

# BRIARCLIFF MANOR

## UNION FREE SCHOOL DISTRICT



PROPOSAL FOR ARCHITECTURAL + ENGINEERING SERVICES



April 18, 2019

**Kaeyer, Garment + Davidson Architects, PC**

285 Main Street, Mount Kisco, New York 10549

914.666.5900 [kgdarchitects.com](http://kgdarchitects.com)



April 18, 2019

Briarcliff Manor Union Free School District  
45 Ingham Road  
Briarcliff Manor, NY 10510

Attn: Kathleen Ryan, Interim Asst Superintendent for Finance + Operations

Re: Proposal for Architectural + Engineering Services



Greetings:

KG+D welcomes the opportunity to continue our relationship with the Briarcliff Manor Union Free School District. We are prepared to recommence our work with the District bringing a fresh perspective that builds up our extensive knowledge of your facilities and a deep understanding of the Briarcliff community. Our goal is to lead a comprehensive Building Conditions Survey and Five-Year Planning process that provides the data and information required to make future planning decisions.

As architects focused on improving the educational environments around us, we understand the investment involved and are dedicated to once again leading a detailed and thoughtful process. Our approach is rooted in a three-step process that begins with actively listening, testing ideas with imaginative design and exploring the solution through the lens of how it is best realized or built.

KG+D is uniquely qualified to serve the Briarcliff Manor UFSD as our team has unmatched experience in all aspects of professional services in support of K-12 schools from infrastructure work to the development of Next-Gen learning spaces. In addition to collaborating with your District, our local experience includes a blend of infrastructure and program related improvement projects for the Pelham UFSD, Tuckahoe UFSD, Chappaqua Public Schools, Greenwich Public Schools and Yonkers Public Schools. The knowledge we gain through each project enhances the process for each subsequent project, allowing our team to function at a high level of detail and efficiency.

Our proposal provides further details about our project approach, proposed team and relevant project experience. We look forward to discussing this proposal with you and hope to have the opportunity to represent our firm, relevant project experience, enthusiasm for design and commitment to client satisfaction. Please feel free to contact us should you have any questions or require any further information and we look forward to the opportunity of an interview to further present our qualifications and experience.

Sincerely:

KG+D ARCHITECTS, PC

A handwritten signature in blue ink, reading 'Russell Davidson'.

Russell A. Davidson, FAIA - President

**Kaeyer, Garment + Davidson Architects, PC**

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## PROJECT APPROACH

Our project approach begins with listening. We believe successful projects are the result of a clear understanding of our client's programming and physical context and challenges. Our goal is to respond with a design solution that directly addresses, not merely contains, each of our client's distinct challenges while simultaneously supporting their specific programming.

As part of a renewed collaboration with Briarcliff Manor UFSD, our team is prepared to approach the District's facilities and priority projects with a fresh perspective supported by extensive knowledge of your facilities strengths and weaknesses and the desires of the Briarcliff Manor community. The Building Conditions Survey and Five-Year Planning process will allow the District to develop "what's next," with information and data that will serve as the foundation for future planning decisions. We understand that some of the anticipated future capital improvement projects include, but are not limited to:

- Renovating space to support student programs.
- Cafeteria and kitchen updates.
- Upgrades to existing building systems such as MEP and general construction,
- Address building condition survey findings.

As part of these potential initiatives, our team will complete the following tasks and activities as required and/or requested by the Briarcliff Manor UFSD:

### Building Conditions Survey (PHASE 1)

Our goal in completing a Building Conditions Survey is to provide the Briarcliff UFSD with useable and valuable information about your facilities. The product of this assessment is a listing of the status of all building systems and components including an evaluation of their conditions and an estimated cost of any necessary repairs or upgrades. The final spreadsheet is a unique, custom tool specifically programmed for the Briarcliff Manor UFSD. In order to complete a successful facilities evaluation, we will perform the following tasks and activities:

- Review existing drawings and reports and meet with the District's facilities staff for each campus.
- Site visits and evaluations will be conducted by a team led by licensed professionals including Architects and MEP Engineers. The team will visit each of the school campuses in order to fully evaluate the condition of all sites and buildings. These visits will typically be performed while classes are not in session to eliminate disruption to active learning environments. The individual building and associated campus field survey work typically takes a full day for the professional staff.
- The evaluation of the facilities will fully assess and describe the condition of the buildings and their systems for the purpose of identifying repairs, replacements and upgrades. Each improvement line item has an associated construction cost estimate (based on regional construction cost data), and priority listing to determine the importance of the improvement and the planned year for replacement.

- We will review the findings with the District's facilities staff and administrators including the list of improvements and assigned priorities.
- The final deliverable is to be a written engineering narrative of existing conditions and recommendations and an interactive Excel spreadsheet detailing the scope of all proposed work including budgets, phasing and priorities.

### Five Year Capital Plan (PHASE 1)

This Five Capital Year Plan will be structured and prioritized in accordance with the State Education Department program and construction standards. The Plan will also be a key part of the information package used to educate voters to support any proposed plan and associated improvements. In order to develop this plan, KG+D anticipates completing the following tasks and activities:

- The observations and recommendations will be comprehensive so as to assemble a detailed scope of work and realistic and achievable budgets for coordinated repair or capital projects.
- Identified tasks will be prioritized as per SED standards to identify areas of urgent need and aid in the grouping of related tasks to create efficient and effective project planning.
- Itemized cost budgets will be developed that are inclusive of project contingencies and a reasonable allowance for professional fees to specify each project. Once the budgeting process is complete, we will again meet with the district to gather input into capital initiatives, prioritize projects and refine the scope of each project.
- A proposed schedule of the work to be distributed over the five-year span of the plan will include build years and cost escalation estimates for project planning.
- Review the District's demographic information and capacity calculations to assess if the existing building are adequate to support the community or if additional space is required. This is a unique, custom analysis tool developed by KG+D that combines NYC and NYSED policies and procedures.
- KG+D will present the final report at a District Board meeting and deliver a digital file of the presentation for use in the District's pre-bond information campaign if applicable. This methodology is based on a careful, considered look at the district's facilities and not just a cursory overview to meet a State requirement. We take this approach because we believe that it is important to develop a realistic scope for each project, with an associated budget that is achievable in the year it is to be implemented.

## Capital Project Planning (PHASE 2)

The Capital Project Planning process will be based on the information gathered during the Building Conditions Survey as well as the Five-Year Plan and previous Pre-Bond Planning process. Our intent is not to repeat any work that has already been completed, but instead we will review all existing information, plans, and drawings and utilize them as a starting point for taking a fresh look at how to achieve the District's goals.

Working closely with the District and project stakeholders, KG+D will help prioritize projects and develop a capital project plan that can be phased to meet the District needs.

The planning services we typically provide include the following steps:

- Introduction, Survey Existing Facilities + Gather Program Information
- Analyze Data + Explore Design Options
- Evaluate + Refine the Selected Option
- Create the Final Report or Facilities Plan Document

### Introduction, Survey Existing Facilities + Gather Program Information

- In conjunction with your administration and project stakeholders, the KG+D project team will become oriented to the project goals, define a strategy and finalize the schedule for completing the process.
- We will work with school leadership to plan a series of stakeholder meetings with the appropriate KG+D team members and District staff to gather information and learn more about your space needs and requirements and address each building, site or capital project under consideration.
- This review and evaluation phase of the project is accomplished in a highly interactive manner that requires access to staff and interviews with key personnel. It involves a deeper review of the programs, activities and key spaces that are to be incorporated into the plan.
- Survey existing conditions of all areas related to the scope of the projects to the scope of work.

### Analyze Data, Create Program + Explore Design Options

- Based on the information gathered through our building surveys and discussions with Briarcliff Manor UFSD, KG+D will generate initial design options for the identified priority projects.
- KG+D will conduct a meeting with the administration and project stakeholders to review the initial design options and gather input and feedback.
- Options will be updated to reflect the administration and project stakeholder's input and feedback.
- Meet with Briarcliff Manor UFSD administration and project stakeholders to review the design options in order to determine the best approach.
- The exploration of design options is thorough and typically includes the following:

1. Conceptual site plan (in color) that illustrates major site improvements – building footprint, walkways, driveways and parking lots.
2. Conceptual floor plans (in color) that depict the major program spaces, sizes and adjacencies.
3. Three-dimensional computer-generated massing models that generally show the size/ shape and how the concept ‘sits on the site’.

The open discussion of options typically leads to widespread support for the selected option.

### **Evaluate + Refine the Selected Design Option**

- After the preliminary design options are reviewed, KG+D will refine the selected design options based on input and feedback from Briarcliff Manor UFSD.
- In addition to the documents created during conceptual design, a more detailed and refined set of drawings is assembled, and the designs are reviewed for all mechanical and electrical requirements.
- Develop a phasing plan for implementation.
- Create a comprehensive project budget based on the selected design option and phasing.
- A draft of the Facilities Plan will be presented at a meeting with administration and project stakeholders for review and comments, and your input will be incorporated into the final Facilities Capital Project Planning Report.

### **Create the Final Report or Facilities Plan Document**

- Upon completion of the Facilities Plan process, KG+D will prepare a final report for Briarcliff Manor UFSD. This is typically in the form of an 11” x 17” presentation book of the proposed comprehensive development plan.
- The report includes floor plan drawings and summarizes all work done during the study and preparation of the plan.
- KG+D will present the final report to the planning committee, which will comprise our analysis of the existing program and space utilization, program requirements, development of proposed design alternatives, the recommended design solution, and the proposed plan of action including phasing and costs.

## Design Phase (PHASE 3)

Upon approval of the selected design solution and detailed scope of work, KG+D will provide the typical tasks and services required to execute the project. These services will include:

### Schematic Design

Below are the tasks and activities we anticipate completing during this phase:

- Schematic site plans, floor plans, elevations and section drawings will be generated and presented based on the existing conceptual designs information and the Briarcliff Manor UFSD feedback and direction.
- Accompanying the schematic design will be discussion of the confirmation of project phasing, impact on building systems, technology and preliminary budget estimates.
- Coordination of required surveys of existing conditions performed by third parties (ie – site survey and soil borings)
- Preliminary Design for mechanical and conceptual structural engineering systems for review.
- Upon the completion of the schematic design phase and site plan submission, KG+D will prepare a final report for presentation. The presentation will include floor plans, primary elevations, the project budget, a plan and schedule for completing the work, and a summary of next steps.

### Design Development

Once the final design is reviewed and approved by Briarcliff Manor UFSD, to implement the project, we will perform the following tasks:

- Create detailed construction drawings based on building floor plans, specifications and review materials.
- Drawings of all disciplines as necessary to depict the entire scope of work including; all major programming, design, finish, and layout.
- Prepare code compliance drawings.
- Develop Mechanical, Electrical, Lighting, Fire Protection, and Structural engineering systems for the approved design.
- Interior Design preparation and presentation in materials and finishes planned for the interior.
- Prepare a cost estimate for the project based on the design documents.
- Complete all applications for submission to NYS Education Department.
- Respond to comments from the building department and issue addenda and clarifications necessary to obtain approvals.

## Construction Documents

- Create detailed drawings including site plan, floor plans, exterior/interior elevations, building/wall sections, details, schedules, specifications and product/materials samples.
- Refine code review and meet with building inspector: Building Code/Energy Code, ADA.
- Prepare Mechanical, Electrical/power, Lighting, Plumbing/Fire Protection, and Structural engineering systems for bid/permit documents.
- Revise a cost estimate for the project based on the construction documents.
- Develop product & bid specifications that allow for competition between nominated suppliers and contractors.
- Review 90% completed design documents with Briarcliff Manor UFSD in preparation for submission of Bid/Permit Documents.

## Bidding Phase

The Bidding Phase services generally include the following tasks and deliverables:

- Work with Owner's Construction Manager (CM) to contact contractors/manufacturers to generate bidding interest.
- Attend a pre-bid conference, respond to questions, and prepare a technical addendum as needed.
- Assist the CM in reviewing the bids, references and qualifications for the low bidder(s) and make an "award recommendation."

## Construction Phase (PHASE 4)

The construction phase services will include the following tasks and deliverables:

- Provide contractor procurement support related to bidding, pre-qualification, proposal review, and recommendation to award.
- Conduct a pre-construction conference with Briarcliff Manor UFSD, the contractor and subcontractors to review administrative, site access, performance and coordination issues.
- Review and comment on project schedules, product submittals, shop drawings, payment requisitions, request for information and change order requests.
- Visit the site on average of twice per month during active construction to inspect the progress of the work and respond to field conditions.
- Conduct formal job meetings once every two weeks to monitor the overall progress of the project and generate records of the actions required and decisions mad at each meeting.
- Generate lists of incomplete and unacceptable work after the project is substantially complete, coordinate and expedite the closeout process.
- Assist Briarcliff Manor UFSD with project closeout including performing a final inspection and the filing of all warranties, guarantees, release of lien waivers and the final payment requests.

## FEE PROPOSAL

**Enclosed, please find the requested form of proposal and related documentation.**

Our fees exclude specialty consultants including civil engineering, landscape architecture, food service consultants, acoustics, theatrical and data wiring. These services can be expanded upon throughout design development phases as required. Also excluded from our fee are all costs related to updating existing drawings to show actual conditions, testing, such as hazardous material, geotechnical testing, surveying and abatement design, which will be invoiced to Briarcliff Manor UFSD as reimbursable expenses, if required.

Reimbursable expenses would be limited to the costs for printing and the cost of express delivery services related to the project. There would be no invoices for typical in-house printing or plotting of documents, travel to and from the project site or proximity, meals or fax and phone use related to the project. We propose a total reimbursable budget to be billed as-needed in the amount of **\$750**.

We look forward to discussing this proposal with you and hope to have the opportunity to present our firm, our relevant project experience, our enthusiasm for design, and commitment to client satisfaction.



## FIRM BACKGROUND



Listen, Imagine and Build. Our three-word design philosophy encompasses our firm's mission to actively listen, test ideas with imaginative design and to view the solution through the lens of how it is best realized or built.

At KG+D we lead the process of planning, design and construction with imagination, discipline and a high level of professionalism in every project we deliver. Our studio is comprised of 31 talented individuals with the creativity, vision and experience required to translate your vision into skillfully executed architecture.

KG+D has been in practice in Mount Kisco, NY for 25 years—founded as Kaeyer, Garment + Davidson in 1994, the firm has built upon a well-established legacy of more than 70 years of superior services to public and private clients throughout the region.

