

ForeSite

An Introduction
2012

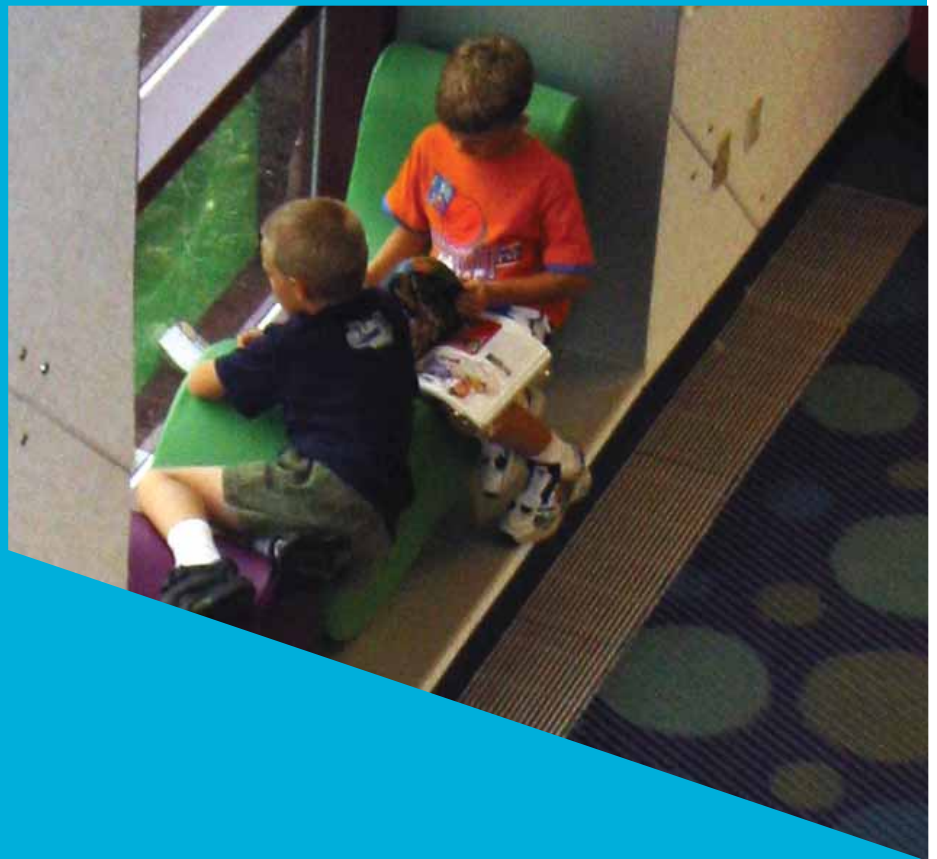


Facility Programming
Master Planning
Environmental Stewardship

ForeSite Facility Planners, LLC
214 West 29th Street, 17th Floor
New York, New York 10001

212.564.1404
www.foresiteplan.com

“Understanding how the built and natural world affects individuals and organizations is the first step in creating environments responsive to human needs.”



Profile



ForeSite brings objective insight and clarity to facility programming, master planning, and environmental stewardship.

As a dedicated planning practice, we assist institutions and organizations in making informed decisions about the physical environment as a means to achieve their aspirations.

Our perspective is sharpened by a profound knowledge of architecture and the ways in which people interact with the built world. In planning for the future, we plan for people, enhancing the quality of life for the common good.

Planning is for people.

With our clients, we seek to define the core values and needs essential to their mission. Once expressed, ForeSite translates each client's vision into practical, architectural project requirements. Our areas of expertise – student life facilities, performing and visual arts centers, libraries, learning commons, and civic buildings – are places that embrace public use. Demands can range from a facility program for a single building, to a comprehensive master plan that spans 20 or more years. Solutions take the form of cost-effective, sustainable strategies for facility development that support our clients' functional and operational goals.

Responsible planning solutions derive from an integrated approach grounded in a qualitative analysis of each project's physical, social, cultural, historical, political, and economic conditions.

Imagine the Future

A building project's success is measured by the degree to which it fulfills its objectives. Yet, before objectives can be realized, a vision must be defined. ForeSite's predesign services, from programming to site evaluation and planning provide the rationale plus a strong conceptual framework for the development of future capital initiatives.

We engage clients in an exploratory process by which goals are made explicit. Needs, existing conditions, economic parameters, and opportunities are carefully considered to define planning principles and pragmatic strategies for implementation.

Programming and planning services, include:

- Facility Programming
- Needs Assessment
- Feasibility Studies
- Master Planning
- Site Selection and Analysis
- Existing Facility Assessment
- Design Guidelines
- Total Project Cost Analysis
- Implementation Scheduling
- Conceptual Plan Alternatives
- Environmental Analysis
- Sustainable Planning Strategies
- Renderings and Fundraising Materials

* ForeSite is a certified Woman-Owned Business.

Philosophy



Ecology

Good planning starts with awareness. ForeSite's understanding of how the built and natural environment affects individuals and organizations allows us to develop viable planning solutions that address our clients' specific concerns and values. We strive to create environments responsive to human needs, from the individual to the global, which make a positive difference in people's lives.

