



**By Call of Council President Pro Tem, David Dews  
(in the stead of Mayor Keith Benjamin)  
Special Village Council Meeting  
Tuesday, February 10, 2026 at 5:30pm  
Bratenahl Community Center 10300 Brighton Road**

**PLEASE SILENCE ALL ELECTRONIC DEVICES**

**AGENDA**

1. Call to Order/Roll Call
2. Interview of Firms: Bratenahl Municipal Building Architectural Services
  - a. ThenDesign Architecture (TDA)
  - b. Bialosky
  - c. Sixmo
3. Public Comment – General
4. Adjournment

And any other business as may properly come before this Municipal Body may be considered and acted upon. Council reserves the right to enter Executive Session, for reasons as allowed by law.

Posted: February 5, 2026

Diana L. Cooks, Clerk of Council



**PROPOSAL CONTENTS:**

**Section 1: Letter of Transmittal**

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Statement of Qualifications Prepared for:  
**The Village of Bratenahl**  
January 30, 2026



# Letter of Transmittal

January 30, 2025

Village of Bratenahl  
411 Bratenahl Road  
Bratenahl, Ohio 44108  
Attn: Donald Bierut, PE, Bratenahl Village Engineer

Re: Letter of Transmittal: Bratenahl Municipal Building Architectural Services

Dear Mr. Bierut and Selection Committee Members,

ThenDesign Architecture (TDA) is pleased to submit our qualifications to provide architectural planning and schematic design services for the Village of Bratenahl's municipal facilities planning initiative. We have carefully reviewed the Request for Qualifications, including the 2022 facilities study, and are enthusiastic about the opportunity to partner with the Village in advancing a thoughtful, fiscally responsible, and community-supported vision for new municipal buildings.

For more than 70 years, TDA has specialized in the planning and design of civic, public safety, and community-focused facilities throughout Ohio. Our experience includes municipal master planning, community centers, and multi-use civic buildings, with a strong emphasis on operational efficiency, safety, durability, and long-term flexibility. We bring a collaborative approach that balances functional requirements with cost awareness, an essential consideration for projects anticipated to be funded through bond initiatives.

We recognize that this project's success will depend not only on sound planning and design, but also on transparent communication and meaningful public engagement. TDA has extensive experience facilitating town hall meetings, presenting to councils and boards, and translating community input into clear, well-illustrated schematic concepts. Our team is prepared to lead the engagement process outlined in the RFQ, develop schematic-level site plans, floor plans, renderings, elevations, and preliminary cost estimates, and refine those materials based on feedback from Village leadership and residents.

We also understand the importance of schedule certainty, particularly given the goal of delivering a final planning and schematic design report by early August 2026 to support a potential November ballot initiative. TDA's disciplined project management approach and familiarity with accelerated municipal schedules position us well to meet these milestones.

We appreciate the Village of Bratenahl's commitment to thoughtful planning and community stewardship and would welcome the opportunity to serve as a trusted partner throughout this process. Thank you for your consideration of our qualifications.

Thank you for your consideration.



Christopher D. Smith, AIA, NCARB, LEED AP BD+C  
President & CEO (Primary Contact)  
ThenDesign Architecture (TDA)  
csmith@thendesign.com  
440.346.3719

# Executive Summary

The Village of Bratenahl is seeking professional architectural services to revisit, refine, and advance planning and schematic design efforts for new municipal facilities that support the Village's administrative, public safety, and recreation functions. This project represents a critical step in translating prior planning efforts into a feasible, community-supported solution aligned with the Village's operational needs and financial capacity.

Currently, Village operations are housed in two facilities: the Village Hall/Police Station located at 411 Bratenahl Road and the Community Center at 10300 Brighton Road. In 2022, the Village completed an extensive facilities study evaluating the condition of these buildings, identifying space needs for police, administration, and recreation functions, and developing preliminary cost estimates for selected alternatives. That study, included in this Request for Qualifications, provides the foundation for the next phase of work. The selected architectural firm will build upon the 2022 study by reassessing space needs, exploring opportunities to strategically consolidate functions, and developing achievable, bond-funded solutions for new municipal buildings located on Bratenahl Road. The project may include a new Village Hall/Community Center and a Police Station, with the potential for co-location in a single facility if deemed feasible.

A core component of this effort is meaningful community engagement. The architect will collaborate closely with Village administration to align programmatic needs with financial realities and will facilitate two public town hall meetings to present concepts, gather feedback, and evaluate community priorities related to project scope, configuration, and site planning. Findings from these engagements will be presented to Village Council and will directly inform the development of the preferred alternative. At the direction of Village Council, the architect will prepare schematic-level exhibits including site plans, floor plans, renderings, and elevations, along with a preliminary cost estimate. These materials will be presented to both Village Council and residents in two additional meetings, followed by revisions that reflect stakeholder input. The final deliverable will include an updated space needs assessment and a comprehensive planning and schematic design report suitable for public communication and ballot initiative support.