The firm is led by principals and owners Russell Davidson FAIA, Erik Kaeyer AIA LEED AP and Walter Hauser AIA. Russ, Erik and Walt provide a diverse and well-balanced collection of skills, professional experience and leadership qualities that ensure a continuity of expertise across all planning and project phases for every type of project and design challenge.

A team of valued and experienced professionals supports the three principals and is comprised of architects, interior designers, a landscape architect and planner, construction inspectors and administrative personnel. Additionally, KG+D works with a regular group of specialty sub-consultants that complement and function as an extension of the KG+D team. Together, our team can provide any necessary professional services through a highly coordinated team approach that leverages each specialty's expertise and diversity of talent.

As a team, our goal is to collaborate with our clients to improve the built environment through engaging, sustainable and inspiring design. KG+D seeks to achieve the greater good for our communities—**designing the places you live, learn, work and play.**

## TEAM

Inclusivity is the root of our project team structure and management. By developing a comprehensive team organized around each individual and specialty's specific expertise and diversity of talent we can achieve beyond what is possible by an individual by drawing upon one another's knowledge and experience. The diverse and skilled team that will serve the Briarcliff Manor UFSD is comprised of architects, interior designers, landscape architect, MEP, structural and civil engineers and roofing, cost estimating and specification consultants. Specifically, the team includes:

- KG+D Architects – Architecture + Interior Design
- Barile Gallagher & Associates – MEFP Engineers

As required:

- The DiSalvo Engineering Group – Structural Engineers
- Westly Stout Associates – Landscape Architecture
- Watsky Associates – Roofing Consultant
- Nasco Construction Services – Cost Estimators
- Construction Specifications, Inc. – Specifications
- Clevenger, Frable and LaVallee—Food Service Consultant
- Tectonic Engineering & Survey Consultants – Geotechnical Engineer

Senior level staff from each firm will lead their project teams, however all disciplines will be provided through KG+D, which results in an integrated and coordinated approach from beginning to end.

In addition to senior level staff and project managers, a large network of highly qualified professionals supports the proposed team of key personnel. This support system ensures that our team can provide the Briarcliff Manor UFSD with qualified back up staffing to meet any unexpected project demands.

Together, our integrated and inclusive team can provide all of the necessary disciplines and services required to complete the Briarcliff Manor UFSD projects.

Included below is further information about our team members as their experience relates to the Briarcliff Manor UFSD projects:

○ **Russell A. Davidson, FAIA, President**

Russ will be the project executive and primary contact for the Briarcliff Manor UFSD. As such, Russ will direct projects from start to finish. Russ will attend all planning sessions, committee meetings and public presentations associated with the District's projects and will be responsible for project management and coordination, preparation of documents and activities to implement the projects.

- Throughout his 30 years with KG+D and years as an owner of the firm, Russ has designed and delivered hundreds of successful projects for public owners. Within the past three years he has led the planning of work valued at approximately \$3 billion for educational and community services organizations.
- Russ has recently authored District-wide Facilities Master Plans for Yonkers, NY and Greenwich, CT resulting in multi-year phased capital programs of \$850 Million and \$2 Billion Dollars respectively.
- Russ is currently collaborating with Pelham UFSD, Tuckahoe UFSD and Greenwich Public Schools on capital projects identified as part of a successful facilities planning process.
- Russ testified before the Federal Commission on School Safety to advocate for school design strategies and legislation that will support safer schools.
- Russ was elected to the College of Fellows of the American Institute of Architects due to his accomplishments as an Architect including his school planning, design and advocacy.
- Russ served as the 2016 President of the American Institute of Architects.

○ **Walter P. Hauser, AIA, Principal – Project Executive**

Walt will be a member of the executive team in charge of leading the Building Conditions Survey and Capital Project Planning process for the Briarcliff Manor UFSD.

- Walt joined KG+D as a Project Architect in 2004 and was named Principal in 2015.
- Walt has collaborated with Middletown Enlarged City School District on district wide capital improvement projects as well as a major addition and alteration to the high school in order to create an innovative learning commons in an underutilized interior courtyard.
- Walt has led successful Pre-Bond and Post-Bond projects for neighboring Eastchester Union Free School District and Tuckahoe Union Free School District.
- Walt has also designed and managed major projects for Yale University, Westchester Community College, Eastchester Union Free School District, Somers Central School District, White Plains City School District, Pawling Central School District, Trinity Pawling School, and Fordham University.
- Walter possesses strong management skills with attention to design detail and an outstanding ability to interface and communicate with owners, consultants and contractors allowing him to deliver successful projects to our clients.

- **Susan Davidson, Associate Principal – Interior Designer**

Susan has extensive knowledge of product durability, sustainability and budgeting and will work closely with the Briarcliff Manor UFSD project stakeholders to design and select an interior finish plans.

- Susan first joined KG+D's predecessor firm Kaeyer, Parker & Garment in 1987. After five years with KPG, she spent time at several design firms including two years as sole proprietor for her own design studio. She returned to KG+D in 1999 and was named Associate Principal in 2013.
- Susan has provided interior design services for virtually all of KG+D's projects within the past 17 years and has extensive knowledge of product durability, maintenance, sustainable materials and cost-efficiency.
- Susan works closely with teachers and students to develop interior configurations including furniture procurement that applies "Next Generation" learning techniques.
- Susan works closely with clients to develop space plans, determine the interior layout, level of finish for a specific project, select/specify materials and colors, and to develop furniture budgets and bid specifications.

- **Barile Gallagher & Associates – MEFP Engineers**

Laurence Barile, PE LEED AP, principal of BGA will be the lead contact for mechanical, electrical, plumbing, HVAC and fire safety-engineering services for the Briarcliff Manor UFSD including systems analysis for all building systems. Barile Gallagher & Associates, whose office is located in Pleasantville, is a high-quality engineering firm with extensive experience with sustainable design, energy related projects, NYSERDA funding opportunities, and alternative and renewable energy systems. Barile Gallagher has a relationship of current and past work with KG+D through two generations of firm leadership and in the past ten years on over \$300MM worth of publicly funded projects.

**If required, KG+D works with a regular group of sub-consultants with expertise and specialty services that we can call upon. These sub-consultants include:**

- **Di Salvo Engineering Group - Structural Engineers**

Trevor Hill, P.E. will provide structural engineering services for the Briarcliff Manor UFSD as required. With offices located in Danbury, TDEG and KG+D have worked together on many projects including Chappaqua CSD, Bronxville UFSD, Brewster CSD, Rippowam Cisdqua School and Eagle Hill School.

- **Watsky Associates – Roofing Consultants**

Tom Olam, Principal of Watsky Associates, will provide roof-consulting services. KG+D has worked with Watsky for many years and in the past three years has worked together to study and complete approximately 30 public roofing projects. Tom has an excellent understanding of the construction market, which has contributed to an outstanding record for meeting budgets on the firm's roofing projects.

- **Nasco Construction Services – Independent Cost Estimator**

Robert Rubinstein, P.E., and Edward Hiney, of Nasco Construction Services will provide input on project costs as requested by KG+D. When a project or projects proceeds they will be asked to prepare estimates for cost reconciliation at the completion of key design phases.

- **Construction Specifications, Inc - Specifications**

Aaron Pine of Construction Specifications, Inc. will provide construction and specifications consultation for the KG+D team. During the facilities planning process, Aaron will support the team with input regarding specific building systems and constructability. When a project proceeds into complete design, he will write the project manual and specifications and will assist with the provision of on-site services through construction administration.

- **Wesley Stout Associates – Landscape Architect**

Wes Stout and his team will work with KG+D to develop site design options, prepare conceptual landscape and hardscape material selections for pricing, and present concepts as required. Wes has significant knowledge of appropriate materials and finishes for educational facilities. KG+D has collaborated with Wesley Stout on several site designs including the recently completed Rippowam Cisqua School Upper Campus project.

- **Clevenger, Frable and LaVallee—Food Service Consultant**

James La Valle, Principal of Clevenger, Frable La Valle, Inc. will provide input into any related food service and kitchen design. KG+D has collaborated with CFL on new and renovated cafeteria projects including Darien High School as well as Post Road Elementary School, Bedford Road Elementary School, Brewster Middle School and Dobbs Ferry Middle/High School.

**Furthermore, in the appendix section of this proposal please find further information detailing the full extent of our experience.**

## EXPERIENCE

**On average, our team designs approximately \$50 million dollars' worth of K-12 construction per year with approximately 75% of our firm's work being comprised of K-12 schools.**

As a local leader in educational facilities planning and design, our team has had the privilege of partnering with some of the most competitive schools and school districts in the region. As such, our team can provide a unique perspective and decisions can be made with the full knowledge of what is happening in surrounding schools and school districts.

Our reputation and track record for imaginative and functional design solutions, attention to cost and quality project delivery has led the firm to enjoy lasting relationships of repeat work. For each of the school districts and educational clients listed below, KG+D has provided professional services of all size and scope and with many, enjoys a relationship of repeat work:

- **Briarcliff Manor Union Free School District**
- Brewster Central School District
- **Bronxville Union Free School District**
- **Chappaqua Central School District**
- Darien Public Schools
- **Dobbs Ferry Union Free School District**
- Dutchess BOCES
- Eagle Hill School
- **Eastchester Union Free School District**
- **Elmsford Union Free School District**
- Greenwich Public Schools
- Greenwich Education Group
- Katonah Lewisboro Public Schools
- Middletown ECSD
- Nyack Union Free School District
- Orange-Ulster BOCES
- Pace University
- **Pelham Union Free School District**
- **Pleasantville Union Free School District**
- Putnam Valley Central School District
- Rippowam Cissqua School
- Roslyn Union Free School District
- Scarsdale Union Free School District
- School of the Holy Child
- SUNY Purchase
- **Tuckahoe Union Free School District**
- Trinity-Pawling School
- Ursuline School
- Weston Public Schools
- Westport Public Schools
- **White Plains City School District**
- Wilton Public Schools
- Yale University
- **Yonkers Public Schools**

**Furthermore, the following list of projects provides a glimpse of our local experience as well as conceptual designs for Next Generation learning spaces including classrooms, cafeteria commons, learning commons and makers spaces:**



## DESIGN CONCEPTS

### CLASSROOMS



Middle School Classroom



Science Classroom





Middle School Classroom

## DESIGN CONCEPTS

### BREAKOUT SPACE + LEARNING COMMONS



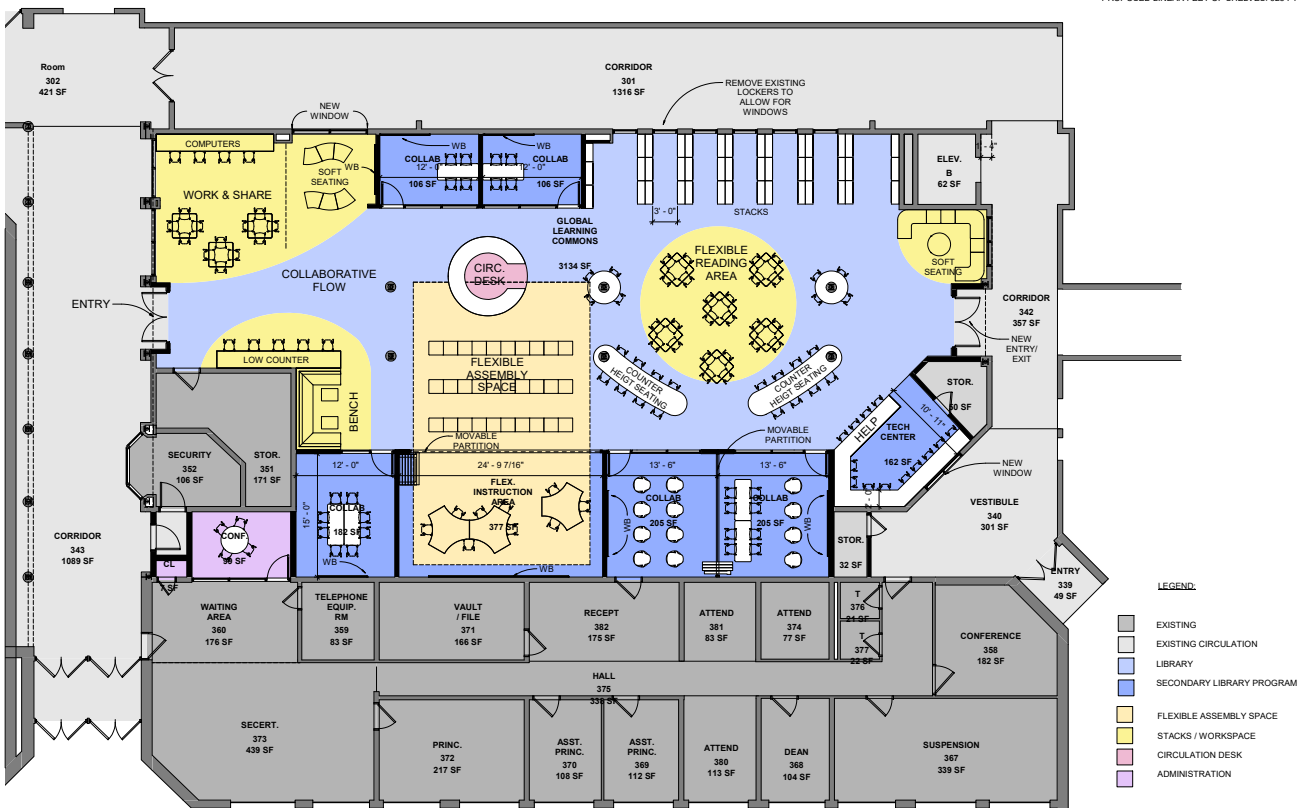
Elementary Learning Commons



Elementary Break Out Space



High School Learning Commons



High School Learning Commons



## DESIGN CONCEPTS

### CAFETERIA + MULTI-PURPOSE



Elementary School Cafeteria



High School Cafeteria





Multi-Purpose Space



Multi-Purpose Space



## DESIGN CONCEPTS

### LIBRARY



Elementary School Library



High School Library



Elementary School Library



High School Library





High School Library



High School Library



High School Makers Space



## DESIGN CONCEPT TO EXECUTION

### Scarsdale High School



High School Learning Commons



High School Learning Commons

## DESIGN CONCEPT TO EXECUTION

### Brewster High School



High School Learning Commons



High School Learning Commons



## DESIGN CONCEPT TO EXECUTION

### Brewster JFK Elementary School



Elementary Outdoor Learning



Elementary Outdoor Learning

## DESIGN CONCEPT TO EXECUTION

### Middletown High School



High School Innovation Lab



High School Innovation Lab



## SPECIFICS

### Quality Assurance + Quality Control

KG+D has an excellent track record for contract performance, for completing projects on time and within budget, and for delivering everything that owners have expected and were entitled to in their project. Our record on budgeting and cost control often allows owners to achieve more than originally planned through owner-requested change orders for additional work. We have an exceptional history of successful project delivery and reliability. Our track record for completing projects on budget and within schedule is due to exemplary cost control and document quality control procedures. We employ independent cost estimating firms to review documents and complete objective cost estimates, which are frequently reconciled with Owner's estimates or construction manager's projections. We conduct peer reviews of documents at design and construction document stages to ensure that all documentation is reasonable, complete and comprehensible. Two specific examples of these techniques include:

- **Additions and Alterations to Brewster Middle School** - The scope and budget for this project was established by KG+D during a brief study phase. During the execution of the design and construction documents KG+D's independent estimator created three detailed cost estimates. Each was reconciled with the Owner's construction manager's estimates so that the scope and budget was agreed upon at each phase of development. Bids were received under budget (+/-10%, total contract value \$26 Million). Additional funding was available in part for additional renovation and the balance was left for future projects. Documents were reviewed in house for completeness resulting in few change orders and a timely completion.
- **Exterior Rehabilitation to Dining Hall at SUNY Purchase** - The scope of this project was outlined in a brief program statement provided by the State University Construction Fund, the agency that oversees academic buildings in the State University System. KG+D completed cost estimates at the program verification, design phase and construction documents phase that were all reconciled with the Agencies cost control professionals. The result is that this \$4.3 Million Dollar project was bid and completed for 20% below budget. Constructability reviews were completed by our in-house team and verified by the Agency where we were given high marks for thoroughness.