Community Building

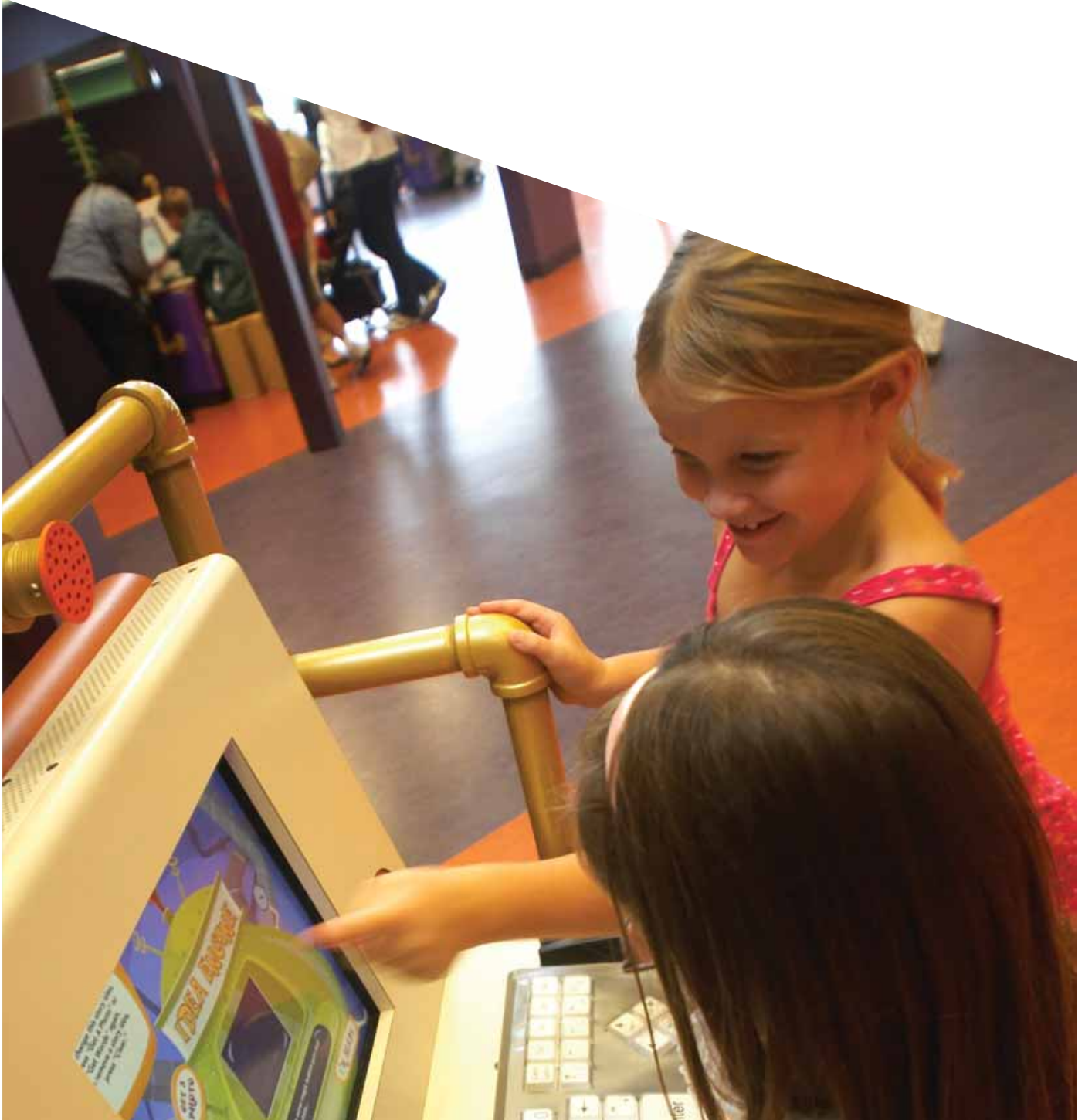
Inherent in ForeSite's physical planning for a building, a campus, or a public space is the opportunity to shape spaces and places that bring people together. Creating a sense of place is to endow it with meaning, therefore we work to ascertain, reinforce, and heighten its defining attributes. Public gathering is the hallmark of placemaking. People connect to places that are authentic and embrace their participation. Our respect for the underlying principles of humanistic design: scale, intimacy, accessibility, and familiarity result in plans that strengthen communities.

Environmental Stewardship

We believe that planning for the future in a sustainable way is more than an ethical responsibility, it is an environmental necessity. From reducing the development site and conscientiously managing the consumption of energy, to reducing the use of non-renewable resources, reducing waste, and reusing existing structures, ForeSite strives to bring the built world into balance with our global well-being.

Services

“People shape the physical environment, which in turn affects human health and welfare. They are inextricably linked.”



Services



Feasibility Studies

“Is a building project warranted?”

A systematic process of research and analysis forms the fundamental rationale for developing a project. We determine if an existing structure can accommodate new or expanded uses, whether a new facility is viable, if sustainable design goals can be achieved, and what will be the capital and operating cost implications.

