

TECHNICAL PROPOSAL

Rockdale County
Architectural and Engineering
Services for Various County
Projects

RFQ Number: 20-13

PRAXIS3

Table of Contents

FIRM OVERVIEW AND LETTER

3

REQUIRED DOCUMENTS

6

STAFFING

20

EXPERIENCE/ REFERENCES

33

PROJECT APPROACH

38

FINANCIAL STABILITY

41

PRAXIS3

FIRM OVERVIEW AND LETTER

September 17th, 2020



Meagan Porch
958 Milstead Avenue
Conyers, GA 30012
E-mail: meagan.porch@rockdalecountyga.gov

Reference: RFQ # 20-13 | Rockdale County - Architectural and Engineering Services for Various County Projects

Dear Ms. Porch and Selection Committee Members:

PRAXIS3 is an established architectural firm with a reputation for producing creative, innovative, and buildable design solutions while also providing personalized and professional service. Our team is recognized by our clients for being attentive to their needs and for consistently delivering the technical quality and design creativity that they expect from an excellent architecture team. Our services include programming, space planning, site planning/master planning, building design, interior design, environmental graphics and wayfinding/signage, construction documents, and construction administration services.

PRAXIS3 has an excellent record of meeting our clients' project schedules. At the beginning of each assignment, we meet with our clients and establish a detailed project schedule that includes critical milestones for completing particular tasks, as well as allowances for all required owner reviews. We have the necessary depth of professional staff resources to assign to your projects to achieve your schedule requirements.

The PRAXIS3 team brings a unique set of qualifications to the project:

Value-added Design Approach. By exploring multiple options in creative ways, we create value-added design solutions that optimize our clients' budgets to provide the best return on a long-term investment by the County. These multiple options often include evaluations of building systems, materials, and components that balance functionality and performance (i.e., durability, service/maintenance requirements, energy consumption/savings, and life cycle/replacement costs). When budgets are challenging, we work doubly hard to weigh the costs of design solutions against the benefits they provide, in order to maximize the value to the County.

Collaborative and Efficient Programmers. Our team is very experienced in meeting with high level stakeholders, establishing project goals that will be referred back to until project completion, and identifying potential efficiencies and overlaps in programming that can result in a more active space and economical design. We are also well versed in diving deeper into very specific requirements with individual users and reconciling these requests with the parameters established by the high-level stakeholders. —

Applicable Experience. We have experience working with municipalities and public institutions on the project types to be awarded under this contract. Our public sector work includes working with the Atlanta Housing Authority, City of Atlanta, Atlanta Beltline, City of Decatur, Cobb County, Georgia Tech, and many other higher education institutions. Having recently completed projects with Georgia State University and Emory University under a similar contract, we are familiar with providing On-Call or as-needed services and have the flexibility to assist as soon as needed. We are adept at adhering to a clients' particular set of facility standards.

From a planning perspective, our services have ranged from initial due diligence and feasibility studies of individual buildings and rooms to comprehensive, long-term master planning for multi-acre sites including construction documents for phased development and planning for future building additions. The size of these projects has ranged from the very small to multi-million dollar budgets. While we pride ourselves on our QA/QC process for any project, we are particularly proud of our success at renovating existing buildings. We understand the nuances, details, architectural and engineering design considerations for renovations to buildings of a range of ages and have assisted our clients, often on a tight budget, with developing plans that include modernization of these buildings with strategic interventions that result in a facility that is both attractive and functional for many years to come.

Given the opportunity, the Rockdale County team will see that this project will receive the attention and care that our clients have come to expect.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read "Brian Tanner", is written over a faint, light blue circular stamp or watermark.

Brian Tanner AIA
Principal, PRAXIS3

FIRM OVERVIEW



A1 BASIC COMPANY INFORMATION

PRIME CONTRACTING ARCHITECT

PRAXIS3, LLC

100 Peachtree Street NW, Suite 1450
Atlanta, Georgia 30303

PRIMARY CONTACT

Brian Tanner

Project Manager

T 404.786.0983

F 404.876.8884

E btanner@PRAXIS3.com

www.PRAXIS3.com

FORM OF OWNERSHIP

Limited Liability Company (LLC),
incorporated in Georgia

STATE OF INCORPORATION

Georgia

NUMBER OF YEARS IN BUSINESS

22 years (founded in 1997)

A2 HISTORY AND GROWTH OF FIRM

PRAXIS3

Craig James and Stuart Romm, who have worked together since 1983, created PRAXIS3 in 1997. In 2003, David Hamilton joined the firm as a third principal specializing in academic and institutional projects. In 2013, the firm converted to a LLC and added Ryan Stancill and Brian Tanner as principals. Marks Alexander was added as a principal in 2016. Jason Summers was promoted to Principal in 2018. The firm has a **full time staff of 47** that includes:

PRAXIS3 is firmly committed to energy efficiency and sustainable design practices. Ten of our staff are LEED Accredited Professionals, with additional staff sitting for the exam in the near future.

During the past four years, PRAXIS3 has completed over \$300 million dollars worth of construction on major civic, college, institutional, commercial and mixed-use projects around the country. Our civic experience includes the Decatur Fire Station No.2., the Austell Senior Center, the Decatur Recreation Center, the Cobb

County Superior Court Parking Deck, Coweta County Transfer Station, the City of Atlanta's Chastain Arts Center, and several libraries.

PRAXIS3's architectural services include programming, space planning, site planning/master planning, building design, interior design, construction documents, and construction administration services. PRAXIS3 utilizes the latest technologies available to facilitate service delivery including Autodesk Revit and the in-house developed project communications and management system, RoundhousePM.