### Cost Control

#### ➤ Cost Estimating

KG+D employs the services of an independent cost estimator who prepares updated cost estimates for comparison and reconciliation at the completion of key design phases. This approach helps to ensure that the design of new and renovated facilities progresses within the established project budget. We have a solid reputation in the region for cost control and helping clients get the most out of their budgets.



➤ **Change Order Resolution**

KG+D has an excellent record of low project change orders. On new construction, we have found that legitimate change orders have amounted to between 1% and 2% of the total construction cost of a project. The firm's overall track record averages approximately 2.5% which includes owner-directed change orders that have allowed owners to gain additional work within the original project budgets.

➤ **Project Examples**

KG+D has an excellent track record for completing projects on time and within budget. Below, please find five examples of current and completed projects detailing the scope of work, estimated budget and final construction cost.

**Brewster Central School District**

Project Location: Brewster, NY

Project Scope: Bond projects including roofing project at CV Starr and Brewster High School, District-Wide security project, alterations to transportation facility, new concession stand, alterations to administrative building, alterations to Brewster High School, additions and alterations to CV Starr Intermediate School, additions and alterations to JFK Elementary School.

Original Estimated Construction Cost: \$34,922,037

Final Construction Cost: \$34,487,664

**Middletown Enlarged City School District**

Project Location: Middletown, NY

Project Scope: Bond projects including: Middletown High School additions and alterations and District-Wide health and safety infrastructure projects.

Original Estimated Construction Cost: \$46,200,000

Final Construction Cost: \$45,769,000

**Chappaqua Central School District**

Project Location: Chappaqua, NY

Project Scope: Bond projects including: Horace Greeley High School auditorium renovations and capital projects, Middle school capital projects and athletic field project, Elementary School capital projects, District Wide infrastructure projects, Chappaqua Library addition and renovations.

Original Estimated Construction Cost: \$42,500,000

Final Construction Cost: \$41,900,000

### Eastchester Union Free School District

Project Location: Eastchester, NY

Project Scope: Eastchester Middle School Additions & Alterations project including: site work, two-story classroom addition, cafeteria expansion, classroom renovations and gymnasium renovations.

Original Estimated Construction Cost: \$12,797,372

Final Construction Cost: \$11,624,348

### Orange-Ulster BOCES

Project Location: Goshen, NY

Project Scope: Phase II second and third floor build out of the former Arden Hill Hospital Campus to include classrooms, office space and multi-purpose activity room.

Original Estimated Construction Cost: \$3,300,000

Final Construction Cost: \$2,681,961

### NYSED Experience

KG+D has designed over \$600 million dollars of worth of public-school work in the past five years. Our team's experience with the NYSED project application and approval process and management services forms is extensive. The services and experience our team provides include:

- Submission of all required documents from **Letter of Intent** to **Certificate of Substantial Completion**.
- **School Sites** – Standards, Selection and Development.
- **Building aid** analysis and estimates.
- Evaluation of **Maximum Cost** Allowance thresholds.
- **Building capacity** studies.
- **KG+D has 3 full time SED coordinators** who prepare all SED paperwork, keep track of scheduled submission dates, submit projects for review and maintains excellent communication and relationships with project managers at SED.

### Owner Representation

KG+D has prior experience assisting school districts with the resolution of construction claims. Our experience includes the successful, on time, completion of Chappaqua CSD's Horace Greeley High School project, where the contractor went bankrupt and filed a claim. We have provided similar assistance to multiple school districts on several occasions.

## Litigation

KG+D is involved in a large amount of publicly bid projects. Occasionally, clients and contractors have ended up in litigation. KG+D has never been sued by a client and we have no pending litigation.

## Financial Background

In 2019, the firm marks its 25<sup>th</sup> year as KG+D Architects, PC. Our firm and our specialty consultant team members are successful, long-standing businesses in healthy financial condition. We will be happy to review our financial statements with the district in person at an interview or meeting with the District. If you have any questions or concerns regarding our financial standing please feel free to contact Russell A. Davidson, FAIA [rdavidson@kgdarchitects.com](mailto:rdavidson@kgdarchitects.com) / 914.666.5900.

## Capacity to Perform Work

KG+D currently holds a balance of commitments between planning, conceptual design, construction documents, and construction administration that has been typical for the firm over the past 10 years. Our projected workload is consistent with the firm's standard workload. We employ both a time management system and a project schedule monitoring protocol to ensure that each project has the best personnel assigned and that milestones and completion dates are achieved. Russell Davidson and our planning staff are prepared to recommit to our relationship with the Briarcliff Manor UFSD to begin work upon notice to proceed.

## REFERENCES

Carl Albano, Superintendent  
Tuckahoe Union Free School District  
65 Siwanoy Boulevard  
Eastchester, NY 10709  
914.337.6600  
[carlalbano@tuckahoeschools.org](mailto:carlalbano@tuckahoeschools.org)

Cheryl Champ, Superintendent  
Pelham Union Free School District  
18 Franklin Place  
Pelham, NY 10803  
914.738.3434  
[cchamp@pelhamschools.org](mailto:cchamp@pelhamschools.org)

Jim Hricay, Asst. Supt for Business  
Pelham Union Free School District  
18 Franklin Place  
Pelham, NY 10803  
914.738.3434  
[jhricary@pelhamschools.org](mailto:jhricary@pelhamschools.org)

Thomas Scott  
Superintendent for Buildings & Grounds  
223 Wisner Avenue  
Middletown, NY 10940  
845-326-1194  
[tscott@ecsdms.org](mailto:tscott@ecsdms.org)

Dr. Valerie Henning-Piedmonte  
Superintendent of Schools  
Brewster Central School District  
30 Farm to Market Road  
845.279.8000  
[vhennings@brewsterschools.org](mailto:vhennings@brewsterschools.org)

John Carr, Executive Director  
Yonkers Public Schools  
1 Larkin Center  
Yonkers, NY 10701  
914.376.8008  
[jcarr@yonkerspublicschools.org](mailto:jcarr@yonkerspublicschools.org)

**BRIARCLIFF MANOR UNION FREE SCHOOL DISTRICT**  
**BRIARCLIFF MANOR, NEW YORK**

**AGREEMENT ON TERMS OF DISCUSSION**

The District's receipt or discussion of any information submitted in response to the District's RFP, including information submitted during discussions after said submittal (including ideas, models, drawings or other material communicated or exhibited by us or on the District's behalf) will not impose any obligations whatsoever on the District or entitle us to any compensation, except to the extent specifically provided in such written agreement, if any, as may be entered into between the District and the firm. Any such information given, either orally or in writing, is not given in confidence and may be used, or disclosed to others, for any purpose at any time without obligation or compensation and without liability of any kind whatsoever. Any statement which is inconsistent with this agreement, whether made as part of or in connection with any information received from us in any fashion, shall be null and void and of no effect. This letter is not intended, however, to grant to the District the right to use any matter which is the subject of valid letters patent.

The foregoing applies to any information whether or not given at the invitation of the District.

  
\_\_\_\_\_  
Officer of Company (Signature)

4/16/19  
Date

President  
Title

KG+D Architects, PC  
Company

285 Main Street, Mount Kisco, NY 10549  
Address

914.666.5900  
Telephone Number

914.666.0051  
Facsimile Number

**BRIARCLIFF MANOR UNION FREE SCHOOL DISTRICT**  
**BRIARCLIFF MANOR, NEW YORK**

**BRIARCLIFF MANOR UNION FREE SCHOOL DISTRICT**  
**REQUEST FOR PROPOSAL (RFP) CERTIFICATIONS**

FIRM NAME: KG+D Architects, PC

BUSINESS ADDRESS: 285 Main Street  
Mount Kisco, NY 10549

TELEPHONE NUMBER: 914.666.5900

DATE OF PROPOSAL: 4/18/19

**GENERAL RFP CERTIFICATION**

The offeror certifies that he will furnish services as proposed in this proposal.

The Architect will execute either AIA Document B141 or B141 CMA (Owner-Architect Agreement), as appropriate and as negotiated by the School District's attorney and agreed to by the Board of Education.

  
Signature



**BRIARCLIFF MANOR UNION FREE SCHOOL DISTRICT**  
**BRIARCLIFF MANOR, NEW YORK**

**REFERENCE SHEET**

All offerors will be required to complete this form providing three references of past performance. References should involve downstate projects and/or service situations of similar size and scope to this bid. References must have had dealings with the offeror within the five years. The District reserves the right to contact any or all of the references supplied for an evaluation of past performance in order to establish the responsibility of the offeror before the actual award of the contract. Completion of the reference form is required.

OFFERER'S NAME: Russell A. Davidson, FAIA - President

DATE FILED: 4/16/19

COMPANY NAME: KG+D Architects, PC

ADDRESS: 285 Main Street

CITY: STATE: ZIP: Mount Kisco, NY 10549

OFFICER: Russell A. Davidson, FAIA - President

CONTACT: Russell A. Davidson, FAIA - President

FEDERAL ID #: 13-3045727

TELEPHONE: 914.666.5900 FACSIMILE: 914.666.0051

**BRIARCLIFF MANOR UNION FREE SCHOOL DISTRICT**  
**BRIARCLIFF MANOR, NEW YORK**

**REFERENCE #1:**

CONTACT: Carl Albano, Superintendent - Tuckahoe UFSD

ADDRESS: 65 Siwanoy Boulevard

CITY-STATE-ZIP: Eastchester, NY 10709

TELEPHONE: 914.337.6600 PROJECT COST/ DATE: \_\_\_\_\_

**REFERENCE #2:**

CONTACT: Cheryl Champ, Superintendent - Pelham UFSD

ADDRESS: 18 Franklin Place

CITY-STATE-ZIP: Pelham, NY 10803

TELEPHONE: 914.738.3434 PROJECT COST/ DATE: \_\_\_\_\_

**REFERENCE #3:**

CONTACT: Thomas Scott, Supt for Buildings + Grounds - Middletown ECSD

ADDRESS: 223 Wisner Avenue

CITY-STATE-ZIP: Middletown, NY 10940

TELEPHONE: 845.326.1194 PROJECT COST/ DATE: \_\_\_\_\_

**BRIARCLIFF MANOR UNION FREE SCHOOL DISTRICT**  
**BRIARCLIFF MANOR, NEW YORK**

**ARCHITECT/ENGINEERING SERVICE  
CONSULTANT FEE SCHEDULE**

<b>Architect/Engineer Services – Phase 1</b> (Conducting BCS and Development of Five-Year Plan)	\$ <u>24,500</u>
<b>Pre-Bond Cost – Initial Phase 2</b> (All work performed prior to referendum date)	\$ <u>35,000</u>
<b>Pre-Bond Cost – Subsequent Phase 2</b> (All work performed prior to subsequent referendum date)	\$ <u>TBD based on scope of work</u>

**Final Plans and Construction – Each Phase 3 and 4**  
**Approved Bid Amount/Total Construction Cost**

\$ -0- to \$1,000,000	\$ <u>TBD - 9%</u> of approved construction budget
\$1,000,001 to \$5,000,000	\$ <u>80,000</u> plus <u>8.0</u> % of cost over \$1,000,000
\$5,000,001 to \$10,000,000	\$ <u>375,000</u> plus <u>7.5</u> % of cost over \$5,000,000
\$10,000,001 to \$15,000,000	\$ <u>700,000</u> plus <u>7.0</u> % of cost over \$10,000,000
\$15,000,001 to \$20,000,000	\$ <u>1,020,000</u> plus <u>6.8</u> % of cost over \$15,000,000
\$20,000,001 or more	\$ <u>1,300,000</u> plus <u>6.5</u> % of cost over \$20,000,000

**BRIARCLIFF MANOR UNION FREE SCHOOL DISTRICT**  
**BRIARCLIFF MANOR, NEW YORK**

**ARCHITECT/ENGINEERING SERVICE**  
**CONSULTANT FEE SCHEDULE (continued)**

Proposal Submitted by:

  
Architect/Engineer (Signature)

4/16/19

Date

Russell A. Davidson, FAIA - President

Name/Title

914.666.5900

Telephone

285 Main Street

Address

914.666.0051

Facsimile

Mount Kisco, NY 10549

rdavidson@kgdarchitects.com

E-Mail

**BRIARCLIFF MANOR UNION FREE SCHOOL DISTRICT**  
**BRIARCLIFF MANOR, NEW YORK**

**NON-COLLUSIVE BIDDING CERTIFICATION**

Offeror

Name: KG+D Architects, PC

Business

Address: 285 Main Street

Mount Kisco, NY 10549

Telephone No. 914.666.5900

Date of Bid: 04/18/19

**I. GENERAL BID CERTIFICATION**

The offeror certifies that he or she will furnish, at the prices herein quoted, the materials, equipment, and/or services proposed in this proposal.