Needs Assessment

“What is required for long-term success?” Through careful consideration of institutional mission, philosophy, and services, ForeSite works with clients to identify potential options and assess those which best align with long-term strategic goals. We determine whether existing facilities can support desired programs and priorities, whether they can be adaptively reused, and whether new construction or renovation is more advantageous.

Facility Programming

“What is the nature of the design problem?” This is the often referenced compendium of facts and figures. The building program lists each space in the project: function, quantity, capacity, size, level of quality, and special technical requirements. We determine options for how the building sits on its site, how program spaces should be organized internally, what it will cost to build and operate, whether it can be phased, how long it will take to implement, and what are the next steps.

Master Planning

“What is the best use of resources?”

Often called a “living document,” the master plan is a guide to the future. Founded upon institutional goals, it provides an integrated-yet-flexible framework for long-range physical development. Master planning is an ongoing process updated at regular intervals. We determine what necessary land and financial resources are required to meet future goals, where new development sites should be located, whether an existing building can have an extended life, how capital improvements should be prioritized, and how guidelines for land use, open space, transportation, and infrastructure can form a unified, sustainable environment.

Site Selection and Analysis

“What is the optimal location?”

It is not enough to identify critically important factors that influence location. Appropriate decision making requires reaching consensus about institutional priorities, criteria for weighing alternatives, and accurate context-specific data. We determine the issues that drive site selection decisions, what potential impact they have on the project, and how are they prioritized.

Services



Design Guidelines

“Can an environment of diverse uses be visually compatible?” Future development will address varied needs, but each building, site amenity, and open space can work in combination to promote an integrated environment, regardless of when it is built. We determine the defining character, which design elements should be consistent, what is an appropriate architectural expression, and what should be the prescribed level of quality.



Total Project Cost Analysis

“How much can be built within given financial constraints?” Construction costs developed in conjunction with square footage and quality requirements are only one part of determining affordability. We determine the full extent of financial resources required to see a project through completion by accounting for “soft” costs associated with the actual construction work, from furniture, fixtures, and equipment to professional design fees, owner administrative costs, and escalations in a total project cost model.

Implementation Scheduling

“When do projects come on line?” Whether a single building or a series of capital projects, it is important to plan for implementation. In the case of an individual facility, we outline a timeline for all phases of design and construction, factoring in milestones for required reviews. When dealing with multiple projects, we outline a phased approach driven by requirements for maintaining operations, logical sequencing, funding opportunities, and prioritization of needs. We determine the anticipated start date, how long it will take to construct, and whether or not projects can occur independently of each other or need to be sequenced.

Conceptual Plan Alternatives

“What spatial relationships are essential?” Working with key stakeholders, we develop conceptual solutions which accommodate the defined building program. Alternative options are illustrated by floor plans and models, and reviewed and assessed using agreed-upon criteria. We determine how interior spaces are organized, how new and existing structures can form a seamless whole, what the relationship is of the building to the site, and what are the most effective paths of circulation.

Sustainable Planning Strategies

“What can be done to reduce the impact of the built environment on the natural environment?” Sustainable planning strategies consider a host of factors, from the conservation of land, water, and energy, to an efficient and economical use of material resources, to the enhancement of human health and well-being. We determine how operational costs can be reduced while energy performance is optimized, how users can have more control over their environment, and how to best safeguard our resources.

Renderings and Fundraising Materials

“How can a commitment to ideas be cultivated?” Visual imagery - renderings, models, computer simulations - is an effective way to generate interest, allowing potential supporters to imagine the future and how they can be a part of it. They also are another important tool to aid in decision-making. We are also advocates, experienced in presenting projects to potential donors, referendum voters, and members of the community. We determine what pertinent information needs to be conveyed and whether there are naming opportunities.

Clients

“Good planning enhances the mutual relationship between people and place. It starts with awareness.”



Clients



Institutions and Municipalities

Arena Stage
Arkansas Repertory Theatre
Armstrong Atlantic State University
Arts Alive!
Barnard College
Bay Street Theatre
City of Cedar Hill, TX
City of Dover, DE
City of Frisco, TX
City of Kansas City, MO
City of Wylie, TX
Colgate University
Columbus Museum of Art
Cornell University
Delaware Art Museum
Delaware State University
East Brunswick Public Library
Eastern Connecticut State University
Fort Wayne Museum of Art
Francis Marion University
George Mason University
Georgia College and State University
Globe-News Center for the Performing Arts
Guelph Public Library
ImaginOn, The Joe & Joan Martin Center
Jenny Wiley Theatre
Kent State University
Long Wharf Theatre
Merrick Library
Middlebury College
New Castle County, DE
New Mexico State University
North Carolina State University
Oklahoma State University
Park University
Paterson Free Public Library
Ramapo College of New Jersey
Rapid City Public Library
Rhode Island College
Saint Paul Public Library
Shepherd University
Southampton Center for the Arts
Southern Kentucky Performing Arts Center
St. Joseph's College