Programming and planning for the Recreation Department, currently housed in the existing Community Center, will be incorporated into this contract, with the expectation that recreation functions will be relocated to the new municipal facilities. The Village anticipates completing this planning and schematic design effort on an accelerated schedule to support a November 2026 ballot initiative. Key milestones include architect selection in February 2026, presentation of initial findings in June 2026, and submittal of the final report in early August 2026. If the ballot initiative is successful, the Village intends to release a subsequent RFQ for final design services. The selected planning architect will not be disqualified from pursuing that phase, ensuring continuity, efficiency, and stewardship of the planning process.

This project reflects the Village of Bratenahl's commitment to thoughtful planning, fiscal responsibility, transparency, and community engagement as it prepares to invest in modern, functional municipal facilities that will serve residents for decades to come.



# TDA at a Glance

## Legal Form of Firm

Corporation

## Firm Leadership

Chris Smith, AIA, NCARB, LEED AP BD+C | President & CEO

Bob Fiala, AIA, NCARB | Founder & Board Member

## Office Location

4230 River Street, Willoughby, OH 44094

Phone: 440.269.2266

Fax: 440.269.2277

## Number of Licensed Professionals

58 team members / 24 registered professionals

## Firm History

TDA was originally founded as Huston Associates in 1951. In 1989, Bruce Huston retired, and Robert Fiala, a former employee of Huston Associates, became the managing partner and renamed the firm ThenDesign Architecture. In 1998, Chris Smith joined the firm. He was named partner in 2004 as part of a well-crafted succession plan. Under the partners' leadership, TDA has become a leader in educational design, with over \$1 billion in PK-12 construction projects throughout Northern Ohio over the past ten years. In 2018, Bob Fiala expanded his leadership umbrella to serve his community, becoming the mayor of his hometown, Willoughby, Ohio. Chris Smith serves as the firm's President and CEO and Bob as a Board Member.

## Firm Philosophy

We believe design enriches lives. Design is intentional thinking. It transcends merely architecture and touches everything we do. We recognize our responsibility as designers to enhance the environment for all and strive for this with each project.

## We value people.

Whether it's the individuals and communities we design for, the clients we serve and partner with, or the creative individuals we hire, people come first.

## We are problem seekers.

From schools to municipal buildings and athletic facilities to aquatic centers, curiosity drives our creative process.



## Firm Services

In our 70+ year history, TDA has partnered with hundreds of public entities across Northern Ohio. Each project is unique; we customize our extensive scope of services to meet your needs, time frame, and budget.



### Planning

- Facility assessment studies
- Master planning
- Educational planning and programming
- Community engagement
- Visioning Sessions
- Bond issue pre-planning
- Technology integration
- Safety assessments
- Master and space planning
- Project pro forma development
- Site analysis and planning
- Project phasing
- Funding/finance strategies

### Architecture

- Space needs analysis
- Feasibility studies
- Facility assessments
- Programming
- Cost estimates
- Conceptual design
- Schematic design
- Design development
- Construction documents
- LEED documentation
- Bidding and negotiations
- Building commissioning

### Interior Design

- Material research and selections
- Furnishings and fixture selections
- Millwork and casework design
- Lighting design
- Materials and finishes specifications
- Environmental graphic design

### Construction Administration

- General contracting
- Multiple-prime
- Construction manager at risk
- Design/build
- Working with an owner's representative

### Communications

- Presentation support
- Press releases and articles
- Video production
- Project photography
- Events and surveys
- Live Event Support
- Data Gathering and Analysis

# Professional Services Overview

TDA offers comprehensive planning, design, and implementation services tailored to municipal and civic projects. Our integrated approach ensures that facility needs, operational goals, budget considerations, and community expectations are addressed holistically, from early assessment through construction completion.

## Facility Assessment & Master Planning

TDA provides objective, data-driven facility assessments that establish a clear foundation for informed decision-making. Our process includes reviewing existing studies, evaluating building conditions, analyzing operational workflows, and assessing current and future space needs. We work closely with municipal leadership and stakeholders to validate requirements, identify inefficiencies, and explore opportunities for consolidation, renovation, or replacement. Our master planning services translate these findings into clear, actionable strategies that balance long-term vision with near-term feasibility. Plans consider site constraints, infrastructure, operational continuity, funding strategies, and future flexibility. Phased and cost-conscious recommendations are developed to support informed decision-making and long-range capital planning.

## Architectural Services

TDA's architectural services focus on creating durable, efficient, and functional civic facilities that support both staff operations and public service. Our team provides programming, schematic design, design development, and construction documentation, with particular expertise in municipal, public safety, and multi-use civic buildings. Design solutions emphasize efficient circulation, appropriate separation of public and secure zones, clear wayfinding, life-safety compliance, and adaptability to evolving needs. Throughout the design process, TDA maintains close coordination with consultants and municipal representatives to manage scope, budget, and schedule.