**II. NON-COLLUSIVE BIDDING CERTIFICATION**

By submission of this proposal, the offeror certifies that he/she is complying with Section 103-d of the General Municipal Law as follows:

Statement of non-collusion in bids and proposals to political subdivisions of the state.  
Every bid or proposal hereafter made to a political subdivision of the state of any public department, agency or official thereof where competitive bidding is required by statute, rule, regulation, or local law for work or services performed or to be performed or goods sold or to be sold, shall contain the following statement subscribed by the offeror and affirmed by such offeror as true under the penalties of perjury: Non-collusive bidding certification.

a) By submission of this bid, each offeror and each person signing on behalf of any offeror certifies, and in the case of a joint bid, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of knowledge and belief:

1. The prices in this bid have been arrived at independently without collusion, consultation, communication or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other offeror or with any competitor.

2. Unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the offeror and will not knowingly be disclosed by the offeror prior to opening, directly or indirectly, to any other offeror or to any competitor; and
  3. No attempt has been made or will be made by the offeror to induce any other person, partnership, or corporation to submit or not to submit a bid for the purpose of restricting competition.
- b) A proposal shall not be considered for award nor shall any award be made where a) - 1., 2., and 3. above have not been complied with, provided however, that if in any case the offeror cannot make the foregoing certification, the offeror shall so state and shall furnish with the bid a signed statement which sets forth in detail the reasons therefor. Where a) - 1., 2., and 3. above have not been complied with, the bid shall not be considered for award nor shall any award be made unless the head of the political subdivision, public department, agency or official thereof to which the bid is made, of his/her designee, determines that such disclosure was not made for the purpose of restricting competition.

The fact that an offeror has a) published price lists, rates or tariffs covering items being procured, b) informed prospective customers of proposed or pending publication of revised price lists for such items or c) sold the same items to other customers at the same prices being proposed, does not constitute, without more, a disclosure within the meaning of subparagraph one a).

Any proposal hereafter made to any political subdivision of the state or any public department, agency or official thereof by a corporate offeror for work or services performed or goods sold or to be sold, where competitive bidding is required by statute, rule, regulation, or local law, and where such bid contains the certification referred to in subdivision one of the section, shall be deemed to have been authorized by the board of directors or the offeror, and such authorization shall be deemed to include the signing and submission of the bid and the inclusion therein of the certification as to non-collusion as the act and deed of the corporation.

Signature



Title President

Date 4/16/18



## FIRM BACKGROUND

***The KG+D team is led by firm owners and principals who bring well-balanced professional experience and credentials that ensure continuity of expertise across all planning and project phases.***

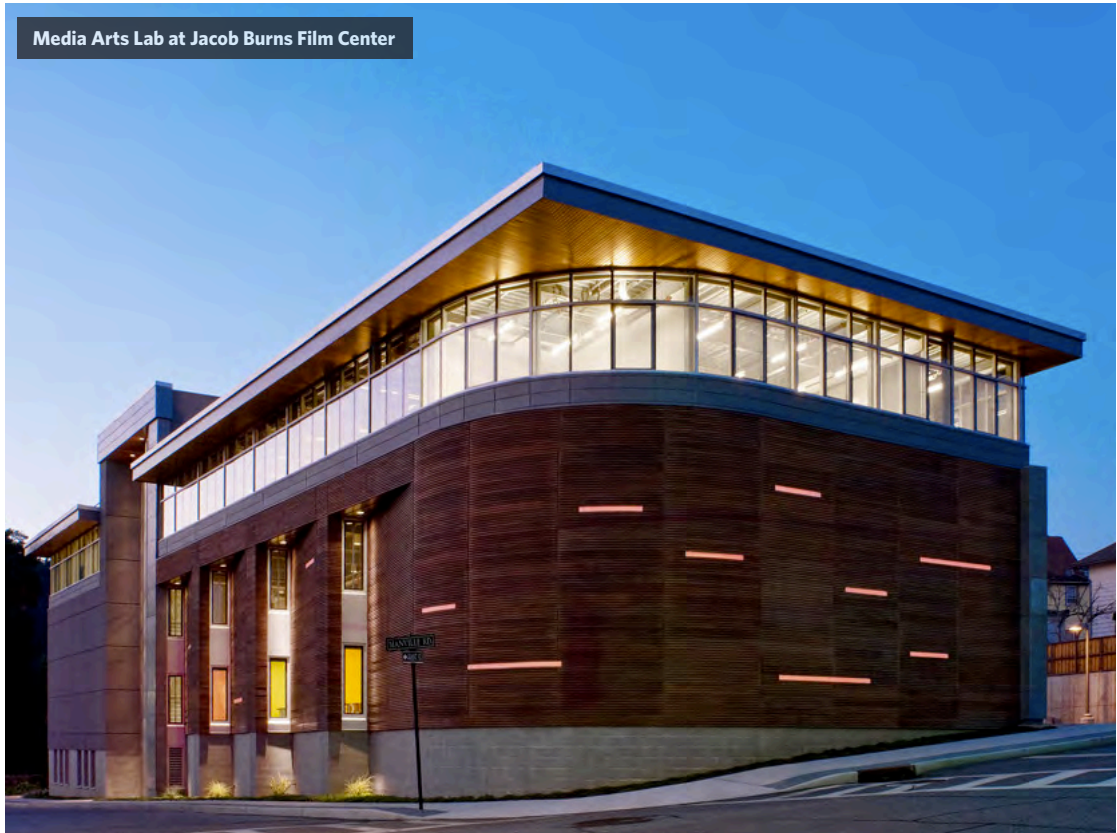
In business for more than 70 years, KG+D has a long history of superior service to public and private clients throughout the Hudson Valley region. First founded as Fleagle & Kaeyer, later as Kaeyer, Parker & Garment, and as Kaeyer, Garment + Davidson in 1994, the commitment of our firm to clients and quality service

has never changed. The lasting relationships we enjoy with clients attest to our record of success.

In the past fifteen years, KG+D has designed and built projects with a construction value of approximately \$700 million. We specialize in the planning, design and construction of quality educational, community,

residential, religious and municipal facilities that are functional for their users, beautiful for their community and sensitive to their surroundings. As such, we are proud to have contributed a great deal to the infrastructure of many local communities.

Media Arts Lab at Jacob Burns Film Center



**KG+D**

listen

imagine

build

# DESIGN PHILOSOPHY

**We *listen* to understand.**  
**We actively *imagine***  
***potential*. We *build***  
***responsibly toward***  
***the future*.**

Listen, Imagine, Build.

At KG+D Architects, PC, that is what we do.

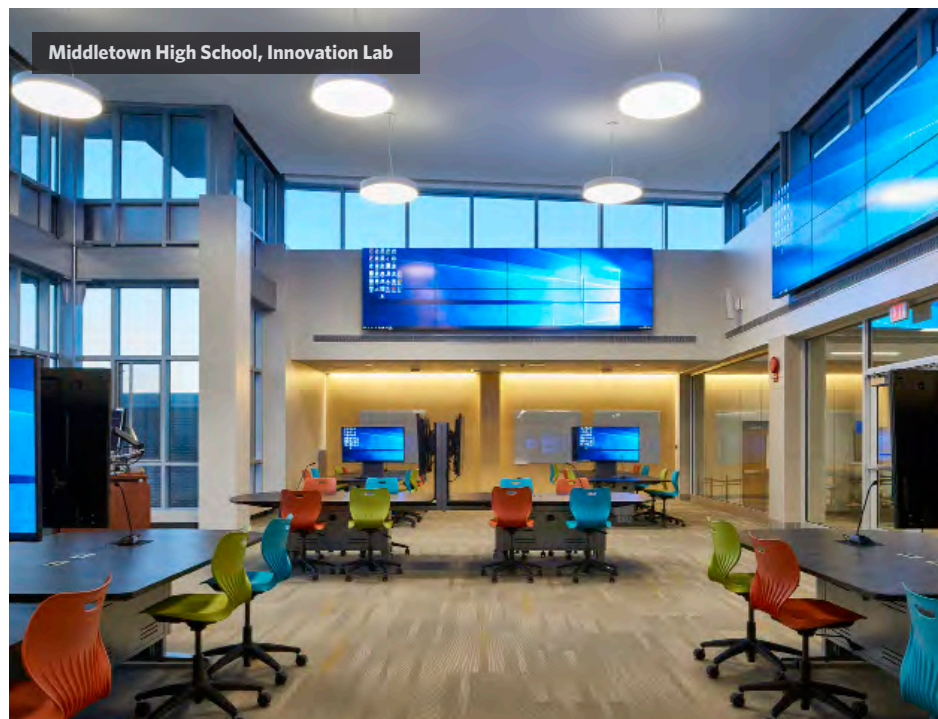
Our integrated approach to planning new and renovated buildings is unique. We listen actively to the owner's vision and needs, closely evaluate existing spaces and programs, and look at the unique context of every project. We then help to reveal the full potential of a new or renovated building through a creative and

imaginative process of testing good ideas with design. Once the right plan is uncovered, we work with the owner and other vested agencies to meet municipal requirements and gain project approvals. KG+D then implements a quality building project that satisfies the owner's needs and surpasses expectations.

While we bring expertise to every project, KG+D relies on the active

participation of owners, boards and committees to ensure that we deliver the best possible product. We firmly believe that listening is critical to the success of all projects.

Through effective listening, imaginative solutions and well-built projects we seek to develop and nurture proud partnerships with our clients and create a legacy excellent projects.



# SUSTAINABLE DESIGN

***Our team is comprised of highly qualified professionals with experience + training in high performance school building design.***

KG+D's design approach incorporates sustainable design elements to the extent that is appropriate for each specific client and site. Whether designing new buildings for LEED certification by the US Green Building Council or renovations that can improve energy efficiency, working to develop high performance buildings is a responsibility we take seriously, for our clients, the environment and future generations.

Some of our sustainable projects include:

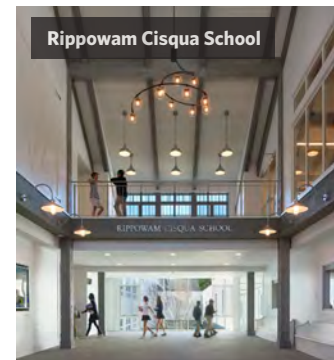
- The Media Arts Lab at Jacob Burns received LEED Gold in 2010.
- Trinity Pawling School's Scully Dining Hall is 40% larger and operates 30% more efficiently than the building it replaced.
- An addition for Middletown High School developed an interior innovation lab that utilizes natural light and a green roof.
- Post Road Elementary School in White Plains was designed to meet the criteria for LEED for Schools at the Gold Level. In 2010 this new building earned an Energy Star Rating of 100.
- The H.H. Wells Middle School addition in Brewster opened spring 2012 and was designed to achieve NYS CHPS certification.





## RECENT ACHIEVEMENTS

- In 2018, KG+D received five design awards from the AIA WHV Chapter including two High Honor Awards for Trinity Pawling Smith Field House and Rippowam Cisqua School Upper Campus and Citation Awards for Brewster CSD JFK Elementary School, Middletown High School Innovation Lab and Elegant Banquets Le Chateau.
- KG+D was recognized, among 14 Westchester County businesses, by 914INC with a Small Business Award in the General Excellence category.
- KG+D President, Russell Davidson, FAIA, testified before the Federal Commission on School Safety to advocate for school design strategies and legislation to support safer schools.
- The Post Road Elementary School is currently the most energy-efficient public school building in New York State. The elementary school won an Excelsior Award from AIANY celebrating design and professional excellence in publically funded buildings in New York State.
- The Media Arts Lab at Jacob Burns Film Center was Westchester County's first building to earn LEED Gold Certification from the U.S. Green Building Council. The building earned numerous awards for design excellence, including a High Honor Award from AIA WHV and Project of the Year Award from Westchester/Putnam Chapter of the New York State Society of Professional Engineers.





# STAFF ORGANIZATION

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KG+D Architects, PC is a mid-sized firm providing planning, architectural design, civil engineering, interior design, graphic design and construction administration in house. To complete our professional team we work with a regular group of consulting engineering firms and specialty consultants. Every team is tailored for each specific client and project. KG+D is organized as follows:

## Principals

- Russell A. Davidson, FAIA  
President & Managing Partner
- Erik A. Kaeyer, AIA, LEED AP  
Vice-President & Design Principal
- Walter P. Hauser, AIA  
Principal

## Associate Principal

- Susan D. Davidson, Assoc. AIA

## Associates

- Andrew Allison
- Genevieve Clarey, RA
- Sarah Weissman Dirs, AIA, LEED AP, BC+D, SEED
- Robert A. Fendler, Assoc. AIA
- Matthew Gallerani, AIA
- Laurie Hillman-Johnsson, AIA, LEED AP
- Brian O. Mangan, AIA
- Teresa S. May, AIA
- Patrick J. Meaney
- Joseph A. Reilly
- Travis S. Schnell, AIA

## Staff Includes:

- KG+D in-house staff of 32
- 10 Licensed Architects
- 3 LEED Accredited Professionals
- 2 Interior Designers
- 7 Senior Technical Staff
- 1 Landscape Architect
- 9 Technical Draft Persons
- 1 SED Coordinators
- 2 Construction Coordinators
- 5 Administrative Support Personnel



# SERVICES

**KG+D provides  
a comprehensive range  
of planning, design  
and construction  
phase services.**

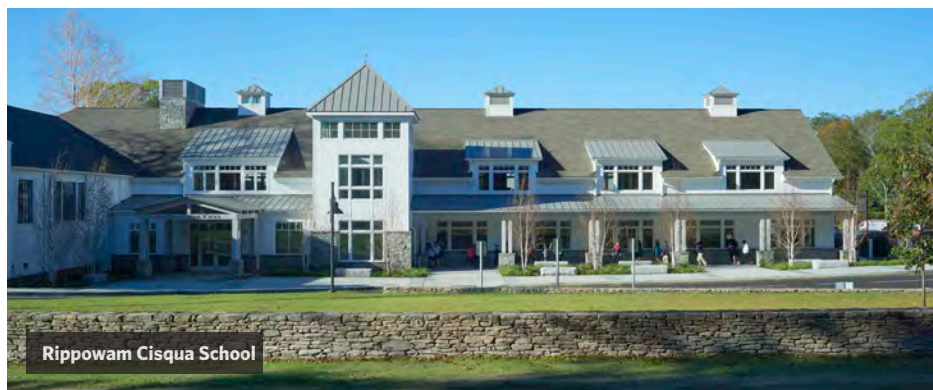
## Architectural & Engineering Services

- Master Planning
- Site & Space Planning
- Facility Programming & Analysis
- Site Selection & Design
- Building Conditions Surveys & Capital Project Planning
- Facilities Studies/Five Year Plans
- Conceptual Design Studies & Budgeting
- Civil Engineering/Site Planning
- Architectural Studies
- Environmental Impact Statements
- Asbestos & Hazardous Materials Testing & Design
- Energy Estimating
- Cost Estimating & Analysis
- 3-D Computer Renderings
- Coordination of Professional Engineers & Consultants
- Interior Design
- Lighting & Acoustics Consultation

- Furniture & Equipment Budgeting & Specification
- Interior Finishes Selection
- Code Consulting
- Contract Documents, Drawings & Specifications
- Bidding Administration
- Contract Negotiations
- Construction Inspection & Administration
- Construction Management

## Support Services

- High Performance / LEED Analysis
- Pre-Referendum Communications
- Fundraising Strategies & Support
- Graphic Design
- SEQRA Coordination
- Approvals & Project Submittals
- Signage Design & Graphics Plans
- Multi-Media & Video Presentations



Rippowam Cisqua School

## AT KG+D

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We pride ourselves in providing practical solutions to the challenges posed by our clients and producing excellent projects that are completed on time within the budget established during the project planning.