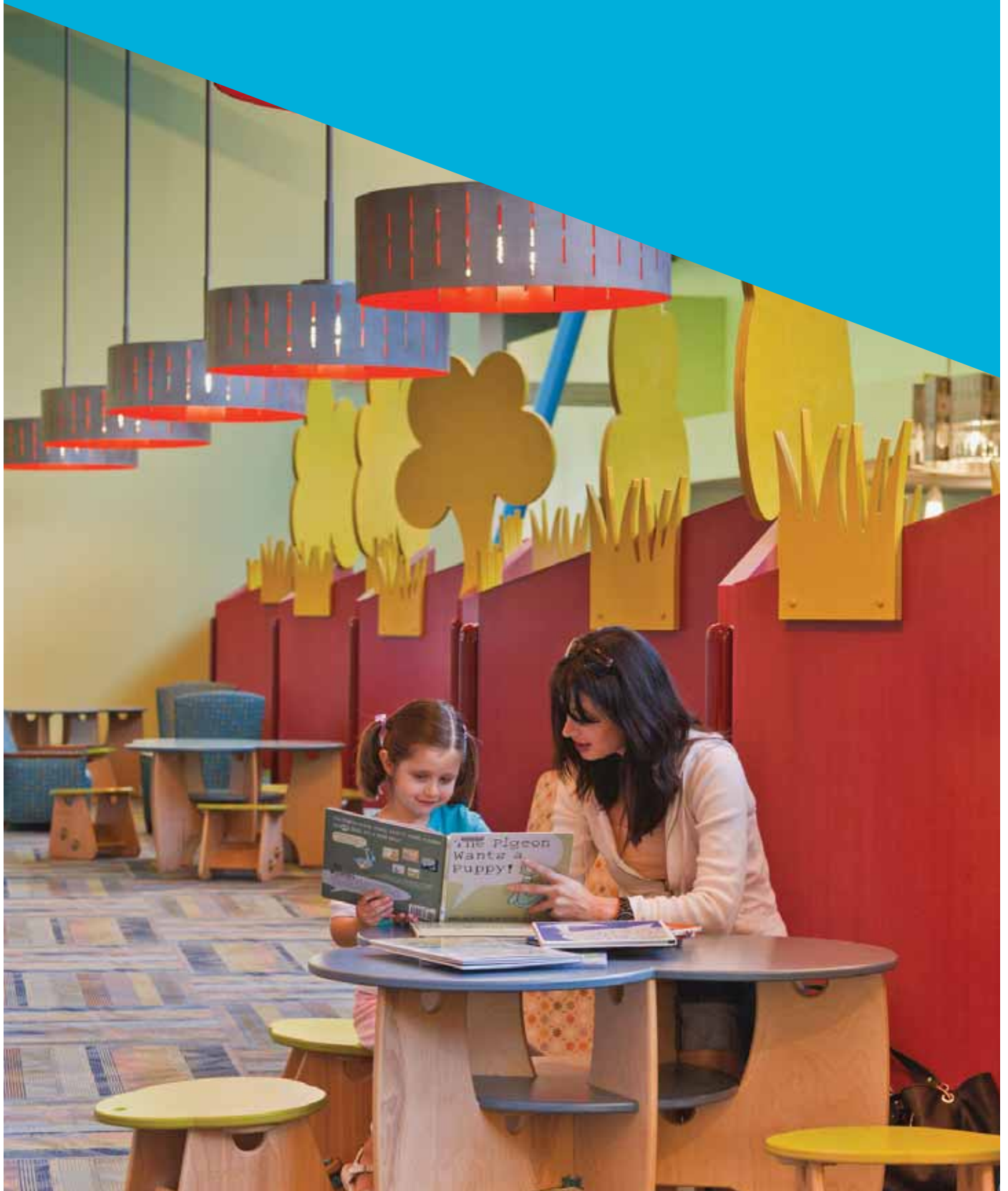
Texas A&M University - Corpus Christi
Texas Tech University
The Jefferson Center for Learning and the Arts
Tom Green County, TX
United States Military Academy at West Point
United States Air Force Academy
University of California, Los Angeles
University of Central Florida
University of Delaware
University of Houston
University of Minnesota
University of Missouri - Columbia
University of North Carolina, Greensboro
University of Southern Indiana
University of Texas-Pan American
University of Wisconsin - Madison
Virginia Polytechnic Institute and State University
West Virginia University
West Kentucky Community & Technical College
Western Connecticut State University
Western Dakota Technical Institute

Companies

Amenta/Emma Architects, PC
Architexas
Cogdell & Mendrala Architects, PC
Craig Kinney Architects
CUH2A
FourFront Design, Inc
FW Architects, Inc., AIA
Gantt Huberman Architects, PLLC
Garwood-Jones & Hanham
Hughes Group Architects, Inc.
Komatsu Architecture
Mackey Mitchell Associates
Perkins Eastman
Robinson Green Beretta
Strang, Inc.
Stanley Beaman & Sears
STV Inc.
Webb Management Services, Inc.
Wiginton Hooker Jeffry Architects
Wolf/Keens & Company

* The listing represents a select group of clients that our partners have served over their careers.