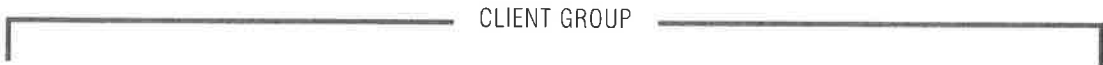
Professionals (Architects / Interiors)	24
Project Managers	4
Project Architects	4
Emerging Professionals	10
Administrative / Accounting	4
Marketing / Business Development	1
TOTAL	47



PRAXIS3

STAFFING

TEAM ORGANIZATIONAL CHART



Rockdale County



PRAXIS3

ARCHITECT

David Hamilton / Principal-in-Charge
 Brian Tanner / Project Manager



PES Engineers

STRUCTURAL ENGINEER

Michael Planner / Principal-in-Charge
 Chad Forster / Project Manager

RMF Engineering

MECHANICAL, ELECTRICAL, & PLUMBING ENGINEER

Vance Neil / MEP Principal-in-Charge
 Daniel Noto / MEP Project Manager
 David Crutchfield / Quality Control
 Beth Crutchfield / Lead Electrical Engineer

Eberly & Associates

CIVIL ENGINEER & LANDSCAPE ARCHITECT

Mike Wright / Project Manager
 Jennifer Ilkin / Landscape Architect

CURRENT AND PROJECTED WORKLOAD

PRAXIS3's current or projected workloads would not in any way hinder our ability to provide all of our key staff and other technical support resources to deliver your project and meet your schedule requirements. Many of our current projects are either in the completion of the construction documents phase or are under construction and nearing completion, so we are fully prepared to get started immediately upon Notice to Proceed. As a medium-sized firm, we have the expertise and horsepower to get the job done on time and within budget. We will ensure that appropriate resources are assigned to any specific project under this On-Call agreement relative to that project's precise requirements.

FIRM PERSONNEL



David Hamilton, AIA

Principal

Education

Clemson University
Master of Architecture (M ARCH)
Bachelor of Science in Design

Registrations

Registered Architect: Georgia
 License # RA006306

Memberships

American Institute of Architects

Society for College and University
 Planning (SCUP)

Central Atlanta Progress

Architecture and Design Center Board

Freedom Park Conservancy Board

Metropolitan Public Art Coalition

David Hamilton is a principal at PRAXIS3. He shares responsibility for guiding overall design at the Atlanta firm with Principals, Stuart Romm, Brian Tanner, Craig James, Marks Alexander, Ryan Stancill and Jason Summers. He has played a primary role in the development of both the Higher Education / Institutional Studio and the Mixed-Use/ Urban Design Studio, where he has served as lead designer on several major projects. He has over 30 years of experience working as an architect at several Atlanta architectural firms, among them, Verge Studios and Lord Aeck Sargent Architecture.

David has extensive experience designing Higher Education facilities including a Campus Master Plan and the first two buildings for the West Georgia Technical College's Newnan Campus. He was also key to the design of the 25 Park Place Annex for Georgia State University and is currently working on the Carlton Center project at the Abraham Baldwin Agricultural College in South Georgia. David has also taken a primary lead in PRAXIS3's role in the IDIQ program at GSU, heading up design for a variety of small campus projects. He understands the impact and importance of Higher Education on the state and its citizens and shares the passion of faculty, staff and students for this important work. His civic work includes the renovation and re-purposing of the mid-century Decatur Recreation Center as well as other municipal projects.

He is also active in the architecture, design and art communities in Atlanta. He served as a board member of the Architecture Society of Atlanta, and served as President in 1994-1996. He currently serves as a member of the board of the Architecture and Design Center where he is Program Chair. David served on the Central Atlanta Progress (CAP) Downtown Master Plan Review Committee and is currently serving on the Downtown Arts + Entertainment District Committee for CAP and the Atlanta Downtown Improvement District (ADID). He also co-founded the Public Domain Arts Group. He is a frequent review critic at the Georgia Tech College of Architecture and the Kennesaw State College of Architecture.

Relevant Projects

- *City of Decatur; Decatur, GA*
Decatur Recreation Center
Decatur Fire Station No. 2
- *Chastain Arts Center; Atlanta, GA*
- *Urban Realty Partners - The George Mixed-Use Development; Atlanta, GA*
- *Georgia State University; Atlanta, GA*
25 Park Place Annex
MARTA Anthropology Lab
IDIQ Projects
- *Georgia Tech; Atlanta, GA*
Price Gilbert Library / Crosland Tower Renewal
Musician's Network West Georgia Technical College - Coweta Campus; Newnan, GA
Master Plan
Allied Health Building
General Classroom Building
- *Abraham Baldwin Agricultural College - Carlton Center and Fine Arts Building; Tifton, GA*
- *Emory College of Arts & Sciences, Office Relocation; Atlanta, GA*



Brian Tanner, AIA

Principal

Education

Georgia Institute of Technology
Master of Architecture (M ARCH)

Registrations

Registered Architect: Georgia
License # RA015519

Memberships

American Institute of Architects

Society for College and University
Planning (SCUP)

Central Atlanta Progress

Brian is a Principal at PRAXIS3, and has worked at the firm since its inception in 1997. He brings more than 25 years of experience in the profession, and plays a key role guiding the firm's designs in multiple practice areas. Brian was instrumental in developing the firm's Higher Education Studio, and continues to play a leadership role in that sector. Building upon his considerable experience as a project manager for the firm's largest and most complex projects, Brian – along with PRAXIS3 Principal, Craig James – shares responsibility for managing the technical aspects of the firm, including building performance, sustainability, construction document production, systems coordination, and Quality Assurance/Quality Control procedures. Brian believes strongly that design work happens across the entire arc of a project's life, equally informing the development of aesthetic, technical, constructional, and operational solutions.