- Our clients are our top priority. We listen carefully to clients and pride ourselves in being a service-oriented firm.
- We believe that vision, imagination, and ability are all equally important to providing an appropriate design.
- Every project is special. We build upon and benefit from our collective experience from past projects, and then apply it to your specific project.
- We understand that the scope, budget, and basic level of quality of your project must be established early in the process and preserved right up to the final completion of the project.
- We are committed to the involvement of the firm's principals in your project from beginning to end.

It is never too early to discuss a future project. We hope you will keep us in mind and call us when you are ready to discuss how we can help you meet your planning and design needs.



Post Road Elementary School



listen

imagine

build

# CLIENT LIST

## Higher Education

- Dutchess Community College
- Fordham University
- Mercy College
- NYS Judicial Institute at Pace University School of Law
- SUNY Purchase College
- Ulster Community College
- Westchester Community College
- Yale University

## Public + Private Schools

- Amani Public Charter School
- Bedford Central School District
- Briarcliff Manor Union Free School District
- Brewster Central School District
- Bronxville Union Free School District
- Byram Hills Central School District
- Chappaqua Central School District
- Darien Public Schools
- Dobbs Ferry Union Free School District
- Dutchess BOCES
- Eagle Hill School
- Eastchester Union Free School District
- Elmsford Union Free School District
- Greenwich Education Group
- Greenwich Public Schools
- Greenwood Lake Union Free School District

- The Harvey School
- Katonah-Lewisboro School District
- Middletown Enlarged City School District
- Nyack Union Free School District
- Orange-Ulster BOCES
- Pear Tree Point School
- Pelham Union Free School District
- Pleasantville Union Free School District
- Putnam Valley Central School District
- Ridgefield Academy
- Rippowam-Cisqua School
- Roslyn Union Free School District
- Scarsdale Union Free School District
- Somers Central School District
- Soundview Preparatory School
- South Orangetown Central School District
- Trinity Pawling School
- Tuckahoe Union Free School District
- Valhalla Union Free School District
- Washingtonville Central School District
- Westchester Day School
- Weston Public Schools
- White Plains City School District
- Wilton Public Schools
- Yonkers Public Schools

## Commercial

- Barile Gallagher & Associates
- Capolongo Medical Building
- Caremount Medical Group
- Chappaqua Crossing
- Digitech, Inc.
- Elegant Banquets
- Houlihan Lawrence, Multiple Offices
- Kohlberg & Co.
- Liberty Lines MTA Headquarters
- Mount Kisco Coach Diner
- Premier Automotive
- Sinatra Memorial Homes
- Volvo AB
- Volvo North America Corp.
- Volvo Penta
- Wilson & Sons Jewelry

## Club/Community Facilities

- Boys & Girls Club of Northern Westchester
- Brooklawn Country Club
- Caramoor Center for Music and the Arts
- Club Fit
- Fairview Country Club
- Game on 365
- Great Neck Public Library
- Green Chimneys
- Guiding Eyes for the Blind
- Jacob Burns Film Center
- New York Athletic Club
- Shorehaven Golf Club
- UJA Federation of

## Greater New York

- Quaker Ridge Country Club
- Teatown Lake Reservation
- West Hempstead Public Library
- Wilton Family YMCA
- Wolf Conservation Center
- YMCA of Central + Northern Westchester
- Yonkers Grinton I. Will Library

## Government & Municipal

- City of Stamford
- Merestead Mansion
- Mount Kisco Village Hall
- Playland Bathhouse
- US Mint
- US Postal Service
- Westchester County

## Religious Organizations

- Bedford Community Church
- First Hebrew Congregation
- First Presbyterian Church of Katonah
- First Presbyterian Church of Stamford
- St. Marks Parish
- Upper Westchester Muslim Society
- Young Israel of Scarsdale
- Young Israel of White Plains

## Housing

- Cornwall Place
- Custom Residences (16)
- Elant Place Active Adult Community
- John E. Andrus Memorial Home
- Pleasantville Affordable Senior Housing





## RUSSELL A. DAVIDSON, FAIA PRESIDENT



Russell A. Davidson, FAIA is President of KG+D Architects, PC where in the past 22 years he has led the firm through the planning and construction of projects valued at approximately \$700 million. Russ joined KG+D's predecessor firm, Kaeyer, Parker & Garment in 1986 as an Associate, and was Principal of the firm for six years before becoming President in 2000. With 32 years of experience planning educational, commercial, religious, and multi-unit residential facilities, he has extensive knowledge of the New York State public and private construction markets, educational planning requirements and trends, campus planning and effectively building consensus to gain public approval for funding project.

Russ plays an active role in furthering the profession of architecture and the value of public Architecture in leadership positions with the American Institute of Architects since 1999 culminating in his role as National President of the AIA in 2016. Russ was elected to this position by the 90,000 members of the AIA, served as it's 92nd president in it's over 150 year history and was the first National President from Westchester County. As an AIA leader he has worked to advocate for policy reform on issues that are important to our clients including funding for social infrastructure projects especially schools and libraries.

As president Russ traveled internationally and nationally and spoke about public impact of design and reviewed award winning projects. In the fall of 2016 Russ convened the "Build America Summit" at the New York Times Center in New York City. This event focused on the need for our country to invest in the Public buildings that define our communities.

### Education

- Masters of Architecture, Rensselaer Polytechnic Institute, 1986
- Bachelor of Arts in Architectural Aesthetics, Union College, 1980

### Registrations

- New York, Connecticut

### Affiliations

- American Institute of Architects
- Association for Learning Environments
- Society for College and University Planning
- U.S. Green Building Council

### Project Highlights

- Middletown ECSD; District-Wide Capital Projects, Additions + Alterations
- Greenwich Public Schools; District Wide Planning + Athletic Facility Planning
- Yonkers Public Schools; District Facilities Planning + Capital Improvement Projects
- White Plains Post Road Elementary School; Replacement Elementary School
- Katonah Lewisboro Public Schools; District Wide Capital Improvement Projects
- Scarsdale UFSD; Master Plan, Feasibility Study, Additions + Alterations
- Pleasantville UFSD; High School Additions, Alterations + Infrastructure Upgrades
- Brewster CSD; Middle School Additions + Renovations, District Master Plan
- Bronxville UFSD; Comprehensive Theater Renovation
- Orange-Ulster BOCES; Adaptive Reuse of a former Hospital Facility
- The Media Arts Lab @ Jacob Burns Film Center; New LEED Gold Building

## WALTER P. HAUSER, AIA PRINCIPAL



Walter P. Hauser, AIA is Principal of Kaeyer, Garment + Davidson Architects, PC in 2004 and was named Principal in 2015. His broad range of educational and professional experience includes studies in Germany and Italy, project design and management of private school facilities and high-end residential buildings while working for Zarecki and Associates and the design and construction of equestrian facilities for Old Town Barns in Pawling, NY.

Since joining KG+D, Walter has designed and managed projects for Westchester Community College, Somers Central School District, Middletown Enlarged City School District, Eastchester Union Free School District, Trinity Pawling, Fordham University and Yale University. Walter was the project architect for the reconstruction of Trinity Pawling's Scully Dining Hall, which was designed to meet LEED standards.

### Education

- Masters of Architecture, University of Pennsylvania
- Bachelor of Arts in Psychology + Architecture, Trinity College, CT

### Registrations

- New York

### Affiliations

- American Institute of Architects

Walter possesses strong management skills with attention to design detail and an outstanding ability to interface and communicate with owners, consultants and contractors allowing him to deliver successful projects to our clients.

### Project Highlights

- Middletown ECSD; District-Wide Capital Projects, Additions + Alterations
- Eastchester Middle School; Additions + Alterations
- Eastchester High School; Additions + Alterations
- Tuckahoe UFSD, District-Wide Master Planning
- Pelham UFSD, District-Wide Master Planning
- Trinity Pawling; Scully Dining Hall
- Trinity Pawling; Faculty Housing
- Trinity Pawling; Smith Field House + Athletic Facilities
- White Plains Public Schools; District Wide Capital Projects + Parker Stadium
- Scarsdale UFSD; Master Plan, Feasibility Study, Additions + Alterations
- Somers CSD; District-Wide Additions + Renovations
- Valhalla UFSD; District-Wide Capital Improvements
- Westchester Community College; Master Plan
- Yale University; Graduate Housing Renovations
- Yale University; Women's Field House + Golf Learning Center
- Fordham University; McGinley Hall Lobby + Plaza Renovations

# SUSAN D. DAVIDSON, ASSOC. AIA

## ASSOCIATE PRINCIPAL



### Education

- Bachelor of Science, Interior Design, University of Illinois, 1985

### Affiliations

- American Institute of Architects
- U.S. Green Building Council
- NCIDQ Certified 1989

Susan D. Davidson, Assoc. AIA first joined KG+D's predecessor firm Kaeyer, Parker & Garment in 1987. After five years with KPG, she spent time at several design firms including two years as sole proprietor for her own design studio. She returned to KG+D Architects in 1999 and was named Associate Principal in 2013.

Susan's interior design experience spans all project types and sizes, from small commercial offices and retail build-outs to educational facilities, municipal offices and large corporate headquarters. She works closely with clients to develop space plans, determine the interior layout, level of finish for a specific project, select / specify materials and colors, and to develop furniture budgets and bid specifications.

As the Associate Principal in charge of Interior Design at the firm, Susan has a hand in virtually every project at KG+D handling more than \$100 million dollars worth of work over her 16-year tenure. Susan's passion, ideas, innovation and influence can be seen in the spaces and places she has collaboratively designed with her teammates at KG+D. Susan's expansive knowledge of finishes, manufacturers and product applications, as well as the durability and life expectancy of products helps clients gain the best possible products for their budget.

### Project Highlights

- White Plains Post Road Elementary School; Replacement Elementary School
- White Plains High School; Additions & Renovations, District-Wide Infrastructure
- Somers CSD; District-Wide Additions & Renovations
- Chappaqua CSD Seven Bridges Middle School; New Middle School
- Pleasantville UFSD; High School Additions, Alterations & Infrastructure Upgrades
- Katonah Lewisboro School District; Capital Projects 1999-2015
- Brewster CSD; Middle School Additions & Renovations, District Master Plan
- Bronxville UFSD; Comprehensive Theater Renovation
- Bedford Road Elementary School; New Elementary School
- Dobbs Ferry UFSD; Cafeteria Renovation
- Middletown ECSD; District-Wide Capital Projects, Additions & Alterations
- Eastchester UFSD; Middle School Additions, High School Master Plan
- Orange-Ulster BOCES; Adaptive Reuse of a former Hospital Facility
- The Media Arts Lab @ Jacob Burns Film Center; New LEED Gold Building

# JFK ELEMENTARY SCHOOL

Brewster, New York  
Additions + Alterations



## Client:

Brewster Central School District

## Project Scope:

The design team collaborated with the Brewster CSD to complete key projects that transformed the JFK Elementary School into a Next Generation learning environment. The project included a six-classroom addition that created flexible classrooms, a library addition featuring a stepped reading area, an auditorium renovation that incorporated a moveable wall dividing classroom and theater space and the development of the IDEA Center, which features moveable furniture and bi-fold doors that open to an interior courtyard.

## Completion Date:

September 2017



# JFK ELEMENTARY SCHOOL

Brewster, New York  
Additions + Alterations



# H.H. WELLS MIDDLE SCHOOL

Brewster, New York  
Additions + Alterations



## Client:

Brewster Central School District

## Project Scope:

The planning process for this project involved an extensive pre-bond initiative that engaged the students and community. Our team explored multiple design options for additions and alterations and ultimately, a two-phased plan was developed that addressed the aging 1957 school's needs. The first phase included a 26,000 SF 3-level brick and block science classroom addition, a new library addition, new stair hall addition and front entrance canopy. Interior alterations to the existing building included the main office, guidance office, general classrooms, corridors, stair halls, window replacements and an entire roof replacement. The second phase of the project consisted of alterations and relocations of the existing Art Rooms, Tech Rooms, Kitchen, Cafeteria, and Auditorium.

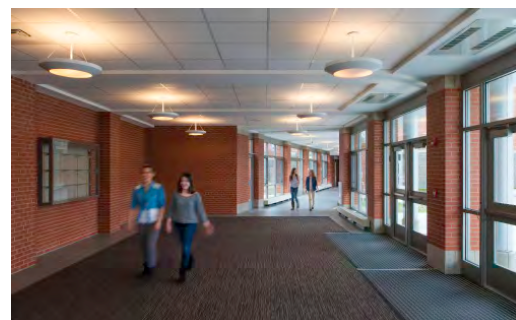
## Completion Date:

2012



# H.H. WELLS MIDDLE SCHOOL

Brewster, New York  
Additions + Alterations



# BREWSTER HIGH SCHOOL LEARNING COMMONS

Brewster, New York  
Learning Commons



## Client:

Brewster Central School District

## Project Scope:

KG+D collaborated with Brewster High School to transform their existing library into an innovative learning commons that more appropriately accommodates “Next-Gen” learning and programming. The flexibility of the open floor plan lends itself to student engagement and collaboration. Each individual space has multiple purposes that facilitate the school’s educational programming. The innovation lab features: small and large group gathering spaces, soft seating, graffiti boards, a presentation room, breakout spaces, counter height computer stations and a new circulation desk.