## Interior Design

Our interior design services are fully integrated with architectural design to ensure cohesive, high-performing environments. We select materials, finishes, furnishings, lighting, and color palettes that support durability, ease of maintenance, and occupant well-being. For municipal and public safety facilities, interior design priorities include ergonomics, acoustics, staff wellness, durability, and intuitive wayfinding. Public-facing spaces are designed to be welcoming and accessible, while staff and operational areas are optimized for functionality and long-term use.

## Communication & Community Engagement

TDA brings extensive experience in communication and community engagement for public-sector projects where transparency, trust, and stakeholder buy-in are critical. We develop and facilitate structured engagement processes that align with project goals, schedules, and decision-making milestones.

Our services include planning and leading town hall meetings, public workshops, working with focus groups, stakeholder interviews, and presentations to councils, boards, and commissions. We translate complex planning and design concepts into clear, accessible visuals and narratives that support informed public dialogue. Community feedback is documented, analyzed, and thoughtfully integrated into project recommendations, ensuring that final outcomes reflect both technical requirements and community values.

## Construction Services

TDA provides comprehensive construction-phase services to support successful project delivery. Our team assists with bidding and procurement, reviews submittals and shop drawings, responds to requests for information, conducts site observations, and verifies conformance with the contract documents. We emphasize proactive communication, issue resolution, and cost control, particularly on active or constrained sites. By maintaining continuity from planning through construction, TDA helps ensure that design intent, budget expectations, and schedule commitments are upheld through project completion.

# Organizational Chart



## EXECUTIVE OVERSIGHT + STRATEGIC PLANNING



**Chris Smith**  
AIA, NCARB, LEED AP BD+C  
President & CEO



**Bob Fiala**  
AIA, NCARB, APA  
Founder & Board Member



## PROJECT MANAGER



**Brad Gellert**  
AIA, NCARB  
Project Manager

Consulting  
Engineers as  
Needed

## SUPPORT TEAM



**Lee Hribar**  
RA  
Project Architect



**Jen Murray**  
NCIDQ  
Interior Designer



**Melissa Blask**  
Construction Administrator



**Ryan Caswell**  
Communications &  
Community Engagement

**PLUS ACCESS TO OVER 50 PROFESSIONALS**

# Staff Availability

As a part of your creative team, we look forward to partnering on the aspects of architecture, interior design, construction, and communications throughout your project.

As a rule, we are careful not to over-commit our staff so we don't impede their ability to provide you with the level of service you expect and deserve. We closely monitor our workloads and target only those projects for which we have specific experience.

Based on current workloads, our team is available and will commit their time to meet deadlines. We have several projects underway, and our offices have the staffing capacity and experience to perform the work to your satisfaction. The team presented in this statement of qualifications is the same team you will have working on your project. We never offer the "A Team," only to deliver the "B Team" once the project is awarded. Long-range schedules provide a snapshot of staffing commitments and needs. These enable us to schedule our projects efficiently and adapt our internal work schedules as needed.

# Consultants

We typically allow the client to be involved to the extent they feel comfortable in our consultant selection. This avoids selecting a consultant that the owner may have had an unpleasant experience with in the past.

The consultant selection process varies depending on the type of project and complexity of the technical requirements. Ultimately, selections are based on experience and availability. Through our experiences in school design and construction, TDA has established relationships with many experienced, educational specialty consultants.

Listed below are a few of the consultant disciplines TDA typically coordinates:

- Mechanical/Electrical/Plumbing Engineering
- Structural Engineering
- Civil Engineering
- Technology Design
- Environmental Design
- Kitchen Design
- Acoustical Design

TDA fosters an open and honest collaborative approach with its clients, consultants and also within the firm. Our goal is to build and manage project teams that understand the clients' core goals and objectives. It is our practice to ensure that all consultants have an understanding of the overall scope of the project and how their unique expertise can be part of the overall project success. Occasionally, the need arises for direct interaction between our clients and consultants. We have found that at times this can better support the decision-making process. In these instances, TDA will help to manage this interaction and ensure documentation of any decisions is shared with the entire project team.



# Brad Gellert, AIA, NCARB

## TDA Role:

Project Manager

"In the architectural process, I like working on a solution with the client and then seeing our efforts emerge from the page into reality."



## Personal Information:

### Years in Industry:

44

### Education:

Master of Architecture,  
Columbia University Graduate  
School of Architecture and  
Planning

Bachelor of Arts,  
Yale University

### Professional Registrations:

American Institute of Architects  
(AIA), Member

Registered Architect, State of Ohio

National Council of Architecture  
Registration Boards (NCARB)

### Professional Affiliations:

2021 and 2023 chair of AIA  
National: Building Performance  
Knowledge Community

## Relevant Project Information:

### Chardon County Courthouse Addition, Geauga County - Chardon, Ohio

Project Manager for the renovation of spaces and a new addition to the Geauga County Courthouse. These spaces include a new delivery zone, sally port, public elevator, entrances, Clerk's offices and associated spaces, probation offices, common pleas court and support spaces, future domestic relations courtroom and support spaces, security and facility upgrades, renovated court, offices, bathrooms, parking, IT, attic/HVAC, security, and the law library.