Brian has played a significant leadership role on a wide variety of project at PRAXIS3 over the past 20 years. He has led some of the firm's most significant housing, mixed-use and academic projects. Many of his projects have achieved LEED Certification and his work is the recipient of numerous AIA Design Awards. His projects include new developments and adaptive-reuse of existing buildings, including historic structures and renovations – including many historically significant mid-century modern buildings. Brian also leads PRAXIS3's technical committee, overseeing the overall technical development and expertise of the entire team.

Brian is a graduate of the Georgia Institute of Technology, where he received a Bachelor of Science in Architecture degree in 1990 and his Master of Architecture in 1994. He has continued to be involved with Georgia Tech throughout his career, having served as a visiting instructor in the School of Architecture, and participating as an invited critic for numerous design studio juries. After working in the offices of Rosser International, Joseph Perry Associates, and Romm + Pearsall, Brian joined PRAXIS3 in 1997, where he became a Principal in 2014.

Relevant Projects

- *Decatur Recreation Center Renovation; Decatur, GA*
- *Austell Senior Center; Austell, GA*
- *Chastain Arts Center; Atlanta, GA*
- *Cobb County Parking Deck; Marietta, GA*
- *West Georgia Technical College - Coweta Campus; Newnan, GA*
Master Plan
Allied Health Building
General Classroom Building
- *Georgia State University - MARTA Anthropology Lab; Atlanta, GA*
- *West Georgia Technical College Master Plan; Newnan, GA*
- *Southern Crescent Technical College - Industry and Technology Building; McDonough, GA*
- *Southeastern Technical College - Technology Center; Vidalia, GA*
- *Abraham Baldwin Agricultural College - Carlton Center and Fine Arts Building; Tifton, GA*
- *Georgia State University- 25 Park Place Annex; Atlanta, GA*
- *Georgia Tech - Price Gilbert Library / Crosland Tower Renewal; Atlanta, GA*
- *University of West Georgia - Campus Bookstore; Carrollton, GA*

SUBCONTRACTOR'S QUALIFICATIONS



EBERLY & ASSOCIATES

Eberly & Associates has provided land planning, civil engineering and landscape architecture services for completed municipal and county government office buildings, courthouses, jail, and parks facilities throughout North Georgia. The firm's recent experience includes:

- Forsyth County Annex & Administration Building; Cumming, GA
- Virginia Highlands Fire Station Renovation; Atlanta, GA
- Adamsville Health Center, Atlanta, GA
- Rockdale County Government Center; Conyers, GA
- Columbia County Parking Deck; Evans, GA
- Cobb County Superior Courthouse Leed; Marietta, GA
- Newton County Courthouse; Covington, GA
- Cherokee County Courthouse; Cherokee County, GA

PES ENGINEERING

PES Structural Engineers is one of the largest single discipline structural engineering firms on the east coast. With a technical staff of over 50, their capacity to provide designs on projects near and far is unparalleled. They are well-versed in all structural systems and regularly work with clients to provide facilities that shape communities and transform user experiences. The firm's recent experience includes:

- Gwinnett County Justice and Administration Center Addition; Lawrenceville, GA
- Gwinnett County Department of Human Services, Lawrenceville, GA
- Brookhaven Public Safety Building, Brookhaven, GA
- Cobb County Police Department Training Facility, Marietta, GA
- Beacon Municipal Center: Decatur Police Department + Municipal Court, Decatur, GA
- City of Hartwell City Hall and Police Department, Hartwell, GA

RMF ENGINEERING

RMF's talented staff of full service engineers applies superior planning, design, engineering, and commissioning services to solve engineering challenges, large and small, for clients across the world. Their clients, peers, and prospects know the RMF name and rely on them to see their projects through from concept to completion. The firm's recent experience includes:

- Fulton County Government Center Assembly Hall Renovation
- Fulton County Government Justice Center and Government Center ADA Modifications
- City of Auburn Public Safety Center Commissioning
- Fulton County Government Central Library Renovation Enhanced Commissioning
- Woodruff Memorial Research Building MEP Renovation Emory University
- Oxford College Seney Hall HVAC Renovation Emory University

Michael Planer, P.E., SECB PRINCIPAL | President



Throughout the course of his 33 year career, Michael's worked just about every type of project out there. His expertise includes the design of structural systems requiring steel, masonry, timber, prestressed concrete and reinforced concrete members with an emphasis on industrial developments and tilt-up structures. Michael is responsible for the overall operations of the firm, ensuring that each project is staffed with the best professionals for the job.

RELEVANT EXPERIENCE

COBB COUNTY POLICE DEPARTMENT TRAINING FACILITY, Marietta, Georgia

Michael serves as the structural Principal-in-Charge and Engineer of Record for the design of the renovation of an existing 113,000 square foot, one-story warehouse space into a public safety officer training center for Cobb County. The structural scope of work includes surveying the existing building to determine the structural framing system and analyzing the building to support catwalks, interior operable partitions, new openings in the exterior wall, and the partial removal of the existing mezzanine. The facility, which will replace the county's existing training facility, will feature specialized fitness, training, auditorium, and office areas.

BROOKHAVEN PUBLIC SAFETY BUILDING, Brookhaven, Georgia

Michael serves as the structural Principal-in-Charge and Engineer of Record for the design of a new 37,000 square foot, three-story Public Safety Building for the city of Brookhaven. The structure utilizes steel framing, steel bar joist roof framing, metal deck roof sheathing, reinforced slab-on-grade, composite steel elevated floors with concrete slab, and metal stud exterior walls supported on shallow foundations. The new facility will consist of municipal court offices and court room space with program-related offices, city police functions, administrative offices, and public community meeting rooms.