A Selection of Projects



ForeSite Experience - Student Life

Rhode Island College, Student Union: Feasibility Study, Providence, RI

Client:

Rhode Island College

Completion of Services:

2011

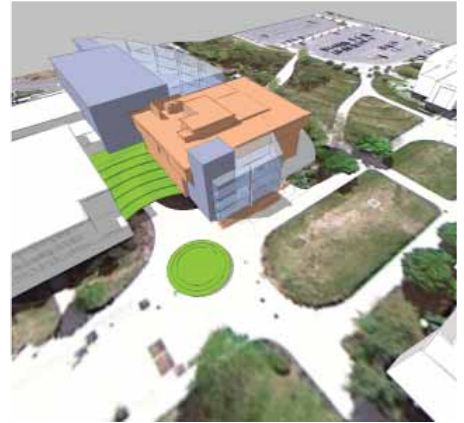
Size:

97,400 s.f.

Construction Cost:

\$36 million (estimated)

The feasibility study explores potential options to transform the Student Union into a vibrant center for student and campus life. Concepts for renovation and expansion more than double the existing square footage of the Union, adding much needed lounge and gathering space, a new center for student organizations, student government, and media, as well as facilities for meetings, special events, dining and retail.



Texas Tech University, Student Union Building: Feasibility and Needs Assessment Study, Lubbock, TX

Client:

Texas Tech University

Completion of Services:

2010

Size:

14,800 s.f. renovation;
94,060 s.f. new construction;
4,900 s.f. Dairy Barn adaptive reuse

The Student Union is one of those buildings that had been added onto repeatedly. As enrollment continues to climb, TTU is considering how best to plan for a significantly larger studentbody in the near future. The firm was commissioned to consider if yet another addition was possible at the existing site. Data from the building program and needs assessment resulted in a recommendation for a three-story addition and partial renovation of the SUB, and the reuse of an historic barn.



University of Houston, University Center Complex and Satellite: Master Plan, Houston, TX

Client:

University of Houston

Completion of Services:

2008

Size:

340,000 s.f. renovation;
90,000 s.f. new construction

Construction Cost:

\$80 million (estimated)

The focus of this effort was to provide recommendations for the future development of the UC Complex and/or Satellite as the campus population rapidly increases, and with a greater percentage of students residing on campus. A key element was a comprehensive market analysis of the campus population and surrounding community. An online student survey identified four concepts to select from with 70% supporting a major transformation.



North Carolina State University: Student Life Master Plan, Raleigh, NC

Client:

North Carolina State University

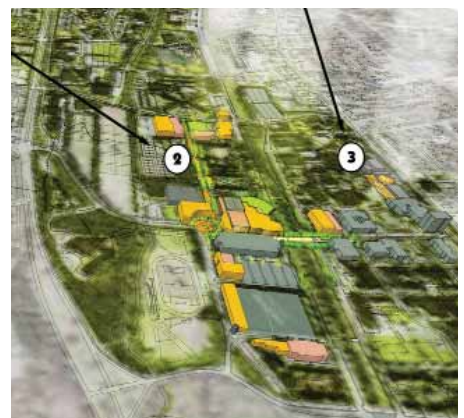
Completion of Services:

2008

Size:

2,110 acres
317,727 s.f. existing student life facilities

The firm conducted a programmatic assessment of the spatial needs of student life organizations and activities on campus. The study recommendations introduce new gathering spaces with retail and food amenities on each of the campus precincts. At the existing Talley Student Center location, it proposes a major renovation and expansion, transforming an underutilized and unpopular facility into the campus "central station," the crossroads of student life and leadership.



ForeSite Experience - Academic Arts

University of North Carolina at Greensboro, Music, Theatre and Dance Building: Programming and Planning, Greensboro, NC

Client:

University of North Carolina at Greensboro

Completion of Services:

2011

Size:

513,400 s.f.

The planning study for the newly formed School of Music, Theatre and Dance resulted in a building program that includes major performance spaces, discipline-specific spaces, and dedicated shared spaces. Crucial to the success of the school's vision was consolidating functions currently housed in eight disparate buildings. Eleven sites were explored and ultimately, three were selected for further analysis with total project cost summaries prepared for each.



University of Wisconsin-Madison Music Performance Building: Programming and Planning, Madison, WI

Client:

University of Wisconsin-Madison

Completion of Services:

2011

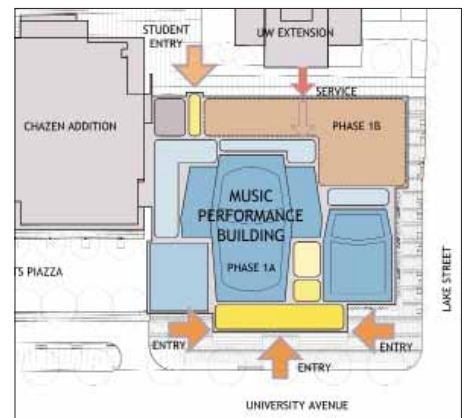
Size:

63,300 s.f.

Construction Cost:

\$37.8 million

The study recommendations culminated from an eight-month process. In order to address the guiding principle of achieving world-class performance spaces with commercial quality recording capabilities, special attention was given to the music performance and rehearsal spaces. A multitude of site layouts and building configurations were explored before arriving at the recommended solution which creates a gateway to the campus, the arts corridor, and the community.