### New Office Building, Geauga County - Geauga, OH

Project manager for a new, three-story building to house the following departments: Community & Economic Development, Planning Commission, Community Action, Water Resources, Commissioners, Veterans Affairs, Maintenance, Building Department, Archives, Clerk of Courts, Ohio BMV, Board of Elections, Jobs and Family Services, Department of Aging and Health District.

### Frederick Douglass Park, City of Cleveland - Cleveland, OH

New recreation center that includes an indoor aquatic center, a gymnasium, lockers, changing rooms, fitness rooms, multi-purpose rooms, and administrative spaces. The project also features a new practice field with track, a resurfaced tennis courts, and relocation of the playground.

### City of Garfield Heights - Garfield Heights, OH

Develop a master plan that explores the facility conditions of the existing police, municipal court and administration space. This has the goal of developing new court facilities to serve the city and residents.

### PK-5 School, Oberlin City Schools- Oberlin, OH

Project manager for a new PK-5 school facility that includes electric car charging stations for the District as well as the surrounding community to use.

### Waverly Elementary School, Cleveland Metropolitan Schools - Cleveland, OH

New three-story PK-8 school that serves 480 students and was built on the current school's site.

### Campus of Wickliffe PreK-12 Campus - Wickliffe, OH

New PK-12 school facility to house approximately 1,237 students and the abatement and demolition of Wickliffe Elementary School, Wickliffe Middle School, and Wickliffe High School.

### Cuyahoga County Headquarters - Cleveland, OH\*

New eight-story building that is LEED Gold certified.

### Toledo Federal Courthouse - Toledo, OH\*

New six courtroom complex at the North end of Toledo's Civic Center Mall.

*\*Work performed while at another firm*

# Lee Hribar, RA

## TDA Role:

Project Architect

"I love solving the problems that no one saw coming. Those types of issues come up enough in the design and construction process. By collaborating with contractors, the owners, and designers, we can always figure out ways to solve problems in very creative ways."



## Personal Information:

### Years in Industry:

43

### Education:

Bachelor of Architecture  
Kent State University

### Professional Registrations:

Registered Architect, State of Ohio

## Relevant Project Experience:

### New Office Building Geauga County – Geauga, OH

New, three-story building to house the following departments, Community & Economic Development, Planning Commission, Community Action, Water Resources, Commissioners, Veterans Affairs, Maintenance, Building Department, Archives, Clerk of Courts, Ohio BMV, Board of Elections, Jobs and Family services, Department of Aging and Health District.

### Chardon County Courthouse Addition, Geauga County – Chardon, Ohio

A renovation of spaces and addition to the Geauga County Courthouse. These spaces include a new delivery zone, sally port, public elevator, entrances, Clerk's offices and associated spaces, probation offices, common pleas court and support spaces, future domestic relations courtroom and support spaces, and security and facility upgrades, renovated court, offices, bathrooms, parking, IT, attic/HVAC, security, and the law library.

### Frederick Douglass Park, City of Cleveland – Cleveland, OH

New recreation center that includes an indoor aquatic center, a gymnasium, lockers, changing rooms, fitness rooms, multi-purpose rooms, and administrative spaces. The project also features a new practice field with track, a resurfaced tennis courts, and relocation of the playground.

### City of Garfield Heights – Garfield Heights, OH

Develop a master plan that explores the facility conditions of the existing police, municipal court and administration space. This has the goal of developing new court facilities to serve the city and residents.

### Early Learning Village, Euclid City Schools, Euclid OH

Renovation of an existing middle school into a new Pre-K and Kindergarten learning village. The project included 60,000 SF of new classrooms and renovation of 58,000 SF of the existing gymnasium, auditorium, and cafeteria.

### North Ridgeville Early Learning Center – North Ridgeville, OH

Renovation of the existing elementary school to be an early learning center for Pre-K and kindergarten students. The project included classroom additions and new technology.

### Central Office, Lakewood City School District – Lakewood, OH

Renovation of the 35,000 SF former Taft Elementary School to be the new central office for Lakewood City Schools. The renovated building will also house an all day pre-kindergarten program as well

### Career & Wellness Center, Perry Local Schools – Massillon, OH

Designed a new multi-purpose space featuring an auxiliary gym with a two-lane walking path, wrestling facilities, a culinary lab, and restaurant, a fitness center, a private exercise room, locker rooms, classroom support spaces, a new football practice space, an outdoor plaza with a patio and built in stage, and a special hall of fame to honor the accomplishments of students and alumni

# Jen Murray, NCDIQ

## TDA Role:

Interior Designer

"Good interior design creates a space that is both functional and aesthetically pleasing."