FAYETTEVILLE CITY HALL, Fayetteville, Georgia

Michael serves as the structural Principal-in-Charge and Engineer of Record for the design of a 38,000 square foot, three-story City Hall building in Fayette County. The building contains two wings separated by an open three story pre-function space that is connected by a bridge at the second and third floors. The exterior of the building is made up of a combination of glass storefront and brick veneer, with panel screening on one wing. The structure will be steel framed, composite floor slab, supported with steel columns on shallow foundations. The lateral system will consist of a combination of steel braced frames and CMU shaft walls and moment frames on the perimeter as required.

TYRONE TOWN HALL AND POLICE DEPARTMENT, Tyrone, Georgia

Michael serves as the structural Principal-in-Charge and Engineer of Record for the design of a new 20,000 square foot, one-story municipal complex for the city of Tyrone. The facility's structural system consists of steel framing, steel bar joist roof framing with metal deck roof sheathing, reinforced slab-on-grade, and non-load bearing exterior metal studs supported on shallow foundations.

CANTON HEALTH DEPARTMENT EXPANSION, Canton, Georgia

Michael serves as the structural Principal-in-Charge for the design of the renovation and expansion of the Cherokee County Health Department facility located in Canton. The project includes the renovation of the current patient intake section of the health center to improve the efficiency of patient flow and increase the number of intake windows; relocation of the current board room to a new designated space, converting the existing board room into additional exam/office space; addition of a WIC area in the front of the facility, including a lobby/intake area, intake clerk, four exam rooms, and storage; and expanding the west end of the current facility to accommodate additional exam rooms, offices, and restrooms.

EDUCATION

Master of Science,
Civil Engineering,
Georgia Institute of
Technology, 1987
Atlanta, Georgia

Bachelor of Science,
Civil Engineering,
Georgia Institute of
Technology, 1986
Atlanta, Georgia

REGISTRATIONS

Registered Professional
Engineer in the states
of *Alabama, Arizona,
Colorado, Delaware,
Florida, Georgia, Kansas,
Kentucky, Minnesota,
Mississippi, Nebraska,
Nevada, New Hampshire,
New Jersey, North
Carolina, Pennsylvania,
Rhode Island, South
Carolina, Tennessee,
Texas, Utah, Virginia, and
Washington, D.C.*

ASSOCIATIONS

American Council of
Engineering Companies
(ACEC) of Georgia;
Council of American
Structural Engineers
(CASE); Structural
Engineers Association of
Georgia (SEAOG)



STRUCTURAL
ENGINEERS

Chad Forster, P.E. PRINCIPAL



Chad has over 16 years of experience in the structural design of office buildings, municipal facilities, adaptive reuse projects, healthcare facilities, assisted and senior living facilities, and various other facilities involving a variety of structural systems including concrete, steel, masonry, and wood. Currently serving as a Principal of the firm, he coordinates and oversees the work of Project Managers and Engineers within his team for all projects. Chad's responsibilities also include managing the design processes of various projects and working on a day-to-day basis with clients.

RELEVANT EXPERIENCE

GWINNETT COUNTY COURTHOUSE EXPANSION, Lawrenceville, Georgia

Chad served as the structural Project Manager for the new 180,500 square foot courthouse addition and adjacent parking deck for the Gwinnett County Justice and Administration Center. The courthouse addition consists of four stories and a lower level and will house six new courtrooms with space available for eight additional superior courtrooms in the future, Judges Chambers, a five hundred set jury assembly space, Sheriff Offices, Inmate Holding and Vehicular Sally Port that will serve the new and existing holding area. The parking deck is a 360,000 square foot, four-story structure connected to the new building via a security clearance lobby. The 1,500-car structure, located at the corner of Nash Street and Constitution Boulevard, will be connected to the existing building by a new pedestrian bridge and elevated plaza.

CENTRAL LIBRARY RENOVATION, Atlanta, Georgia

Chad serves as the structural Project Manager for the renovation of the Central Library for the Fulton County Public Library System. Located in the city of Atlanta, the existing library consists of steel framing with elevated composite steel slabs as well as a concrete framed auditorium in the basement. The scope consists of multiple floor openings for stairs and elevators plus other areas of modification on each floor. A seismic analysis was included in the design to make sure that the building, along with its modifications, meet the current building code's seismic loads.

ROOSEVELT HALL ADAPTIVE REUSE, Atlanta, Georgia

Chad serves as the structural Project Manager and Engineer of Record for the renovation and adaptive reuse of the historic Roosevelt Hall for the Housing Authority for the city of Atlanta. Scope of work includes a preliminary site visit and condition survey, providing design drawings incorporating any rehabilitative issues found, and providing build-out design drawings for the 3,000 square feet tenant space.

NORTH HOUSTON PARK RECREATION CENTER, Warner Robins, Georgia

Chad serves as the structural Engineer of Record for the design of a new 64,000 square foot recreation center for the City of Warner Robins. The structure utilizes steel framing, bar joist roof framing, metal deck roof sheathing, slab-on-ground, composite steel elevated floors, a masonry shear wall lateral system, and non-load bearing metal stud walls supported on shallow foundations. The facility will feature four gymnasiums, a walking track, four baseball fields, and space for a senior citizens facility.

SMYRNA PUBLIC HEALTH DEPARTMENT, Smyrna, Georgia

Chad serves as the structural Project Manager for the design of an addition to the existing 15,000 square foot Smyrna Public Health Department facility. The structural scope of work included the design and details for a two-story steel framed stair, elevator, and lobby addition to the existing space. The addition utilized steel framing with cold formed walls supported on shallow foundations. The services provided at this location includes health care for women, infants and children (WIC services), well-checks and school screenings for children, immunizations, adult health services including family planning and STD services.