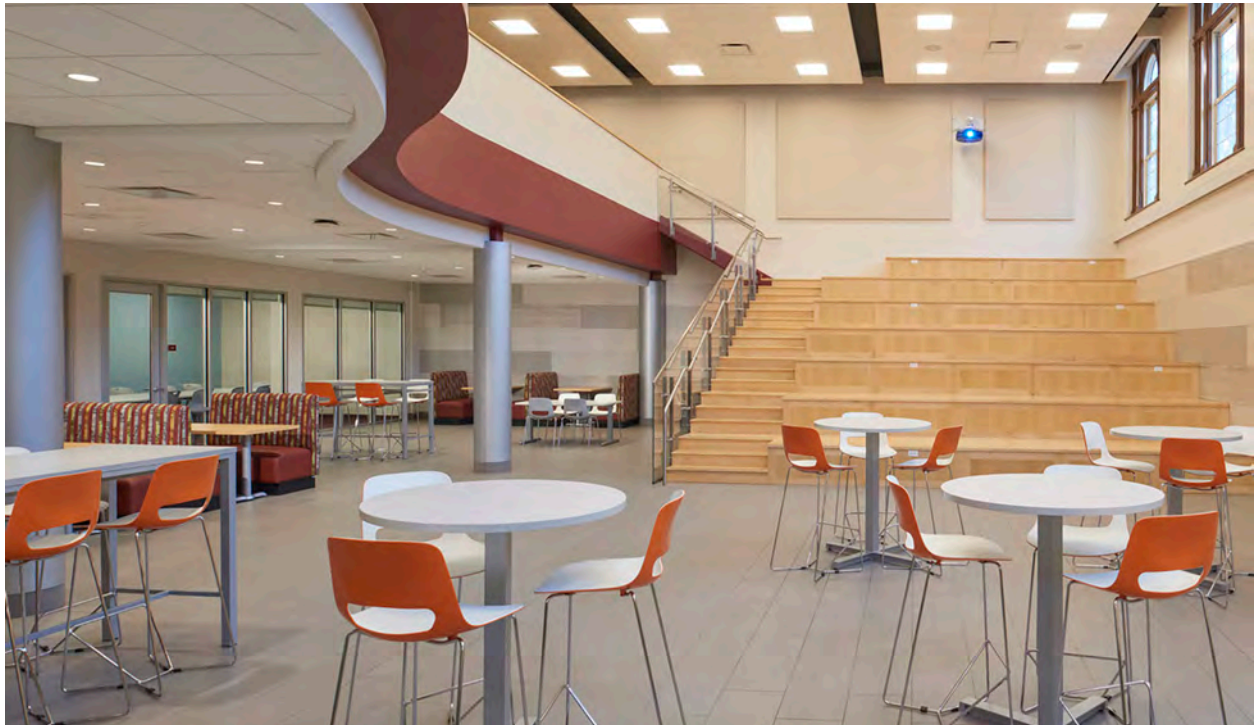
## Completion Date:

January 2016



# SCARSDALE HIGH SCHOOL LEARNING COMMONS + DESIGN LAB

Scarsdale, New York  
Learning Suite



## Client:

Scarsdale Union Free School District

## Project Scope:

KG+D collaborated with Scarsdale High School to re-make an underused gymnasium and auto shop into an innovative learning commons and design lab. The commons serves a variety of purposes: an auxiliary cafeteria, satellite library, technology or computer lab, collaborative group workroom and informal performance space with supporting small group workspaces. The new design lab is focused on creating a flexible multi-use space that allows students to model, test and physically make products and prototypes to test their ideas.

## Completion Date:

September 2018

KG+D

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# MIDDLETOWN HIGH SCHOOL INNOVATION SPACES

Middletown, New York  
Innovation Labs



## Client:

Middletown Enlarged City School District

## Project Scope:

KG+D completed facilities assessments, capacity study and long range planning for the Middletown ECSD. As part of the larger project, High School addition and alterations were developed in order to create a learning commons suite by maximizing an under utilized central courtyard. The new spaces will include an innovation lab, digital labs, graphic arts classroom and a fabrication lab to support the schools Project Lead the Way programming. A third floor addition also included a new innovation space, break out meeting spaces and connection to a new classroom wing.

## Completion Date:

September 2017



# MIDDLETOWN HIGH SCHOOL INNOVATION LAB

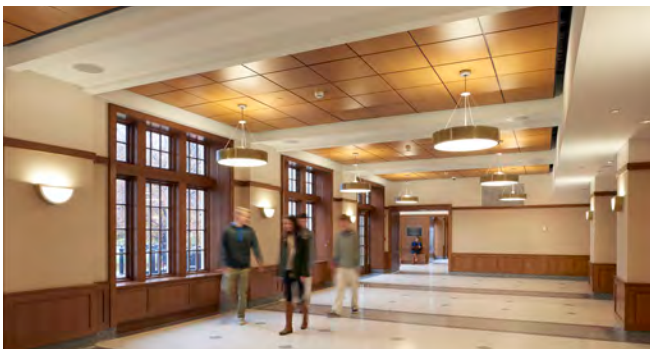
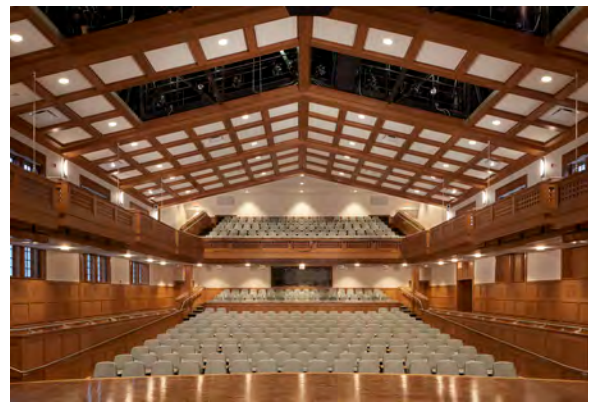
Middletown, New York  
Innovation Lab





# BRONXVILLE SCHOOLS AUDITORIUM

Bronxville, New York  
Auditorium Renovations





# BRONXVILLE SCHOOLS AUDITORIUM

Bronxville, New York  
Auditorium Renovation



Winner of the 2016 Excelsior Award,  
AIA New York  
Winner of 2016 High Honor Award  
AIA Westchester Hudson Valley



## Client:

Bronxville Union Free School District

## Project Scope:

This project was a comprehensive alteration to a community performance space. More sophisticated than most school auditoriums, we collaborated with theater and acoustic specialists to transform this space into a multi-use high performance theater. Originally built in 1922, the auditorium has been restored to its original grandeur featuring modern and sophisticated upgrades designed to meet 21st Century standards. The multi-use, high-performing theater features new seating configurations, balconies, new theater and HVAC systems, lighting and acoustic enhancements, restoration of the original windows and proscenium, and a new lobby addition. The auditorium was designed to be energy efficient and has improved function, quality and accessibility.



## Completion Date:

2015

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# EAGLE HILL SCHOOL

Greenwich, Connecticut  
Master Planning/Additions + Alterations

Winner of 2017 High Honor Award  
AIA Westchester Hudson Valley



## Client:

Eagle Hill School

## Project Scope:

KG+D completed a Facilities Assessment and Master Planning process for the Eagle Hill School. The Facilities Assessment process uncovered the priority projects and developed a phased implementation project and associated budget. The proceeding Master Plan identified the need for larger classrooms and a reorganization of student and faculty housing in addition to the repurposing of a campus building into administrative offices, the renovation of the main academic building and the addition of a new theater.

## Completion Date:

March 2016

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# EAGLE HILL SCHOOL

Greenwich, Connecticut  
Master Planning/Additions + Alterations





# PLEASANTVILLE HIGH SCHOOL

Pleasantville, New York  
Additions + Alterations

**Client:**

Pleasantville Union Free School District

**Project Scope:**

This complex renovation and expansion of a traditional 1929 brick school building involved the addition of two new major wings at the front of the building and complete infrastructure replacement and restoration. New spaces included a new, state-of-the-art library/media center with telecast capability, science wing, cafeteria, guidance suite and administration. Infrastructure included heating plan replacement, HVAC, window replacement, replicate of slate roof, and masonry restoration.

**Completion Date:**

2011



# PLEASANTVILLE HIGH SCHOOL

Pleasantville, New York  
Additions + Alterations





# POST ROAD ELEMENTARY SCHOOL

White Plains, New York  
Replacement Building/Green Building



Winner of the 2015 Excelsior Award  
AIA New York

**Client:**

White Plains Public Schools

**Project Scope:**

This new high-performance 90,000sf replacement school earned an Energy Star rating of 100, operates 65% more efficiently than a building of standard design, and is reportedly the most energy-efficient public school building in New York State at the present time. The building was part of a \$64.5 million District-Wide construction and infrastructure program. Sustainable elements of the project include geothermal heating and cooling, solar photovoltaic array, efficient building envelope, low-flow plumbing fixtures, extensive day lighting and advanced lighting controls, and the use of recycled materials.

**Completion Date:**

2009

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# POST ROAD ELEMENTARY SCHOOL

White Plains, New York  
Replacement Building/Green Building





# RIPPOWAM CISQUA SCHOOL

Bedford, New York  
Additions + Alterations



## Client:

Rippowam Cisqua School

## Project Scope:

KG+D lead the planning, design and approvals process for extensive renovations to the Rippowam Cisqua School upper campus. The planning process engaged administrators, faculty, staff the school community and surrounding community. The project included new science classrooms, library/media center, an innovation lab that opens to an interior tiered courtyard, a new dining hall, a general classroom addition, renovated art classrooms, a new main entrance lobby and administrative offices and improved vehicular and pedestrian circulation.

## Completion Date:

September 2017



# RIPPOWAM CISQUA SCHOOL

Bedford, New York  
Additions + Alterations





# RIPPOWAM CISQUA SCHOOL

Bedford, New York  
Additions + Alterations





# RIPPOWAM CISQUA SCHOOL

Bedford, New York  
Additions + Alterations





# TRINITY PAWLING SMITH FIELD HOUSE

Pawling, New York  
Additions + Renovations



## Client:

Trinity Pawling

## Project Scope:

KG+D collaborated with Trinity Pawling School on the new Smith Field House. The project included the addition of approximately 12,000sf with a new multi-use field house, main entrance and lobby space, an alumni room for gatherings and events, a terrace space, new office space and a training room. The project also included the renovation of the existing Hubbard Gymnasium. A second phase of the project will renovate locker rooms and the squash courts and create a new fitness center.

## Completion Date:

October 2017

# TRINITY PAWLING SMITH FIELD HOUSE

Pawling, New York  
Additions + Renovations



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# ORANGE-ULSTER BOCES

Goshen, New York

Adaptive Reuse  
+ Energy Performance Project



Winner of the 2014 Citation Award,  
AIA Westchester/Hudson Valley Chapter



## Client:

Orange-Ulster BOCES  
Regional Education Center at Arden Hill

## Project Scope:

This adaptive reuse of the former Arden Hill Hospital campus into a vibrant and inviting educational facility. Extensive renovations of the 200,000sf hospital included new building systems, reconfigured spaces to allow for the appropriate room size and program adjacencies, a new addition to connect East and North wings and major renovations to the building's main entrance vestibule. As the school is a shared government facility, the kitchen was designed to serve the Orange Ulster BOCES community as well as produce and serve over 2000 meals per day for the county's Meals on Wheels program.

## Completion Date:

2013

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# ORANGE-ULSTER BOCES

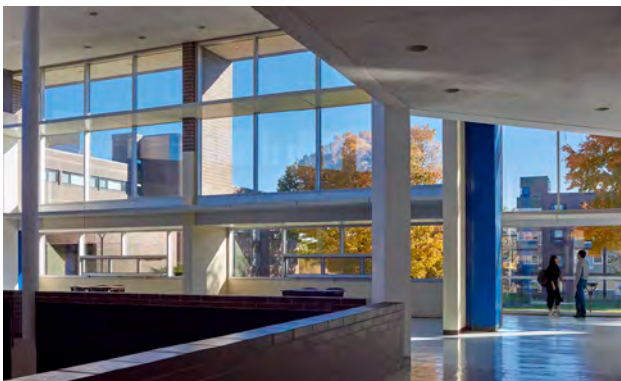
Goshen, New York

Adaptive Reuse  
+ Energy Performance Project



# STATE UNIVERSITY OF NEW YORK COLLEGE AT PURCHASE

Purchase, New York  
Envelope Restoration



## Client:

State University of New York  
College at Purchase

## Project Scope:

The Dining Hall at Purchase College was designed by well-known modernist architect Edward Larrabee Barnes and constructed in the early seventies. Related to seventies detailing, age and extreme use, the envelope was in need of significant restoration as evidenced by leaks, cracking and portions of facades that were leaning outward. Our team worked to restore the condition of the building while preserving the original design intent.

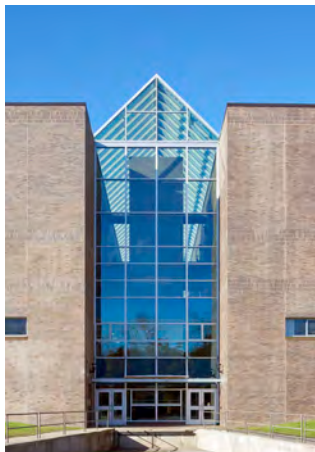
## Completion Date:

2014



# STATE UNIVERSITY OF NEW YORK COLLEGE AT PURCHASE

Purchase, New York  
Envelope Restoration



## Client:

State University of New York  
College at Purchase

## Project Scope:

The Physical Education building at Purchase College was designed by well-known modernist architect Gwathmy Siegel and constructed in the early seventies. Related to seventies detailing, age and extreme use, the envelope was in need of significant restoration as evidenced by leaks, cracking and portions of facades that were leaning outward. The pool in the gymnasium has been the primary cause for the facades' deterioration; as part of the project the team redesigned the pool's HVAC system to properly ventilate and remove moisture to reduce vapor infiltration into the masonry cavity.

## Completion Date:

2016

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# YALE UNIVERSITY CAROL ROBERTS FIELDHOUSE

New Haven, Connecticut  
New Field House

**Client:**

Yale University

**Project Scope:**

KG+D collaborated with Yale University on a fieldhouse for their field hockey and softball teams. The building is the first of its kind at Yale--a comprehensive space that meets the needs of two women's teams funded by a woman. Situated between Johnson Field and Corral Field, the 5,900-square-foot facility includes locker rooms, a training room, a satellite coaches' office, a team meeting space and a second-story observation roof deck featuring a glass-walled event space.