## Personal Information:

### Years in Industry:

25

### Education:

Bachelor of Science in  
Interior Design  
La Roche University

### Professional Registrations:

NCIDQ Certified

## Relevant Project Experience:

### Chardon County Courthouse Addition, Geauga County - Chardon, Ohio

Interior Design lead for the new addition and renovations to the historic Geauga County Courthouse, including a new delivery zone, sally port, clerks' offices and associated spaces, probation offices, common pleas court and support spaces, future domestic relations courtroom and support spaces, security and facility upgrades, renovated court, offices, bathrooms, and law library.

### Gauga County Office Building - Chardon, OH

Interior design lead for new, three-story building to house the following departments: Community & Economic Development, Planning Commission, Community Action, Water Resources, Commissioners, Veterans Affairs, Maintenance, Building Department, Archives, Clerk of Courts, Ohio BMV, Board of Elections, Jobs and Family services, Department of Aging and Health District.

### Fairport Harbor Public Library & PreK-12 School - Fairport Harbor, OH

Interior design lead for Fairport Harbor's new 116,000 SF \$50 million, PreK-12 this school consolidates the existing high school, junior high, and elementary into one building. It also includes an attached Fairport Harbor Public Library with a separate public entrance.

### PK-4 School, North Royalton City Schools - North Royalton, OH

Interior design lead for a new 148,000 SF elementary school which was designed to support the current and future vision of the district, allowing for instructional flexibility and adaptability. The result is educational spaces that provide teachers and students dynamic environments that can be easily adapted to support all learning types and educational models for decades to come.

### Cleveland Metropolitan School District, Waverly PK-8 School - Cleveland, OH

Interior design lead for new three-story PK-8 school to serve 470-students and the new school was constructed on the same site as the recently demolished school facility. The program includes classrooms, special education rooms, extended learning areas, outdoor learning areas, music room, media center, gymnasium, project lab, art lab, and student dining.

### Orange City School District, Brady Middle School - Pepper Pike, OH

Interior design lead for an addition and renovations throughout the 95,000 SF building, including a new secure entry, media center, music, band room, and classrooms. Completed in three phases due to its magnitude.

### Cleveland Metropolitan School District, Campus International School - Cleveland, OH

Interior design services for a new K-8 school integrated on Cleveland State University's campus within a tight urban site to include 21<sup>st</sup> century education as the program follows the International Baccalaureate program.

### Mayfield City School District, Elementary, Middle & High School - Mayfield, OH

Interior design lead for the renovation of the elementary school buildings as well as the renovation of the high school auditorium and backstage area.

# Melissa Blask

## TDA Role:

Construction Administrator

"Being on a construction site just feels like 'home'. I love watching things come together and I love seeing how things are put together as a kit of parts, how quickly a project takes shape, and how smoothly it comes together at the end."



## Personal Information:

### Years in Industry:

25

### Education:

Bachelor of Science in  
Architecture, University of Detroit  
Mercy

## Relevant Project Experience:

### Fairport Harbor Public Library & PreK-12 School – Fairport Harbor, OH

Construction Administrator for Fairport Harbor's new 116,000 SF \$50 million, PreK-12 this school consolidates the existing high school, junior high, and elementary into one building. It also includes an attached Fairport Harbor Public Library with a separate public entrance.

### 6-12 Cuyahoga Falls Middle/High School – Cuyahoga Falls, OH

Melissa provided construction administration services for the new 365,000 SF, \$113 million, 6-12 campus, that includes a 2,000-seat performing arts center, and an athletic stadium on a 60-acre site. The facility includes student collaborative spaces, and flexible classrooms.

### Campus of Wickliffe PreK-12 Campus, Wickliffe City Schools – Wickliffe, OH

A 204,000 SF, \$60 million PreK-12 Campus which consolidates three aging school buildings and the Wickliffe Family Resource Center into one facility. The design supports district goals by providing a flexible learning environment for students, staff, and community and encourages partnerships that promote learning, and mentoring that contributes to the greater good.

### North Royalton City School District, High School – North Royalton, OH

Architectural support for the addition and renovation project for North Royalton's 260,000 SF high school. The 100,000 SF addition provided crucial circulation and STEM space for the existing school and allowed better student and staff access to the high school.

### 6-12 Middle/High School, Euclid City Schools – Euclid, OH

A new academic campus that features a plethora of amenities to offer students and community members. Known as the largest school in Ohio, this 600,000 SF middle/high school features learning studios that include collaborative learning environment. Career Technical Education classrooms are specifically designed to maximize hands-on learning experience, a state-of-the-art athletic facility and a newly renovated auditorium.

### Middle School, Brunswick City Schools – Brunswick, OH

Melissa provided technical support for a new 243,000 SF middle school which hosts 1,659 students for grades 6-8. It consolidated three existing schools and includes a performing arts center and a new athletic stadium that are LEED Silver certified.

### North High School, Willoughby-Eastlake Schools – Willoughby, OH

New high school building with central student union, 500-seat performing arts center and athletic facilities

### South High School, Willoughby-Eastlake Schools – Willoughby, OH

A new high school, YMCA, and senior center to complete this campus as a community-focused project including a renovation and development of a logical connection to the middle school. The project also includes a new Humanities wing, student union, four-court fieldhouse with walking track above, and an eight-lane competition pool.