EDUCATION

Bachelor of Science,
Civil Engineering,
University of Florida, 2004
Gainesville, Florida

REGISTRATIONS

Registered Professional
Engineer in the states
of *Alabama, Florida,*
Georgia, North Carolina
and South Carolina

ASSOCIATIONS

American Council of
Engineering Companies
(ACEC) of Georgia;
Structural Engineers
Association of Georgia
(SEAOG)



STRUCTURAL
ENGINEERS

MIKE WRIGHT ASSOCIATE

EBERLY & ASSOCIATES



Education

- Bachelor of Science, Civil Engineering, 1996, Southern College of Technology, Atlanta, Georgia

Role

Project Manager

Mr. Wright is an integral part of Eberly & Associates. He has led project teams as lead designer and project manager. Mike works with county and city governments throughout North Georgia on a variety of project types. He is experienced working on SPLOST funded projects and knows how to work with the project phasing to meet funding cycles.

Mike's experience across project types and municipalities is valuable as design teams make decisions to maximize site development potential.

He joined Eberly & Associates in 1996.

Relevant Experience

CITY OF ROCKDALE GOVERNMENT CENTER, CONYERS, GA

Civil Engineer and Project Manager for a new 42,000 s.f. office building with parking spaces on 4.2 acres.

CHEROKEE COUNTY COURTHOUSE, CHEROKEE COUNTY, GA

Project manager for the landscape and hardscape services including circulation routes / walks, walls and fencing for courthouse renovations and addition of an amphitheater.

CLAYTON COUNTY PUBLIC SCHOOLS SAFETY & SECURITY HEADQUARTERS, CLAYTON COUNTY, GA

Project manager for civil engineering services for the conversion of existing bank into the new Safety and Security Headquarters building. The civil scope includes modifications including a small storage room addition. Site scope also includes new parking striping and new curbing.

VIRGINIA HIGHLANDS FIRE STATION RENOVATION, ATLANTA, GA

Project Manager for Civil Engineering services for the renovation of the historic fire station building and site improvements, including rainwater harvesting.

GREY STONE POWER HEADQUARTERS MASTER PLAN, PAULDING COUNTY, GA

Project Manager for the civil engineering services for due diligence, master planning, site engineering, offsite sanitary sewer with lift station, landscape, hardscape, rainwater harvesting, and irrigation.

JENNIFER ILKIN
GROUP LEADER
LANDSCAPE ARCHITECTURE

EBERLY & ASSOCIATES



Education

- Bachelor of Landscape Architecture, 1999, Pennsylvania State University
- Certificate of Merit in Healthcare Garden Design, 2018, Joseph Regenstein, Jr. School, Chicago Botanic Garden

Registrations

Registered Landscape Architect,
Georgia, LA 001786
Mississippi, 0676
Tennessee, 1195
Florida, TLA 121
Pennsylvania, LA 002650

LEED Accredited Professional

Affiliations

Member, American Society of Landscape Architects (ASLA)
Member, Commercial Real Estate Women (CREW)
Member, Southface Energy Institute

Ms. Ilkin joins Eberly & Associates as the group leader for landscape architecture. She has experience working in both public and private development, leading projects throughout the US. LEED accredited and an expert in hardscape design and construction, Ms. Ilkin brings a wealth of design knowledge and sensitivity to the built environment to her work.

Ms. Ilkin's design philosophy is heavily rooted in place-making, integrated with a deep understanding of design and engineering, providing clients with high-quality, valuable and sturdy design solutions via excellent service and attention to detail throughout the project life cycle.

She joined Eberly & Associates in 2015.

Relevant Experience

HJIA FIRE STATION 32 SOUTH, ATLANTA, GA

Landscape architecture project manager for all site improvements including demolition of the existing facilities and all utilities; landside & airside access and parking facilities; ARFF Fire Station Facility; and relocation/ addition of SIDA and property fencing.

P426 LITTORAL COMBAT PROJECT, JACKSONVILLE, FL

Landscape project manager for littoral combat ship (LCS) logistics support facility (LSF) at Naval Station (NAVSTA) Mayport. The design/bid/build project includes a new 4-story facility, renovation of the LCS LSF Phase 1 facility, a new 1,335-space structured parking facility and widening of Bailey Road.

CITY OF NORCROSS MIXED USE, NORCROSS, GA

Planner and Landscape Architect for the services for the design and construction of an appropriate 165- unit multifamily development, approximately 10,000 sf of retail with structured parking and associated amenities. This project is a Public – Private Partnership with the City of Norcross and the developer.

FORSYTH COUNTY ANNEX & ADMINISTRATION BUILDING, CUMMING, GA

Landscape Architect for the existing conditions review and master plan for the existing Forsyth County Courthouse Annex and Administration Building.



RMF ENGINEERING

VANCE NALL, PE

MEP PRINCIPAL IN CHARGE

Mr. Nall leads the operations of RMF's Atlanta office where he leads a team of engineers specializing in the planning, design and commissioning of new and renovated buildings, as well utility infrastructure systems for local and national clients. Mr. Nall has over 22 years of experience managing multidisciplinary work. He has design experience with civil and mechanical systems including steam, hot water, chilled water, electric, telecommunications, storm drain, sanitary sewer, domestic water and gas distribution.

Mr. Nall has experience in existing condition surveys and assessments, field documentation, piping system thermal stress analyses, hydraulic analyses, system design, and component selection. He also has construction experience with boiler and chiller installations and replacements and most types of utility distribution systems, including walkable tunnels, trenches, and direct buried systems.

