies and is ready to hit the ground running with options that will be appropriate for the current project scope.

As implied above, lot of the work that my team did over the years is still applicable to the project. We understand the challenges posed by the existing building, the grade change across the site, storm water drainage, parking, the need to fit into the existing context and a host of other project-specific conditions. These are all items that need to be addressed. We can approach this project with an initial level of understanding that no other team can offer. As mentioned elsewhere in this response, we can also offer a reduction in professional fees to account for background work that has already been completed. At the same time, we are happy to take a fresh look at everything and not be limited by any of our previous conceptions of architectural expression or earlier solutions. This is your library; our team will listen to you and work with you to provide a design that reflects you and the community

What strengths and capabilities do we bring to this project?

- Unmatched understanding of your existing building and site.
- An established record of successful and innovative library addition and remodeling projects.
- Unequaled expertise at helping you involve the public and making your case to local government.
- Expert interior design capabilities that will allow the re-worked portions of the library to look like 21st-century spaces while working in harmony with the existing architecture



Project Understanding/Approach



What is the greatest challenge?

We see 2 primary challenges;

- As with many projects – securing funding. No other team can match our ability to help you to work with those who will ultimately fund the project be they donors, the public or local government.
- The existing library building and site present a number of architectural challenges ranging from minimal roof slopes that are difficult to drain, a site that drops toward the south and inconveniently placed utilities. We are intimately familiar with all of these conditions and will provide an affordable and attractive solution that meets your goals at the lowest cost.

Techniques and Project Approach

Our planning process is flexible and will be tailored to meet your specific needs. The StudioGC Library Team will work with you to schedule internal and/or public events for discussion and collaboration with stakeholders. These meetings will promote investigation, challenge preconceptions and identify solutions that are relevant to your organization and to the community.

We begin master planning projects with a series of logical, progressive steps.

Educate

The rapid rate of change in the industry have left many questioning the place of libraries. We will interactively discuss the future of public libraries and review relevant local topics.

StudioGC excels in fostering effective public and library team involvement; it is a core part of our process and we are noted for our engaging and interactive presentations. We feel that participants need a real understanding of the potential of a 21st century library before we engage them in the planning process. We cover new technology, collection trends and design for collaboration. This discussion can involve community members, library and municipal boards as well as library staff. It will create a basis of knowledge for ongoing discussions and decisions during the master planning process. Even a forward-looking and educated staff such as yours can benefit from interactive exchanges that present new ideas and different outlooks.

StudioGC uses social media to encourage participation in the planning process. We have had great success engaging library clients using Pinterest Boards and similar social media platforms. These tools help us interact with community stakeholders on many different levels and allow us to hear from stakeholders that may be unavailable for meetings.

Engage

StudioGC will meet with stakeholders, identify aspirations and establish goals. We will engage administration and staff to plan the public conversation and work with you to create a variety of input portals.

Sometimes low tech, face-to-face is the best approach. The picture on the left shows one of our interior designers leading a StudioGC “Block Party” in which we invite library staff to work with the Design Team to explore the relationships between the various spaces and activities within the library. Not everybody understands architectural drawings, but everybody understands blocks – we find that utilizing the right tool is often the key to successful participant engagement.

We began by promising to hear what has been said. We never know where the next great idea will come from and are always willing to listen. The adjacent photo is from a recent public event we hosted at New Richmond Wisconsin’s Friday Memorial Library where we asked children and teens to contribute ideas for their respective areas of the library.

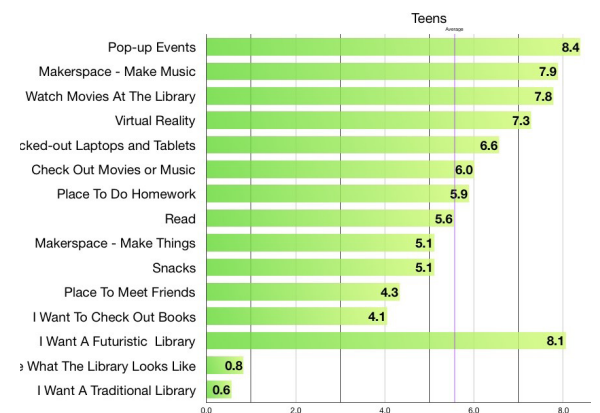
Report

There are many ways that we can let you know what we’ve learned from the engagement process. When possible, we like to use graphical representations to allow you to quickly take in our findings.

The adjacent chart summarizes findings from engagement sessions that were held for the Watertown Public Library. This data was from a teen session where we learned what is important to that segment of Watertown’s library users.

Prepare the Program

The building program is the road map that provides a basis for subsequent design exploration. At the close of the engagement phase the StudioGC team will work with you to prepare a program that succinctly summarizes your goals. The program will outline proposed collection sizes, room requirements for all spaces that are to be redesigned, adjacency requirements, staffing, lighting, appropriate noise levels and other unique requirements. Our programming is an interactive process; our team will work closely with the Library’s staff and administration to produce a program that reflects your aspirations and your community.



Project Understanding/Approach



Explore and Discover

We begin planning explorations only after completing the Education and Engagement phases of the planning process and ensuring that the Community, Board, Library staff and planners have a similar understanding of the project's goals.

We will start with the big picture; how customers first encounter the library, how they enter, how they find what they are looking for and how we can promote serendipitous discovery along the way.

As we begin to refine the big picture, the plan will become more detailed. Using information garnered during the engagement and programming exercises we will create conceptual layouts to review with stakeholders. We will see which ideas stick and identify those that need to be discarded.

At this time we will begin to look at conceptual estimates to confirm that they are in line with your proposed project budget and an initial phasing analysis to determine what should happen when. Every step from this point forward will include an update of conceptual project costs to confirm that the planning is in line with your financial expectations.

A happy staff is reflected in great library service. We pay special attention to planning considerations that have an impact on staff operations and workload. We understand that an engaged staff is behind every successful library. We must create a good environment for those that spend their working lives within its confines.