University of Texas-Pan American, Academic Performing Arts Center: Programming and Planning, Edinburg, TX

Client:

University of Texas-Pan American

Completion of Services:

2009

Size:

83,000 s.f. PH I; 155,000 s.f. PH II

Construction Cost:

\$46 million (estimated)

The new Academic Performing Arts Complex – the first building to be located on a new campus half a mile west from the main campus – is intended to provide added space for academic studies, University events, and planned community activities. Three options were developed for PH I with 1500-seats considered optimal capacity. In PH II, an addition provides a 500-seat theater, a 300-seat recital hall, and a 200-seat dance studio in addition to classrooms, labs and offices.



Western Connecticut State University Performing and Visual Arts Center: Programming and Planning, Danbury, CT

Client:

Connecticut Department of Public Works

Completion of Services:

2009

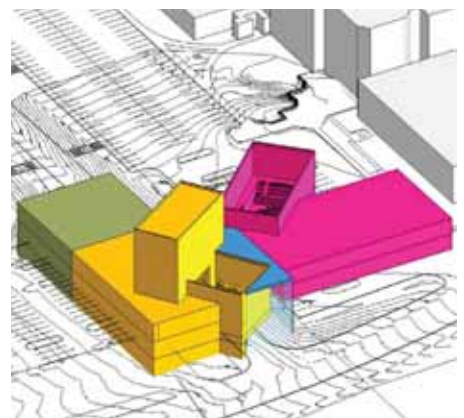
Size:

122,274 s.f.

Construction Cost:

\$65 million (estimated)

The firm updated the original 2004 program it prepared to reflect the given, current budget parameters. In order to align the program with the budget all spaces – whether instructional, presentation, exhibition, administrative, or support – were reassessed as to need, capacity, and quantity. The building includes a 350-seat concert hall, a 350 proscenium theater, and associated performer support facilities, as well as instructional and administrative spaces for music, theater, and the visual arts.



ForeSite Experience - Academic Library and Learning Centers

United States Air Force Academy, Library of the Future: Project Definition, Colorado Springs, CO

Client:

United States Air Force Academy

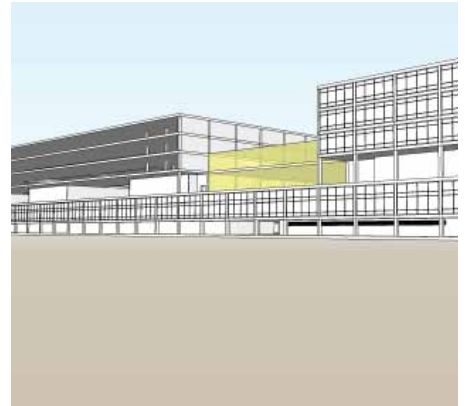
Completion of Services:

2011

Size:

138,000 s.f. renovation;
38,000 s.f. new construction

The early planning phase of work for the “Library of the Future” assessed the potential of the existing facility to house new programmatic elements that respond to the ways in which the 21st century cadet learns, studies and interfaces with information. The preferred recommendation renovates and expands the existing library to provide for new learning center functions and includes an Automated Retrieval System with storage for 500,000 million bound volumes.



University of Central Florida: 21st Century Library Study, Orlando, FL

Client:

University of Central Florida

Completion of Services:

2011

Size:

203,300 s.f. renovation;
32,600 s.f. new construction and ARS

Construction Cost:

\$39.5 million (estimated)

The study defines a vision for enhancing the existing library at UCF. Proposed renovations will update building systems as well as reconfigure spaces with the goal of creating a 21st Century Library that plays an active role in the process of knowledge creation. The expansion will provide a new entry that allows the building to function effectively and have a secure 24-hour patron zone. A new Automated Retrieval System will hold 1,500,000 million volumes, and make available space for group seating areas.



Western Dakota Technical Institute, New Rushmore Building: Library Programming and Planning, Rapid City, SD

Client:

Rapid City Area School District 51-4

Completion of Services:

2010

Size:

13,000 s.f.

Construction Cost:

\$3.2 million (Library)

The Library now being planned as part of the New Rushmore building is a one-of-a-kind partnership funded through three sources: the South Dakota Health and Education Facilities Authority, Pennington County, and Western Dakota Technical Institute. County residents and WDT students alike will share library collections, technology, group study rooms and a 100-seat meeting room. The focus is on creating a highly flexible environment that serves as the “critical nervous system” of the larger building.



Armstrong Atlantic State University: Academic Commons, Programming and Planning, Savannah, GA

Client:

Armstrong Atlantic State University

Completion of Services:

2011

Size:

13,400 s.f.

Construction Cost:

\$2.6 million (estimated)

The Academic Commons is an adaptive reuse of an existing facility that brings the latest learning and information sharing technologies to AASU. It features a variety of seating types that encourage collaborative work as well as rooms for group study and research consultation. A highlight is the experimental technologies studio. Movable, writable walls, large display surfaces, and projection capabilities allow it to be reconfigured for classes, team projects, and interactive learning.