YEARS EXPERIENCE

With Current Firm: 22
Total: 22

REGISTRATIONS

Professional Engineer, GA
#PE035254

EDUCATION

Bachelor of Science, 2000,
Mechanical Engineering, North
Carolina State University

RELEVANT PROJECT EXPERIENCE

Government Center Assembly Hall Renovation
Fulton County Government

Justice Center and Government Center ADA Modifications
Fulton County Government

Public Safety Center Commissioning
City of Auburn

Central Library Renovation Enhanced Commissioning
Fulton County Government

Woodruff Memorial Research Building MEP Renovation
Emory University

Oxford College Seney Hall HVAC Renovation
Emory University

New EmTech Library Service Center
Emory University

Aderhold Hall HVAC Study and Renovation
University of Georgia

Dickey Drive Steam Line Replacement
Emory University

Campus Wide Utility System Master Plan and Design
University of Georgia

College of Education 3rd Floor AHU Replacement
Georgia State University

New Humanities Law Building Commissioning
Georgia State University

Oxford College Seney Hall HVAC Renovation
Emory University

West Campus Student Center HVAC Renovation
Georgia College & State University

Maxwell Student Union Chick-Fil-A Restaurant HVAC Analysis
Georgia College & State University

Tucker Hall 3rd Floor Renovations
University of Georgia

Chiller Plant Expansion Phase I
Georgia College & State University

Packard Hall HVAC Study
Spleman College



RMF ENGINEERING

DANIEL NOTO, PE, LEED AP

MEP PROJECT MANAGER

Mr. Noto is a mechanical engineer with over 16 years of experience in project management and mechanical system design serving academic, healthcare, commercial and mixed-use facility projects. He has considerable experience which includes new as well as renovation work, large chilled water systems, cost effective tenant improvement work inside existing buildings, and quality engineering designs.

Mr. Noto has been responsible for the HVAC, plumbing, fire protection and medical gas design of many different types of facilities, and he is very knowledgeable with the design standards and code requirements associated with them.

▶ YEARS EXPERIENCE

With Current Firm: 1.5
Total: 16

▶ REGISTRATIONS

Professional Engineer, GA
#PE036288
LEED Accredited Professional

▶ EDUCATION

Bachelor of Science, 2002,
Mechanical Engineering, Georgia
Institute of Technology

RELEVANT PROJECT EXPERIENCE

Government Center Assembly Hall Renovation

Fulton County Government

Justice Center and Government Center ADA Modifications

Fulton County Government

Multiple Gym HVAC Renovation

DeKalb County School District

E.C. West Elementary School Renovation

Fulton County School District

River Eves Elementary School Renovation

Fulton County School District

Stonewall Tell Elementary School Renovation

Fulton County School District

Seaborne Lee Elementary School Renovation

Fulton County School District

Troup County High School New Gym and Indoor Practice Facility

Troup County School District

West Campus Student Center HVAC Renovation

Georgia College & State University

Tucker Hall 3rd Floor Renovations

University of Georgia

University Commons HVAC Design

Kennesaw State University

Building E HVAC Replacement

Kennesaw State University

Maxwell Student Union Chick-Fil-A Restaurant HVAC Analysis

Georgia College & State University

Molecular Science & Engineering Building Cicerone Lab Up Fit

Georgia Institute of Technology

Building L HVAC Renovation

Kennesaw State University

Building A Electrical Room HVAC Modifications

Georgia Gwinnett College

Jolly Lodge Dehumidification

Kennesaw State University

Oxford College Seney Hall HVAC Renovation

Emory University

Norton Hall HVAC Renovation

Kennesaw State University



RMF ENGINEERING

DAVID CRUTCHFIELD, PE, LEED AP QUALITY ASSURANCE / QUALITY CONTROL

Mr. Crutchfield is a mechanical engineer with experience in the design and analysis of mechanical systems serving educational, federal, healthcare, and commercial facilities. His experience includes new as well as renovation work and frequently includes the coordination of multiple construction phases.

Mr. Crutchfield performs detailed engineering economic analyses on a variety of projects to support his engineering approach. His primary role on many of his projects is providing quality control at each design phase and other strategic times. He ensures the team is effective in providing technically accurate studies, plans and specifications and overall coordination among engineering disciplines.

YEARS EXPERIENCE

With Current Firm: 24
Total: 26

REGISTRATIONS

Professional Engineer, GA
#PE031102
LEED Accredited Professional

EDUCATION

Bachelor of Science, 1992,
Mechanical Engineering, The
Catholic University of America

RELEVANT PROJECT EXPERIENCE

**Justice Center and Government Center
ADA Modifications**
Fulton County Government

**Seaborne Lee Elementary School
Renovation**
Fulton County School District

**HVAC System Analysis for Law
Enforcement Center**
Charleston County

Law Enforcement Center Renovation
Charleston County

**New Emergency Operations Center -
Bridgeview Facilities**
Charleston County School District

Detention Center HVAC Renovation
Charleston County

**Department of Social Services Building
AHU Replacement**
Charleston County

**Palmer Emergency Operations Center
Renovation**
Trident Technical College

**Fire Department Addition and Training
Facility**
Saint Paul's Fire District

West Architecture AHU Renovation
Kennesaw State University

**West Campus Student Center HVAC
Renovation**
Georgia College & State University

**Maxwell Student Union Chick-Fil-A
Restaurant HVAC Analysis**
Georgia College & State University

**Oxford College Seney Hall HVAC
Renovation**
Emory University

Tucker Hall 3rd Floor Renovations
University of Georgia

**New Campus Life Center Temporary
Dining Facility**
Emory University

**Campus Recreation Center Olympic Pool
HVAC Renovation**
Georgia Institute of Technology

Jolly Lodge Dehumidification
Kennesaw State University

**Building A Equipment and AHU
Replacement**
Kennesaw State University



RMF ENGINEERING

BETH CRUTCHFIELD, PE, LEED AP LEAD ELECTRICAL ENGINEER

Ms. Crutchfield is an electrical engineer, and her experience captures both building and infrastructure projects. Her experience is in all phases of development including schematics, design development, A & E coordination, construction documents, construction administration and commissioning.