# Ryan Caswell

## TDA Role:

Communications Lead and Community Engagement

"I am most excited about the intersection between architecture and communication. The impact of architectural projects are challenging to communicate to residents, stakeholders and communities and I love that challenge. There is an opportunity to tell those stories through video, photography and web design. It never gets old."



## Personal Information:

### Years in Industry:

18

### Education:

Bachelor of Science in Architecture  
Minor in Communications,  
New Jersey Institute of Technology

### Professional Affiliations:

Society for Marketing Professional  
Services (SMPS), Board of Directors,  
Director-at-Large and Education  
Chair

Toastmasters International,  
member

The Ohio School Public Relations  
Association, member

### Industry Experience

Having a 15 year background in video production and architectural design, Ryan is experienced in communicating complex architectural ideas in inspiring and informative ways. Skilled in mass media communications, he is adept at utilizing video and photo production techniques and storytelling to make an impact on communications throughout the design process.

Having worked as a freelance creative for years, he has experience working with small businesses to tell their stories through visual means, having materials published in regional and international publications.

At TDA, Ryan produces video, photographic and written content to support client's and further the firm's mission of building the educational spaces of the future.

## Relevant Project Experience:

### North Ridgeville City Schools Pre-Bond Services – North Ridgeville, OH

Coordinate team members from the district administration and the City of North Ridgeville to educate the public on the needs for a new high school. This included creating a dedicated website, over 30 video productions, presentation support and photography.

### New Philadelphia City Schools Master Planning Services – New Philadelphia, OH

Work with the district administration and our educational planners to create a dedicated website and regular content postings to inform the community of the districts master planning efforts. Proctored community surveys, along with photography and content uploads to the website.

### Aurora City Schools Master Planning Services – Aurora, OH

Work with the district administration and our educational planners to create a dedicated website and regular content informing the community of the districts master planning efforts. Coordinated several open community meetings, proctoring several community surveys to gain their feedback.

### Beachwood City Schools Pre-Bond Services – Beachwood, OH

Work with the district administration and our educational planners to guide the district communications director to build a dedicated space on their website to inform the community of the districts master planning efforts. Contributed through video productions, photography and presentation support.

### Brunswick City Schools Pre-Bond Services – Brunswick, OH

Partnered with the district to provide educational print and teacher and student interviews, facility tour videos to help communicate the district's facility needs. Consulted on social media distribution and engagement.

### Tiffin City Schools, Master Planning Services – Tiffin, OH

Worked with the superintendent and our educational planner to support the master planning process with an 80 person Superintendent Advisory Group. This included setting up live polling services during meetings, building a dedicated website for community use, online surveys, live video sessions and photography.

### Cuyahoga Falls City Schools Integrated Communication Services – Cuyahoga Falls, OH

Worked with the project team and the district communication personnel to create regular project updates during building design and construction. This included planning and coordination for the project's Educational Visioning Session, animated 3D building walkthrough, interviews and project updates and board meeting presentations.

### Kent City Schools, Integrated Communication Services – Kent, OH

Provided communications support to the superintendent by conducting several virtual construction tour walkthroughs, project write-ups and school photography along with guiding the district on how to release the materials over social media.

# Relevant Project Experience

## Municipality Experience

### City of Brecksville

Aquatic Center, Renovation & Addition  
Fieldhouse, New Construction

### City of Brunswick

Municipal Center, Design Study  
Fire Station, Renovation

### City of Cleveland

Frederick Douglass Park & Recreation Center, New Construction

### City of Highland Heights

Community Center Restrooms, Renovation  
Municipal Buildings, Renovation  
Baseball Fields, New Construction

### City of Maple Heights

Police Facilities, Renovation

### City of Richmond Heights

Police Facilities, Renovation

### City of Shaker Heights

Dispatch Center, Renovation

### City of Wickliffe

Community/Senior Center, New Construction

### City of Willoughby

Courthouse, Renovation  
Police Station, Renovation  
Senior Center, New Construction

### City of Willoughby Hills

City Hall, New Construction

### City of Willowick

Fire Station and City Hall, Design Concepts  
Recreation Facility, New Construction  
Senior Center, New Construction

### Concord Township

Service Department, Renovation  
Town Hall, Renovation  
Fire Station, Renovation

### Geauga County

County Headquarters, New Construction  
Courthouse, Renovation and Addition  
Prosecutor's Office, Renovation  
Senior Center, Renovation  
Youth Center, Renovation

### Lake County

Painesville, OH

- Prosecutor's Office, Renovation
- Crime Lab, Renovation
- Juvenile Justice Center, Master plan, Renovation & Expansion
- Recorder's Office, Renovation
- Offices of the Auditor, Treasurer & Appraiser, Renovation
- Administration Building, Roof Replacement and Repairs
- Nolan & Annex Buildings, Elevator Improvements
- Engineer's Offices, Programming & Schematic Design

### Mayfield Village

Community Center, New Construction



# Geauga County Commissioners New Office Building

Chardon, Ohio



## Design Solutions:

The Geauga County Office Building is a 3-story building that is over 115,000 SF and consolidates over a dozen Geauga County services into one location. The building includes the Community & Economic Development, Planning Commission, Water Resources, Commissioners, Veteran Affairs, Maintenance, Building Department, Archives, Clerk of Courts (title office), Ohio Bureau of Motor Vehicles, Board of Elections, Jobs & Family Services, Department of Aging, and Health District.