**Completion Date:**

September 2018

# YALE UNIVERSITY CAROL ROBERTS FIELDHOUSE

New Haven, Connecticut  
New Athletic Center





# THE MEDIA ARTS LAB @ JACOB BURNS FILM CENTER

Pleasantville, New York  
New Media Arts Lab/LEED Gold



Winner of the 2009 High Honor Award,  
AIA Westchester/Hudson Valley Chapter



## Client:

Jacob Burns Film Center

## Project Scope:

This new 27,000sf education center was designed to provide educational training in filmmaking and the media arts; the facility is used by school groups and adult continuing education programs. The building features a sound stage, 16 editing suites, a center studio, a screening room and administrative offices. Some of the sustainable features of the building include aluminum and glass energy-efficient windows, a geothermal heating and cooling system, photovoltaic panels on the roof, natural local materials and extensive daylighting and sustainable lighting controls.

## Completion Date:

2008

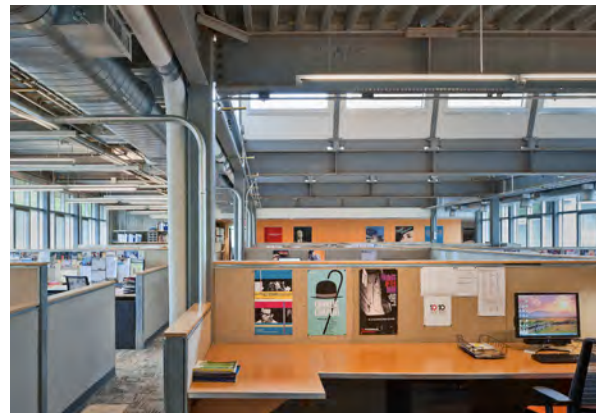


# THE MEDIA ARTS LAB @ JACOB BURNS FILM CENTER

Pleasantville, New York  
New Media Arts Lab/LEED Gold



Winner of the 2009 High Honor Award,  
AIA Westchester/Hudson Valley Chapter



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Barile Gallagher & Associates Consulting Engineers, P.C. is a multidiscipline consulting engineering firm with a proven track record of excellence in design and client satisfaction.

Since 1972, we have provided consulting engineering services for HVAC, Plumbing, Fire Detection/Protection and Electrical Systems on institutional, commercial, municipal, industrial, religious and residential projects.

Services provided by the firm include:

- Master planning and feasibility studies
- Engineering reports and probable construction costs.
- Preparation of contract drawings
- Technical specifications
- Building Information Modeling (BIM)
- Energy Modeling
- LEED Consulting services
- Construction supervision

We employ a tightly knit staff of dedicated professionals who see the big picture but are willing to “sweat the details”. The firm’s principals, whose experience totals more than fifty years, maintain involvement and oversight on every project.

Our aim is to fully integrate the MEP work with the Architecture, Site, Structural and Technology systems to form a complete, cohesive set of contract documents.

Our policy is to design the highest quality and most economically sound systems keeping professional engineering practices in the forefront.

With offices in Pleasantville, New York we are centrally located in the Tri-State Area.

Whether the task is a small classroom addition or a new corporate headquarters, a feasibility study or a master plan we have the skills, knowledge and experience to deliver the project on time and within budget.



**LAURENCE J. BARILE, PE, LEED AP      President****EDUCATION**

Manhattan College - B.E. Bachelor of Mechanical Engineering

**EXPERIENCE**

Mr. Barile has 30+ years of in-depth experience in HVAC design and modern commercial and institutional building construction. As president of the firm he provides leadership in setting company goals and overall philosophy. He personally oversees the planning, design and construction of many of the firm's projects and maintains involvement on all projects. Mr. Barile is a second generation owner and literally "grew up in the business". Joining the team at the age of 11 as an unpaid office boy, he worked his way up through the ranks as a draftsman, designer, engineer and project manager. He was a pioneer in the field of computer aided drafting and design (CADD). Upon graduation from Manhattan College Mr. Barile joined Syska and Hennessey in their NY City office where he was one of the early adopters of AutoCAD for that firm. Today Mr. Barile continues his commitment to advancing the field of building design to ensure a sustainable built environment for future generations.

**REPRESENTATIVE EXPERIENCE INCLUDES:**

- ❑ **Post Road Elementary School - White Plains, New York**
  - 2010 Completed LEED Gold Equivalent Building
  - Geothermal HVAC, Solar Domestic Hot Water, Energy Recovery Ventilation, Daylighting Controls, EnergyStar Score of 100 out of 100
- ❑ **Mount Kisco Library - Mount Kisco, New York**
  - 2009 Completed Sustainable Building
  - Geothermal HVAC, Energy Recovery Ventilation, Daylighting Controls
- ❑ **Norwood E. Jackson Correctional Center - Valhalla, New York**
  - Rehabilitation of "F" Unit Housing (Gut Renovation including Air Conditioning and full Smoke Control System)
  - Life Safety Improvements (Fire Alarm, Sprinkler and Smoke Purge/Ventilation Systems)
- ❑ **Mid-Hudson Forensic Psychiatric Center - New Hampton, New York**
  - Central Chiller Plant
  - Additions and Alterations to Building No. 2 (Housing Unit)
  - Additions and Alterations to Building No. 45 (Rehabilitation Unit)

**REGISTRATION AND PROFESSIONAL SOCIETIES**

Licensed Professional Engineer - New York, Connecticut

LEED Accredited Professional

National Society of Professional Engineers

American Society of Heating, Refrigerating and Air Conditioning Engineers - ASHRAE

Manhattan College Mechanical Engineering Department Board of Advisors

ACE Mentor





**PAUL J. GALLAGHER, PE**

**Vice President**



**EDUCATION**

Villanova University - Bachelor of Mechanical Engineering

**EXPERIENCE**

Mr. Gallagher joined the firm in 1992. He has more than 25 years experience in mechanical systems design. Mr. Gallagher serves as Principal-In-Charge and Project Manager on many of the firm's projects. In 1999 he earned the position of Associate and in 2008 became a partner in the firm. Mr. Gallagher is the client point of contact and performs HVAC, Plumbing, Potable Water Systems and Fire Protection design, construction administration, probable costing, allocation of office work flow, and project coordination of all trades.

**REPRESENTATIVE EXPERIENCE INCLUDES:**

- ❑ **New York Presbyterian Hospital Westchester Division - White Plains, New York**
  - Campus Wide Site Utilities Replacement
  - Critical Infrastructure Improvements throughout Campus
- ❑ **Westchester Community College - Valhalla, New York**
  - Campus Wide Master Plan and Site Utility Replacement
  - Harold Drimmer Library Addition and Alterations
- ❑ **Westchester County Airport - White Plains, New York**
  - Office Relocation and Observation Deck
- ❑ **Dutchess Community College - Poughkeepsie, New York**
  - Taconic Hall and Student Center Boiler Plant Replacement
- ❑ **Yonkers Public Schools - Yonkers, New York**
  - Construction Projects and Building Conditions Evaluations in more than 30 School Buildings
- ❑ **Mount Vernon Central School District - Mt. Vernon, New York**
  - Energy Performance Contract
  - Boiler Plant Replacement at 8 Buildings
- ❑ **Norwood E. Jackson Correctional Center - Valhalla, New York**
  - Life Safety Improvements (Fire Alarm, Sprinkler and Smoke Purge/Ventilation Systems)
  - Penitentiary Demolition and Renovation
  - New Penitentiary

**REGISTRATION AND PROFESSIONAL SOCIETIES**

Licensed Professional Engineer - New York

National Fire Protection Association - NFPA

Lee Farm Corporate Park  
83 Wooster Heights Road  
Suite 200  
Danbury, CT 06810  
Tel: (203) 490-4140  
[www.tdeg.com](http://www.tdeg.com)

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## Firm Profile

The Di Salvo Engineering Group is a professional consulting engineering firm offering comprehensive structural engineering services. Since its inception in 1973, the firm has grown to be one of the largest consulting firms in New England dedicated exclusively to structural engineering. The Construction Performance Analysis division of The Di Salvo Engineering Group brings expertise in reinforced and pre-stressed concrete design, construction, forensic evaluation, remedial design and related material technology.

Our success is due to our commitment to technical excellence and innovation, the staff's involvement in the management of the firm, and our dedication to only the highest of business standards and ethics.

### Technical Excellence and Innovation

The Di Salvo Engineering Group has received awards for technical competence and design excellence from such prestigious organizations as the American Institute of Architects and the American Council of Engineering Companies / Connecticut. The firm was one of the first to participate in two professional peer review programs: the Technical Peer Review Program of the Coalition of American Consulting Engineers, and the Organizational Peer Review Program of the American Council of Engineering Companies and the Structural Engineers Risk Management Council. These programs provide an objective look at the organization for efficiency, ability to deliver quality design services and good business practices.

Our Construction Performance Analysis group provides investigatory and forensic structural services, with special expertise in pre-stressed and post-tensioned concrete construction and concrete material technology. Our own field testing capabilities, supplemented when necessary by laboratory testing, complements our technical strengths and offers the opportunity for creative structural designs, innovative and efficient use of materials, evaluation of structural problems, and practical solutions to construction challenges.

### Staff

Our staff includes registered Professional Engineers, Revit® and CAD Designers, Field Engineers and a professional administrative staff. The field of structural engineering and the technology associated with it are rapidly changing. We work with all staff members in developing and meeting their individual continuing education goals by encouraging course work and by providing in-house seminars. Our clients benefit from an energetic workforce and the latest developments in the field.

We believe in the open sharing of ideas, responsibilities and rewards. Staff members participate in weekly coordination meetings, project management, quality reviews, financial disclosure and profits. By fostering commitment, dedication and job satisfaction in this way, our clients enjoy extra attention to detail, a higher level of client service, and the staff's passion for the highest quality of work.

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Bruce D. Richardson, P.E.  
Kenneth D. Jones, P.E.  
Trevor B. Hill, P.E.

# Trevor B. Hill, PE Principal



## Education

Trevor Hill started at The Di Salvo Engineering Group as an entry-level engineer in 1997 and progressed through the hierarchy to become one of the firm's Principals. Trevor's leadership of our structural engineering teams has contributed greatly to the success of the firm. As the project's structural Principal-In-Charge, Mr. Hill will work closely with the project architect to meet the client's expectations as to schedule, budget and quality, from the schematic design through to completed construction.

Trevor Hill came to The Di Salvo Engineering Group with strong credentials. Trevor graduated from Rensselaer Polytechnic Institute as the highest ranked civil engineer in his class. Prior to earning his engineering degrees, he worked for ten years in the construction industry where he gained valuable construction experience. Both his technical education and his skills learned on the job have proven invaluable to The Di Salvo Engineering Group

## Registration

BSCE Rensselaer Polytechnic Institute, Troy, NY, 1996  
MSCE Rensselaer Polytechnic Institute, Troy, NY, 1997

## Professional Membership

Connecticut 1999, New York 2004, New Jersey 2016

## Representative Projects

American Society of Civil Engineers  
American Institute of Steel Construction

### Health Care:

- Putnam Hospital Center, Carmel, NY – Additions and alterations to Emergency Department
- Hospital for Special Surgery, White Plains, NY – New tenant fit-out
- Hudson River Healthcare, Peekskill, NY – An addition of a 5,200 sq ft new building between an existing 3-story structure and an adjacent one-story former service station
- Hudson River Healthcare – Poughkeepsie, NY – Ongoing. Renovations and alterations of a new 20,000 sq ft facility
- Putnam Hospital Center, Carmel, NY – Renovations to Surgical Center
- Vassar Brothers Hospital, Poughkeepsie, NY –
  - Various projects to support new equipment and to relocate existing equipment.
  - J. Tower Building Review
  - Peer review of structural design for new medical office building and parking
- Hudson Valley Hospital, Peekskill, NY – Addition of a fourth floor and numerous other additions and renovations
- Montefiore Hospital, Bronx, NY – Equipment Support
- White Plains Hospital, White Plains, NY – Additions
- Greenwich Hospital, Greenwich, CT – Addition of South Stair Tower
- Greenwich Hospital, Greenwich, CT – Technical Peer Review, Watson Pavilion addition
- Yale Smilow Cancer Center, New Haven, CT – Technical Peer Review
- Mount Kisco Medical Group, Mount Kisco, NY – Other locations: Katonah NY – Three story addition to house new elevator; Carmel, NY – MRI Unit

### Other:

- Warren Harding High School, Bridgeport, CT – New 4-story, 144,000 sq ft high school
- CREC, New Britain, CT - New 146,000 sq ft, 3-story school
- Hudson City Schools, Hudson, NY – Additions to high school and elementary school
- Green Technical Charter High School, Albany, NY – New, two-story high school
- Oxford High School, Oxford, CT – New three-story, 159,400 sf. high school
- Moses Brown School, Providence, RI – Design development, Performing Arts Center and additions to student center







## FIRM PROFILE



**Wesley Stout Associates LLC** was founded in 1992 by Wesley Stout to provide clients with landscape architecture and planning services from feasibility and master planning through final site-specific design. Architectural firms are a primary client base for the firm along with corporate and real estate development entities. As a complement to its award-winning design services, the Principal's business (MBA) background offers clients a unique understanding of their individual project needs in relation to the design and construction process.

The office of Wesley Stout Associates is located in the town center of New Canaan, Connecticut; conveniently bordering the City of Stamford and a one-hour commute from New York City. The New Canaan studio is within the former offices of Elliot Noyes, a prominent architect in the modern movement and a contemporary of Philip Johnson.

The current staff of 6 establishes the firm as the largest Landscape Architecture/Planning firm in Fairfield County and among the largest in the State. The professional staff includes Licensed Landscape Architects and Certified Planners, along with associated support and administrative staff. The majority of the staff live in the area, have personal interest in the local community and are involved in various progressive professional associations. The firm is structured around studio design teams and matrixed for the flexibility to adapt to changing project and scheduling requirements. The firm is also LEED Accredited.

Wesley Stout Associates offers site design and planning expertise from start to finish - from program and site analysis to final site design and project construction administration. Wesley Stout Associates also has an extensive and successful background in the local, state and federal regulatory permit processes.

The accomplishments of the firm have been recognized with over two dozen design and planning awards, including many from the Connecticut Chapter of the American Society of Landscape Architects (ASLA), American Institute of Architects/Connecticut (AIA/CT) and the Home Builders & Remodelers Association of Connecticut, Inc. (HOBBI). These awards have been earned in local, regional and national competitions recognizing the professional accomplishment and outstanding design of a submitted project.

In pursuit of our mission "to exceed our client's expectations", our goal is to create environments that are unique, stimulating, environmentally sound, and compatible with the greater community.



## RESUMES

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### **L. Wesley Stout**

FASLA / AICP / LEED AP  
PRINCIPAL

#### **BACKGROUND**

Mr. Stout formed Wesley Stout Associates in 1992 providing professional services in landscape architecture, planning and sustainable design. The mission of the firm remains to provide the highest quality of planning and site design services available to private and public clients. From the New Canaan office, Mr. Stout is involved in commercial, institutional and residential projects throughout the metropolitan New York region, as well as nationally, and has received numerous professional awards throughout his career.