ForeSite Experience - Civic Visual and Performing Arts

Southampton Center of the Arts: Culture and Arts Visioning Process, Southampton , NY

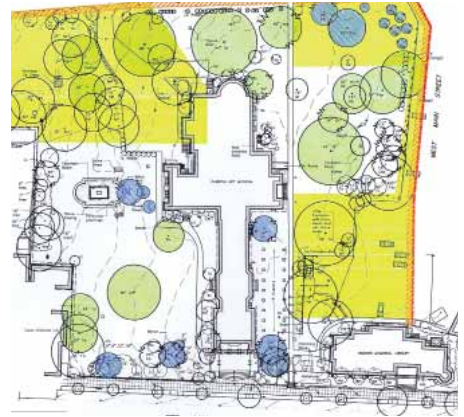
Client:
Village of Southampton

Completion of Services:
2011

Size:
49,800 s.f.

Construction Cost:
\$12 million - \$19 million

The Southampton Center of the Arts will incorporate theater, dance, music, film, education and art exhibitions, providing innovative programming and education opportunities year-round. The project adaptively reuses a prominent historic building being vacated by the Parrish Art Museum. ForeSite is developing conceptual options for the development of the 3 acre site. Funding will come through a partnership of public and private money.



Arts Alive!, Keene, NH

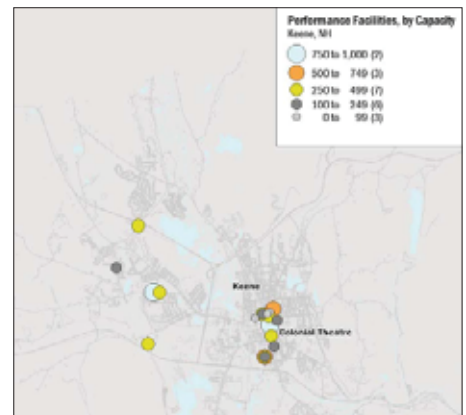
Client:
Arts Alive!

Completion of Services:
2010

Size:
69,500 s.f.

Construction Cost:
\$16.4 million (estimated)

MoCo Arts, an arts and wellness education program, and the Colonial Theatre, a historic 930-seat venue, formed Arts Alive! to develop public support for a multi-arts center in downtown Keene. Developed from the input of over 60 community members and groups, the feasibility study concluded demand for interdisciplinary programming for a range of residents. The space plan emphasizes presentation spaces, rehearsal rooms, studios, a flexible lobby, and administration spaces.



Center for Contemporary Arts: Programming and Planning, Shepherdstown, WV

Client:
Contemporary American Theater Festival and Shepherd University

Completion of Services:
2003 PH 1; 2009 PH 2

Size:
109,000 s.f. (all phases)

Construction Cost:
\$27.8 million (estimated)

The new Contemporary Arts Center is a joint initiative between Shepherd University and the Contemporary American Theater Festival, a professional, non-profit Equity LORT theater. Among the facilities included are two theaters, a flexible rehearsal/performance space, a gallery, student lounges, a library/archives, fine art studios, classrooms, a lecture hall, computer labs, production shops, performer support, administrative areas, and future residential complex.



Bay Street Theatre: Feasibility Study, Sag Harbor, NY

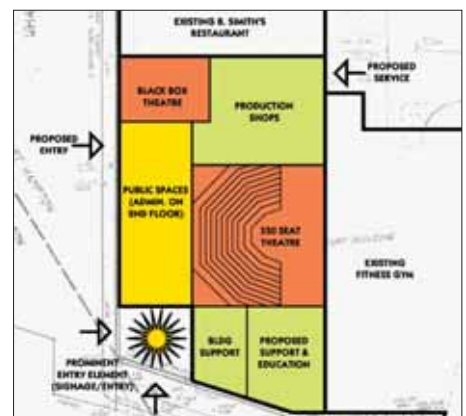
Client:
Bay Street Theatre

Completion of Services:
2006

Size:
31,000 s.f. - 53,000 s.f.

Construction Cost:
\$11 million - \$18 million (estimated)

The Bay Street Theatre is currently located in a 299-seat facility that is woefully inadequate. A feasibility study of the existing theatre explored expansion possibilities. Two building program options were developed and two theatre spaces included, one a black box theater and one a modified thrust/proscenium. Both options have the required elements to substantially improve operations and still maintain current staff and production sizes. Four possible sites were evaluated.



ForeSite Experience - Public Libraries

Guelph Central Library: Programming and Planning, Guelph, Ontario, Canada

Client:
Guelph Public Library

Completion of Services:
2011

Size:
93,800

Construction Cost:
\$52 million

An option exists to include a new Central Library as part of a yet-funded mixed use development in downtown Guelph. ForeSite was hired develop a Program and Functional Plan for the Library, so it can become “project ready” should funding or partnership opportunities materialize. Through planning meetings it is evident the future library will be remain an active source of information and innovation for its residents, while also function as a cultural centre and inviting community meeting place.