## Owner:

Geauga County Commissioners

## Project Type:

New Construction

## Professional Services:

Planning/Planning  
Programming  
Architecture  
Interior Design  
Construction Administration

## Project Size:

Over 115,000 SF

## Cost/Funding:

\$30 Million

## Year Completed: 2022

## Proposed Team Members Involved:

Brad Gellert, Lee Hribar, Jen Murray,  
Melissa Blask

## Contact Information:

Jim Dvorak, Geauga County  
Commissioner  
12611 Ravenwood Drive, Room B303  
Chardon, Ohio 44024  
Jdvorak@CO.Geauga.OH.US  
440 279 1660

# Courthouse Addition

Chardon, Ohio



## Design Solutions:

Geauga County invested \$15 million in a 22,000 SF courthouse addition and renovation that balances historic preservation while upgrading its security, safety, and functionality. The building includes both renovated spaces—such as the juvenile/probate court, offices, bathrooms, law library, and building systems—and a significant new addition featuring a secure sally port, delivery zone, public elevator, clerk's offices, probation spaces, and future courtrooms. The design respects the courthouse's historic character while providing modern amenities to serve the community.

## Owner:

Geauga County

## Project Type:

Renovation  
Addition

## Professional Services:

Programming/Planning  
Architecture  
Interior Design  
Construction Administration

## Project Size:

22,000 SF

## Cost/Funding:

\$15 million

**Year Completed:** 2026

## Proposed Team Members Involved:

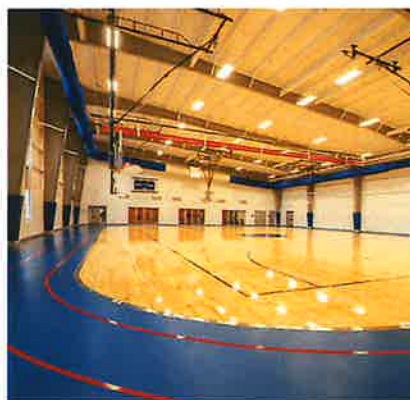
Brad Gellert, Lee Hribar, Jen Murray

## Contact Information:

Jim Dvorak, Geauga County  
Commissioner  
12611 Ravenwood Drive, Room B303  
Chardon, Ohio 44024  
Jdvorak@CO.Geauga.OH.US  
440 279 1660

# Frederick Douglass Neighborhood Resource & Recreation Center

Cleveland, Ohio



## Design Solutions:

The City's community-centric resource and recreation center is located in Cleveland's southeast corner, adjacent to John F. Kennedy High School and within a 38-acre shared campus that includes Frederick Douglass Park. Developed through a collaborative land-swap effort, the project unites the high school and park amenities into a cohesive campus. The center features a gymnasium with a regulation basketball court and running track, an aquatics center with lap and leisure pools, play features, and water attractions, as well as a fitness center, multipurpose and community rooms, arts and instructional spaces, administrative areas, and family-friendly locker rooms, creating a flexible hub for recreation, wellness, and community engagement.

## Owner:

City of Cleveland

## Project Type:

New Construction

## Professional Services:

Programming/Planning  
Architecture  
Interior Design  
Construction Administration

## Project Size:

45,000 SF

## Cost/Funding:

\$15.3 Million

## Year Completed: 2022

## Proposed Team Members Involved:

Brad Gellert, Lee Hribar, Melissa Blask

## Contact Information:

Mark Duluk, AIA, Manager DASD  
City of Cleveland Mayor's Office of  
Capital Projects  
Division of Architecture and Site  
Development  
601 Lakeside Avenue, Room 517A  
Cleveland, Ohio 44114  
DASD@clevelandohio.gov  
216 664 2231

# City of Brecksville Field House and Aquatic Center

Brecksville, Ohio



## Design Solutions:

The City of Brecksville enhanced their community facilities to include a new field house and renovations to the existing aquatic center. The new field house features multi-purpose floor courts and support facilities, as well as a potential all-purpose, artificial-turf indoor field. The renovation of the aquatic facility includes the lap and activity pool and a new addition for an outdoor swimming area.