Ms. Crutchfield has been responsible for medium and low voltage electrical distribution, standby power systems, interior and exterior lighting design with computerized calculations, fire alarm, and special systems design in new and renovated facilities. Ms. Crutchfield's projects are always designed and coordinated to every architectural detail and owner request from floor plans to specifications.

YEARS EXPERIENCE

With Current Firm: 24
Total: 25

REGISTRATIONS

Professional Engineer, GA
#PE037930
LEED Accredited Professional

EDUCATION

Bachelor of Science, 1991, Electrical Engineering, Wesleyan College

RELEVANT PROJECT EXPERIENCE

Government Center Assembly Hall Renovation

Fulton County Government

Justice Center and Government Center ADA Modifications

Fulton County Government

E.C. West Elementary School Renovation

Fulton County School District

Stonewall Tell Elementary School Renovation

Fulton County School District

Seaborne Lee Elementary School Renovation

Fulton County School District

Charleston County Detention Facility Court Room Renovation

County of Charleston, SC

Pearl Street Park Renovations

Mecklenburg County Government

Phase II Headquarters Renovation

Kennesaw State University

Tillman Hall HVAC Renovations

South Carolina Department of Transportation

Building E HVAC Replacement

Kennesaw State University

Building A Equipment and AHU Replacement

Clemson University

LeConte College Renovation

University of South Carolina

Freeman Hall HVAC Upgrade

Clemson University

Mitchell Hall HVAC Replacement

South Carolina State University

Daniel Hall Renovation

Clemson University

Building 400 HVAC Renovation

Trident Technical College

Barnett Hall Dorm Renovation

Clemson University

Daniel Library Renovation

The Citadel

Hendrix Center Renovation

Clemson University

Softball Stadium Renovations

University of South Carolina

PRAXIS3

EXPERIENCE/ REFERENCES

PRIOR EXPERIENCE

The PRAXIS3 team brings a diverse set of project type experience that will allow us to serve you well. Our civil structural, and MEP engineering teammates are also well versed in municipal project across Georgia as a whole. PRAXIS3 has successfully completed work in Decatur and numerous projects in the Atlanta area. A diverse range of expertise has allowed us to take advantage of the cross-hybridization of ideas and to implement emerging trends within different public and private sectors to the benefit of a given project. The public sector projects include work with municipalities, cities, counties, state government, and higher education facilities. A small group of these satisfied owners and end-users are included in the following pages. PRAXIS3's services have spanned from early planning studies that lead to developing zoning requirements within the City of Atlanta to many years later being subject to that zoning as the architect of record for private mixed use development within that area. One of the projects we are most proud of is the City of Decatur's Fire Station #2. The Fire Station was conceptualized as a civic monument for the neighborhoods on the south side of Decatur and recalls the styling of the existing station. We understand how to incorporate features of clients' existing facilities and

that every municipality has their own functional and stylistic preferences. The energy-efficient structure is LEED Silver certified, sited to preserve several large existing trees on the site, and a recipient of the American Institute of Architect's Citation Award. We have also had the experience of helping other organizations establish their bases of operation and comprehensive master plans that are both efficient and flexible. That experience includes West Georgia Technical College's 30 acre campus in Coweta County. The master plan for that site anticipates both future building development as well as expansion to the initially constructed buildings as needs arise and funding is available. PRAXIS3's is able to offer full architectural services including programming, space planning, site planning/master planning, building design, interior design, construction documents, and construction administration services. PRAXIS3 utilizes the latest technologies available to facilitate service delivery including Autodesk Revit and the in-house developed project communications and management system, RoundhousePM.



Decatur Recreation Center
Decatur, Georgia



Decatur Fire Station No. 2

City of Decatur | Decatur, Georgia | 5,500 sqft | \$1.5M

The City of Decatur Fire Station No. 2 was conceptualized as a civic monument for the neighborhoods on the south side of Decatur. A large glass solar clock marks the movement of the sun throughout the year with the No. 2 logo of the station projected on to the tower's front face and can signal both the hour change and special events at night. The station replaces a residential scale, obsolete, facility with a new more civic-minded station that recalls the Art Deco styling of the main station in Downtown Decatur.

The building houses two apparatus maintenance bays, housing for on-duty firemen and a backup, city emergency communications center. The energy-efficient structure is certified as LEED Silver and utilizes a solar water-heating system. Its was sited to preserve several large existing trees on the site.

CLIENT REFERENCE CONTACT

Hugh Saxon
Deputy City Manager, City of Decatur
T: 678.553.6507
E: Hugh.Saxon@Decaturga.com



Decatur Recreation Center

City of Decatur | Decatur, Georgia | 34,381 sqft | \$6.2M

The Decatur Recreation Center was originally constructed in 1958 and houses a diverse venue of recreational, civic and arts programs for the City of Decatur. Working closely with City officials, Rec Center staff and the local community through interactive design charrettes, PRAXIS3 (in a joint venture with artist/ architect Amy Landesberg) initially re-programmed the facility and then developed plans to renovate the building to accommodate the functional requirements of a 21st-century recreation and community center. The beloved, vintage, mid-century building has been restored and updated. The lawn of the structure is being utilized as a new and more active city park space. The building's renovation was designed to achieve a LEED Silver Certification standard.