Paterson Free Public Library: Master Plan, Paterson, NJ

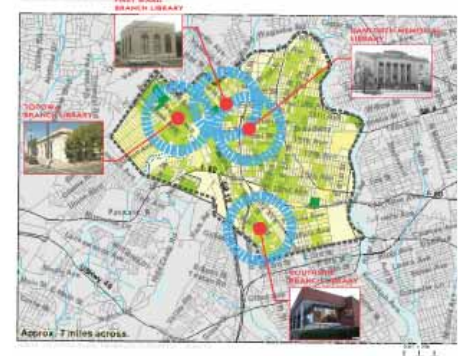
Client:
Paterson Free Public Library

Completion of Services:
2011

Size:
80,020 sf (Library System);
51,400 sf (Main Library)

The objective of this system-wide 15-year Master Plan is to create highly functional and heavily used modern libraries that support the reading, learning, information, and entertainment needs of its diverse community. To deliver library services effectively throughout the city, the study explores options for branch libraries, satellite program spaces, and automated book-lending machines. The library currently has the 1905 main Memorial Library and three branches.

LOCATIONS WITH 1 MILE RADIUS



Dover Public Library: Programming and Planning, Dover, DE

Client:
City of Dover

Completion of Services:
2009; Building Opening 2013

Size:
46,000 s.f.

Construction Cost:
\$24.2 million

The firm developed a detailed space program, site selection studies, and conceptual design options for a new “Anchor” Library. The program is based on the projections for collections and population growth, anticipated programs, and national standards. An overall building program was developed with the expectation it would be implemented in a single phase, with future expansion possible at a later date, presumably fifteen to twenty years hence.



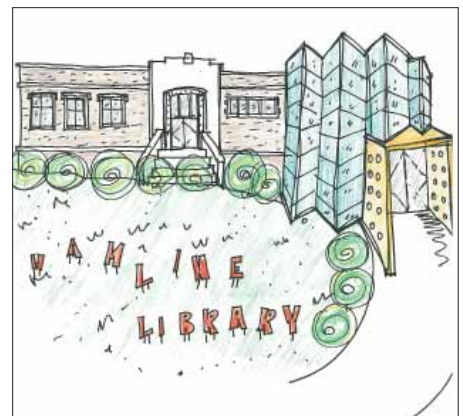
Saint Paul Public Library: Facility Survey and Needs Assessment, Saint Paul, MN

Client:
Saint Paul Public Library

Completion of Services:
2007

Size:
9 Branches

In 2007, The Saint Paul Public Library began preparing for a capital campaign to raise funds to renovate the nine branch libraries within its system. A major objective of the Facility Survey and Needs Assessment was to help the Library establish its architectural vision, and develop a preliminary cost estimate and an implementation schedule as part of its campaign materials. Working with library staff, individual branches with special or unique programming opportunities were identified.



Leadership

“While everybody’s a collaborator, unmitigated attention, thoughtful response, and an open mind form the true basis for communication.”



Leadership



Debbi Waters, LEED AP BD+C, Senior Partner

Debbi's approach to programming and planning facilities for public use stems from her training in Human Environmental Relations, which provides her with insight on the role environmental psychology plays in the design process. She guides educational and cultural institutions throughout planning processes encompassing a wide range of services, from preparing detailed space programs for individual buildings, to developing comprehensive master plans that translate an institution's goals and objectives into a physical framework for implementation. Her planning experience encompasses buildings for the visual and performing arts, student life, and libraries. She holds a Master of Arts in Architecture and Design Criticism from Parsons School of Design and a Bachelor of Science in Design and Environmental Analysis from Cornell University.



Malcolm Holzman, FAIA, Partner

Malcolm comes to ForeSite with more than 40 years experience working on public use projects. An award-winning architect, his expertise encompasses the full range of planning issues related to program, context, vision, and management, ensuring that any plans for development can be realistically, responsibly, and effectively implemented. He has led planning efforts on some of the nation's finest performing arts centers, museums, libraries, civic facilities, and educational projects. An industry expert, Malcolm is a member of the Interior Design Magazine Hall of Fame and the American Institute of Architects College of Fellows, and a recipient of the Pratt Institute Distinguished Alumni Award, the Gold Medal from Tau Sigma Delta, and the James Daniel Bybee Prize. He graduated from Pratt Institute with a Bachelor of Architecture degree.



Douglas Moss, AIA, LEED AP BD+C, Partner

Douglas is that rare breed of architect firmly committed to creative problem solving through planning. In bridging planning and design disciplines, his focus is on enhancing the quality of human experience while respecting and protecting the natural environment. He is an expert in the development of sustainable principals and strategies, marrying economic, societal, and health considerations with goals for long-term growth. Active in numerous professional associations, Doug is a member of the American Institute of Architects, the National Trust for Historic Preservation, and the National Register of Peer Professionals appointed by the Public Buildings Service Commissioner of the U.S. General Services Administration. He received his Bachelor of Architecture degree from Texas Tech University.



Nestor Bottino, AIA, Partner

Nestor's significant body of work, comprised of academic and civic performing arts centers, libraries, civic buildings, and student life facilities, developed over a 25-year career. His direct involvement in all aspects of a project, from the early planning phase to design, documentation, and construction supervision, is evidence of his commitment to design excellence. In addition to professional practice, Nestor further demonstrates his dedication to the profession with his engagement in architectural education. He has taught design studios at the University of Texas at Austin, Texas A&M University, and Rensselaer Polytechnic Institute and lectured on architectural issues at numerous academic institutions. Nestor received a Master of Architecture degree from the University of Texas at Austin and a Bachelor of Environmental Design from Texas A&M University.

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