In the years since 1992, Mr. Stout has been instrumental in the planning and site design for some of the regions most significant and challenging site. These sites are often challenging because they involve complex programs, environmental mitigation, and extensive regulatory approvals. All projects focus on combining solid planning principals with strong design sensibilities as they contribute to the greater community and a sustainable future.



With a solid reputation in the tri-state area, Mr. Stout is also involved in ASLA (National), most recently on the task force for professional public relations. He also assists the American Institute of Architects/ Connecticut by teaching site planning and design to candidates preparing for their architectural licensing examination.



In 2012, Mr. Stout was inducted as a Fellow to the American Society of Landscape Architects. Elevation to the ASLA Council of Fellows is among the highest honors a landscape architect may receive and is awarded to individuals in recognition of exceptional accomplishments over a sustained period of time.



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#### **EDUCATION**

Bachelor of Science in Landscape  
Architecture (BLA)  
The Ohio State University  
Masters in Business Administration (MBA)  
The University of Connecticut

#### **MEMBERSHIPS**

American Society of Landscape Architects  
American Planning Association (APA)  
Urban Land Institute (ULI)  
U.S. Green Building Council (USGBC)

#### **LICENSURE**

Professional Landscape Architect (PLA)  
Certified Planner (AICP)  
LEED Accredited Professional (LEED AP)





## RESUMES

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### **Kevney Moses**

PLA / LEED AP

ASSOCIATE PRINCIPAL / SENIOR PROJECT MANAGER

#### **BACKGROUND**

With roots in both Washington D.C. and the Shenandoah Valley of Virginia, Kevney's understanding of both timeless design and natural systems grew from an early age. His passion for construction, detail, urban systems, spatial juxtaposition and environmental integration ultimately lead him to Landscape Architecture. An instinctive designer and incisive manager, he thrives in blending client program and artful design to formulate contextual site solutions.

Kevney earned his Bachelor in Landscape Architecture from The University of Georgia's School of Environment and Design, one of the nation's leading programs. Joining WSA in 2010, he worked closely with Wes, and under his tutelage has quickly matured from an integral team member to a firm leader, designer, and project manager. In addition to his focus on key residential and commercial projects, Kevney also contributes to firm operations and business development.

Prior to working at WSA, Kevney was a fly fishing guide and instructor in Big Sky, Montana and the Catskills of New York. His passion and near obsession for query on the fly has taken him across the Lower 48 in search of new landscapes and challenging opportunities. Personally, he is an avid outdoorsman, President of a local Ducks Unlimited chapter, and enjoys spending time with his friends and family. He is a licensed Landscape Architect in Connecticut and a LEED Accredited Professional.

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#### **EDUCATION**

Bachelor of Science in Landscape  
Architecture (BLA)  
University of Georgia

#### **MEMBERSHIPS**

American Society of Landscape Architects

#### **LICENSURE**

Professional Landscape Architect (PLA)  
LEED Accredited Professional (LEED AP)





## RESUMES

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### Thomas J. Cross

ASLA  
PROJECT DESIGNER

#### BACKGROUND

Thomas joined the firm in 2014, after previously working overseas in Beijing, China for several years, and has developed into an integral member of the WSA team. His passion for studying urban landscapes and public spaces combined with his extensive travel has translated into the recent success of multiple commercial projects. He consistently helps clients visualize the proposed landscapes and communicates a greater sense of appreciation for the balance between the natural and built environments.

As Project Designer, Thomas is currently working as a key member of the commercial studio where he provides projects with a great understanding of site inventory/analysis, site design, detailing, material selection and administration. Several of his current projects include; site master planning for clubs and campuses in New York and Connecticut, design development and construction administration for mixed-use developments in New York and Connecticut, and green roof installations including a one-acre roof terrace in Stamford, CT.

Thomas earned a Master's in Landscape Architecture (MLA) degree from Louisiana State University's Robert Reich School of Landscape Architecture, a perennial top five LA program. In addition, he holds a Bachelor's in Business Administration (BBA) degree from Adelphi University and valuable work experience in the public/community relations, horticulture and non-profit garden fields. He is also currently volunteering his time as a design consultant for a new children's garden at the Westbury Children's Library on Long Island.

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#### EDUCATION

Master's in Landscape Architecture (MLA)  
Louisiana State University  
Bachelor's in Business Administration (BBA)  
Adelphi University

#### MEMBERSHIPS

American Society of Landscape Architects (ASLA)

## COMPANY PROFILE

Insite Engineering, Surveying & Landscape Architecture, P.C. (Insite) is a diversified consulting firm providing professional services in the following areas:

- **Civil Engineering**
- **Surveying and Mapping**
- **Landscape Architecture and Planning**

Insite provides professional services backed by a reputation of delivering timely innovative solutions to our many municipal, institutional, corporate, and private clients. Our company philosophy is to deliver quality services in a timely fashion, giving full consideration to cost effective solutions.

The staff at Insite is led by experienced professionals licensed in the fields of engineering, surveying, and landscape architecture who have managed thousands of assignments to successful completion. The entire staff exhibits a special pride in their work as experts in their respective fields, and also in collaborating on multidiscipline design teams. Insite's staff is supported by a variety of advanced equipment and technology including computer aided design and drafting (CADD) systems, geographic information systems (GIS), fully automated survey data collection, and global positioning systems (GPS) surveying. Insite is located in Carmel, New York, conveniently serving southeastern New York and western Connecticut.

Visit us at our website at [www.insite-eng.com](http://www.insite-eng.com).



**INSITE**  
ENGINEERING, SURVEYING &  
LANDSCAPE ARCHITECTURE, P.C.



## CIVIL ENGINEERING SERVICES



- Site Engineering
- Municipal Consulting
- State, Regional, and Local Permitting
- Water Distribution and Treatment Design
- Stormwater Management Design and Consulting
- Stormwater Pollution Prevention Plan (SWPPP) Preparation
- Wastewater Collection and Treatment Design
- Development Feasibility Studies
- Highway Design
- Construction Related Services
- Construction Management
- Site Work Inspections
- New York State DEC Erosion Control Inspections and Reporting
- New York State DEC MS4 Consulting
- Residential Septic System Design and Permitting
- Green Infrastructure Design
- Better Site Design
- Dam Engineering Services





### EDUCATION

BS Civil Engineering  
Merrimack College, 1993

### PROFESSIONAL REGISTRATIONS

Registered Professional Engineer  
▪ State of New York

### PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers  
(ASCE)

Environmental and Water Resource  
Institute (EWRI)

Habitat for Humanity Putnam County,  
Vice Pres. of Board of Directors



John is a Vice President and Principal Engineer at Insite. Joining the firm after college, John has over 20 years of experience at Insite, and has served in all the various departments of the company. This "ground up" experience has offered John a unique in-depth knowledge and perspective allowing him to offer his clients the highest level of service.

John is responsible for oversight and project management of a number of the firm's civil engineering and site development projects.

John's specific expertise is in wastewater design, overseeing all of the company's larger wastewater design projects. John is very familiar in NYSDEC SDPES permitting and has recently worked on project teams to upgrade dozens of Wastewater Treatment Plants in the area. John oversees all mining related projects and is also experienced in navigating the NYSDEC Multi-Sector General Permit Process.

Recently John has expanded the firm's dam permitting program, recently completing dam rehabilitation projects, Emergency Action Plan Preparation, Inundation Map preparation and hydraulic / hydrologic evaluations of dams.

Clients include private developers, private landowners, commercial developers, local municipalities, school districts, MS4's, not-for-profit organizations, mine owners and dam owners.

### PROJECT HIGHLIGHTS

#### *G3 Aggregates: Kent, NY*

- Insite designed and procured approvals from the Town, County, NYCDEP and NYSDEC for a new granite mine and subsequent commercial building site. John managed the program from the onset and is now supporting the mining operation.

#### *Lake Mahopac Dam: Carmel, NY*

- Insite prepared an Emergency Action Plan with Inundation Mapping, Hazard Classification and Spillway Analysis for a Class C High Hazard Dam. John managed preparation of all documents, modeling and analysis of the existing dam and dam breach modeling and analysis.

#### *NYCDEP WWTP Regulatory Upgrades: Various Towns, NY*

- Insite provided site/civil support for approximately twenty mandated WWTP upgrades in the NYCDEP watershed.

#### *Volz Auto Group: Various Towns, NY*

- Insite performed civil engineering, site planning, and land surveying services for several re-development and new construction projects.

#### *The Meadows of Pawling*

- Insite designed a 42-Lot Open Space conservation cluster subdivision with community water and sewer treatment.

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# About Clevenger Frable LaVallee, Inc.

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Clevenger Frable LaVallee, Inc., founded in 1983, is a nationally respected consulting and design firm dedicated to excellence in foodservice and laundry facilities.

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## ***Completely Independent***

We maintain a high degree of integrity in our business conduct. The firm's income is derived solely from client fees. We do not manufacture or sell supplies or equipment, nor is payment received from manufacturers whose equipment is specified.

Our independence assures that our recommendations remain totally objective and in the best interest of those we serve.

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## ***Facilities and Operations Specialists***

We plan and design facilities and offer management advice on their operation. Project assignments are successfully administered by experienced professionals who achieve client goals by recommending practical, cost-effective solutions.

We enhance our professionalism and the quality of our services by offering employees challenging assignments within an organized framework of effective project and financial management.

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## ***Committed to Our Objectives — and Yours***

We will continue to strengthen our leadership position in the industries served, and reinforce our reputation for client advocacy.



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## James LaVallee, *Vice President*

“Every successful foodservice design has two equally significant guiding principles: aesthetics and economics.”

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## Profile

### SUMMARY

Over 25 years of foodservice operations management experience.

Over 10 years of consultation and design supervision on more than 125 project assignments.

### EXPERIENCE

Vice President, *Clevenger Frable LaVallee, Inc.*

General Manager, *Bennigans Restaurants*

General Manager, *Stouffer Restaurants*

Assistant Coordinator of Food Services, *Michigan State University*

Project Director, *Hysen & Associates, Inc.*

(Foodservice Consultants)

General Manager, *Michigan State University*

Wilson Hall Dining Services

### SPECIALTIES

Foodservice Operations Analysis

Foodservice Master Planning

Systems Development & Implementation

Foodservice Liaison Management

Quality Assurance

Centralized Food Production Facilities

Food Facilities Design

### SELECTED PROJECTS

#### Educational Facilities

Syracuse University, *Syracuse, NY*

SUNY- Stony Brook, *Stony Brook, NY*

Michigan State University, *East Lansing, MI*

Amity Senior High School, *Woodbridge, CT*

Iona College, *New Rochelle, NY*

### EDUCATION and TRAINING

A.A.S., *Paul Smiths College, 1969*

B.A., *Michigan State University, 1971*

M.B.A., *Michigan State University, 1979*

Major: Hotel, Restaurant & Institutional Management



## INTRODUCTION

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Watsky Associates provides consulting services in roofing, traditional sheet metal and waterproofing, for architects, school districts, building owners, attorneys and insurance representatives. Our services cover all phases of roofing - investigation, design, cost estimating, administration and work-in-progress inspections - as well as post-project analysis and evaluation of construction-related problems and failures.

Services offered for litigation, arbitration and insurance claim matters include investigation of problems in design and construction; document review and report preparation; and, advisory assistance and expert testimony.

Our management personnel are:

Harold Watsky - Chairman  
Thomas E. Olam - President  
Rick Watsky - Vice-President

Our office and support staff includes seven people, supplemented by additional qualified field personnel as needed.

We are an independent organization with no ties to manufacturers, distributors or contractors. We objectively evaluate roofing conditions and develop recommendations solely on the basis of a project's specific requirements.

We pride ourselves in identifying opportunities to extend the service life of existing roofing. When roof rehabilitation is feasible, we design a program of repairs for implementation by a contractor. When reroofing is required, we develop the most cost-effective, functionally watertight new roof system possible. Our design takes into account the specific requirements of the building, including structural capacity and movement, insulating values, roof traffic, equipment support and maintenance access, and UL and FM fire and wind ratings.

Our expertise is enhanced by ongoing relationships with mechanical and structural engineers, and environmental specialists, assuring input that is technically complete. During construction, our contacts within the roofing industry enable us to help streamline project execution.

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**Thomas E. Olam**

President &amp; CEO

Thomas Olam became Vice-President of Watsky Associates in 1984 following an engineering education at Pratt Institute and fifteen years of roofing and construction contracting as President of Westal Contracting Corp. Tom's extensive building experience is the basis of his in-depth knowledge of all types of flat roofing, highly specialized slate and metal roofing, and construction logistics and management.

Tom became President and CEO of Watsky Associates in 1992. His special skills and knowledge provide a powerful enhancement to every project's ultimate level of quality and value. Tom is a member of the Roof Consultants Institute, Construction Specifications Institute, and ASTM Committee D08: Roofing, Waterproofing, Bituminous Materials. Tom holds New York State asbestos certificates as an Inspector and Project Designer. He is a Trustee of the Delaware Valley Chapter of the Roof Consultants Institute.



## **Accurate construction specifications completed on time**

As the task of preparing specifications in contract documents becomes increasingly complex, Architects are relying on specifications specialists in consulting practices just as they rely on structural and mechanical engineers for preparation of these documents.

Construction Specifications is a consulting organization devoted solely to the researching of materials and the preparation of accurate and concise specifications produced in an accurate and timely manner. Our fully qualified technical staff has extensive experience as specialists using the latest industry accepted techniques.

With over 45 years as specification consultants, we have written specifications for more than \$20 billion of public and private construction projects throughout the world.

Our firm employs sophisticated computer systems to ensure that each specification is tailored to the particular project. These systems enable us to provide our clients with accurate, up-to-date specifications -- and allows you to meet the demanding responsibility of producing specifications in a cost effective and timely fashion.





## **PRINCIPAL/SPEC WRITER**

Aaron M. Pine, CCS, LEED, received his Bachelor of Science degree from Pennsylvania State University and Certification in Construction Technology from New York University. He is a professional member of the Construction Specifications Institute and has met all of CSI's qualifications for Certified Construction Specifier. Mr. Pine's prior association with a major international construction management group as a project manager and as assistant to its chief operating officer brings "hands on" field experience to Construction Specifications Inc., that is unique to the practice of Specification Consulting.

His project experience encompasses preparation of specifications, coordination of construction activities, and management of quality assurance for museums, major commercial, educational and institutional projects including governmental, medical, and multiple housing.