CLIENT REFERENCE CONTACT

Hugh Saxon
Deputy City Manager, City of Decatur
T: 678.553.6507
E: Hugh.Saxon@Decaturga.com



Austell Senior Center

Cobb County Property Management | Austell, Georgia | 5,500 sqft | \$1M

Sited in a secluded woodland area adjacent to a Cobb County park, the Austell Senior Center is the home base for community programs geared toward seniors in West Cobb. The center provides administrative offices for program staff, meeting and activity spaces, a large Community Room with fireplace, a dining room, and full kitchen facilities. Outdoor amenities include a wrap-around, screened porch and raised planting beds for vegetable gardening. This LEED Certified project was designed by PRAXIS3 as part of a Design-Build team with Choate Construction Company.

CLIENT REFERENCE CONTACT

Allen Kronenberger
Former Director of Construction for Cobb County
P: 770.528.2187
E: allen.kronenberger@cobbcounty.org

PRAXIS3

PROJECT APPROACH

PROJECT APPROACH



Modes of Collaboration: PRAXIS3 has a strong belief that collaborative work adds quality and value to a project. Design is a process of problem solving, and ideally the design process will proactively solve each of the issues or challenges that a project will encounter. Our integrated process is designed to embrace collaboration, and is built around a few core concepts:

- 1. Consistency:** conduct structured team meetings or “charrettes” at regular intervals – make it easy for stakeholders to participate.
- 2. Inclusion:** be open and transparent - make sure all stakeholders feel their voices are being heard. Create a culture in which project success is owned by all team members and all feel an obligation to support their colleagues in other disciplines.
- 3. Attention:** strive to understand the scopes’ objectives, visions and goals and leverage them into design solutions and proposals.
- 4. Documentation:** follow up and follow through - make sure good ideas get recorded, communicated, and incorporated into the project.

Conflict Resolution: The project involves a diverse set of projects and while we believe that collaborative diversity leads to better results, it is inevitable that conflicts and challenging issues will arise. PRAXIS3 will address conflicts swiftly and will focus on innovative solutions that allow the project’s vision to be maintained and progress to continue unimpeded.

We focus on resolution rather than fault until the issue has been resolved and we will do everything in our power to make sure that the project’s vision is not sacrificed. As Project Manager, Brian Tanner will develop a communication matrix of Team Members and their specific areas of responsibility, so that the right persons are quickly mobilized.

Communication Methods/Plans: While we employ all the latest virtual communication technology, we still believe that the best forum for effective communication is to meet in person. Located a short drive away from Rockdale County, PRAXIS3 can meet with project team members on a regular basis, and usually on short notice. For each meeting, PRAXIS3 will organize, facilitate, and document the meeting for all attendees and other appropriate stakeholders.

For remote communication, PRAXIS3 utilizes a broad range of electronic communication tools, including: email, FTP, web conferencing, and customized Project Management software. For every project, we create a unique project website on RoundhousePM, a web-based project management platform developed by principals of PRAXIS3 that allows project documents and correspondence to be posted and accessed at any time by all members of the design team. PRAXIS3 will also create a dedicated Roundhouse website specifically for the stakeholder workshops, where all the documentation from the workshops, meetings, and public hearings will be posted. In this way, all the documentation materials will be accessible to whoever the City wishes to grant access, and can be easily retrieved for inclusion into reports and other deliverables.



Quality Control: The PRAXIS3 team takes great pride in producing comprehensive and accurate design and construction documents, and to make sure all our projects live up to that standard we have implemented a four-part QA/QC plan for all our projects.

- **QA/QC Checklist:** The Project Team completes our QA/QC checklist before each QA/QC review. The checklist identifies the major coordination and documentation activities required for comprehensive project documentation. The idea here is that while PRAXIS3 does have dedicated Technical Directors who complete the QA/QC reviews, it is ultimately the team itself that is responsible for making sure all the pieces and parts are in place BEFORE the project gets submitted for QA/QC review by the PRAXIS3 Technical Directors.
- **Preliminary Engineering Phase QA/QC Review:** This is an in-person review at a meeting attended by the entire design team (including the consultants), the Principal in Charge, and the PRAXIS3 Technical Director assigned to the project. The Technical Directors at PRAXIS3 are horizontal resources – they do not work on specific projects but rather they perform QA/QC reviews, specification consultation, code consultation, and constructibility reviews across the entire office. For the Preliminary Engineering QA/QC review, the reviewers will focus on the impacts of site design, structural concept, systems concepts, code compliance, accessibility, and the quality of the architectural expression. Comments from this meeting will be distributed and incorporated prior to submission of the documents to the owner.
- **50% Design Documents QA/QC Review:** This is a document submission review: the team will submit the completed 50% Design Phase checklist, the drawings, and the draft specifications to the Technical Director for review. After three days, the documents are returned to the team and a meeting is held with the entire team to review the comments together to make sure all team members understand the intent of the comments. Comments are incorporated prior to submission to the owner.

- **90% Design Documents QA/QC Review:** This is a document submission review, but the set will be reviewed by a different Technical Director than the person who did the previous review. After five days, the documents are returned to the team and a meeting is held with the entire team to review the comments together to make sure all team members understand the intent of the comments. Comments are incorporated prior to submission to the owner.

Long Time Proficiency With Building Information Modeling: PRAXIS3 and our design team's key engineers and consultants utilize AutoDesk Revit as our CAD platform. Our designers and technicians are highly skilled and proficient in utilizing BIM as both a design and a production tool. We have been a fully Revit office for the last 15 years and understand the power of the platform for both visualization and more accurate project production.

Skilled at Cost Control: PRAXIS3's approach to planning and designing a project is to help our clients optimize their budgets and provide value added solutions. We do this by working closely with our clients from the beginning to understand their project scope and budgetary requirements. Inherent in our design process is the exploration of multiple design options, including evaluations of building systems, materials, and components that balance functionality and performance (i.e., durability, service/maintenance requirements, energy consumption/savings, and life cycle/ replacement costs).