## Owner:

City of Brecksville

## Project Type:

Renovation  
New Construction

## Professional Services:

Planning  
Programming  
Architecture  
Interior Design  
Construction Administration

## Project Size:

9,170 SF exterior pool and 2,700 SF indoor pool

## Cost/Funding:

\$7.1 million

## Year Completed: 2021

## Contact Information:

Jerry Hruby, Former Mayor  
9069 Brecksville Rd.  
Brecksville, OH 44141  
440 526 4351

# Project Understanding

The Village of Bratenahl is undertaking a critical planning initiative to advance the development of new municipal facilities that effectively support Village administration, public safety, and recreation functions while remaining fiscally responsible and responsive to community priorities. This project builds upon the Village's 2022 facilities study, which assessed existing building conditions, operational space needs, and preliminary cost implications. The intent of the current effort is not to restart the process, but to thoughtfully revisit, refine, and translate that foundational work into a clear, achievable, and community-supported path forward.

At the core of this project is the evaluation and potential consolidation of Village functions currently housed in two separate facilities, the Village Hall/Police Station at 411 Bratenahl Road and the Community Center at 10300 Brighton Road. The Village is seeking a planning and schematic design approach that carefully balances operational efficiency, long-term flexibility, and financial feasibility, recognizing that the project is anticipated to be funded through a bond issue. A key objective is to strategically right-size and consolidate space needs identified in the 2022 study to align with realistic funding parameters while maintaining the quality, safety, and functionality required of modern municipal facilities.

We understand that public engagement and transparency are essential to the success of this effort, particularly as the Village prepares for a potential November 2026 ballot initiative. The project includes a structured community engagement process consisting of town hall meetings and presentations to Village Council that will inform decision-making at each milestone. These engagements are intended not only to communicate concepts, but to actively gather and assess feedback related to building configuration, site planning along Bratenahl Road, co-location feasibility, and the integration of recreation programming into the new facilities.

The scope of work requires the Consultant to synthesize technical analysis, stakeholder input, and policy direction into clear, well-illustrated schematic-level deliverables. These include site exhibits, floor plans, renderings, elevations, and a preliminary cost estimate that together communicate both vision and feasibility. Iteration is a critical component of the process, with revisions expected to reflect input from Village administration, Council, and residents prior to finalizing the preferred alternative.

The anticipated schedule is both defined and accelerated, with selection in February 2026, initial findings presented by June 2026, and a final report delivered in early August 2026 to support ballot planning. Meeting this timeline will require disciplined project management, proactive coordination with Village leadership, and a clear understanding of approval pathways and decision points.

Overall, this project is as much about building consensus and confidence as it is about buildings themselves.

Success will be measured by the delivery of a comprehensive, clearly communicated planning and schematic design package that equips the Village with the information, visuals, and cost clarity needed to make informed decisions and engage voters. The Consultant's role is to serve as a trusted partner, bringing municipal planning expertise, financial awareness, and community-focused design thinking to guide Bratenahl toward a durable, well-supported municipal facilities solution.

# The Village of Bratenahl



## Community Center



## Village Hall



**BIALOSKY**

QUALIFICATIONS PREPARED FOR

**Village of Bratenahl**  
**Municipal Building**

January 28, 2026

**CONTACT**

Paul Deutsch AIA, LEED AP  
Principal, Co-CEO

☎ 216 767 2016

☎ 216 536 4970

✉ pauld@bialosky.com

# BIALOSKY

## CLEVELAND

6555 Carnegie Ave.  
Cleveland, OH 44103

P 216 752 8750

## CINCINNATI

2230 Park Ave.  
Cincinnati, OH 45206

January 28, 2026

Donald Beirut, PE, Bratenahl Village Engineer  
Village of Bratenahl  
411 Bratenahl Road  
Bratenahl, Ohio 44108

RE: Response to RFQ for Municipal Building Architectural Services

Dear Don,

It is with great enthusiasm that we submit our statement of qualifications for The Village of Bratenahl's municipal building planning and schematic design project. Projects, such as this one, that serve and uplift communities are of special significance and a great honor for us to work on. As public servants and citizen architects, we at Bialosky are active leaders in making communities better. In addition to our broad professional experience, we've also served on city design reviews, facility committees, advisory committees, and on boards of neighborhood nonprofits. This extensive service contributes to our deep understanding of government operations. We will leverage that knowledge to support Bratenahl in building public consensus around this important and seminal project.

I, and the Bialosky team, would take great pride in helping Bratenahl to shape facilities that efficiently satisfy the Village's needs for the coming decades. We would work with you, the Village's leadership, and their constituents to determine your qualitative and quantitative needs and then balance those priorities to craft a creative, beautiful, responsive design that perfectly suits your purposes and budget. We are adept at reconfiguring existing buildings, creating additions, building new, or any combination thereof to solve complex programmatic challenges.

While Bialosky works with a wide range of client types, municipalities form a core, repeat client base for our firm. We have served the cities of Cleveland and Shaker Heights in "on call" and "trusted advisor" capacities. Cuyahoga County, New York City Department of Sanitation (DSNY), and others have looked to Bialosky to design complex transportation service centers. The City of Pepper Pike, City of Moreland Hills, and Lorain County have all relied on us for public safety projects. For federal projects, we have upheld the high standard set by the GSA's Design Excellence Program. We encourage you to call our references, which include mayors and municipal department chiefs from these cities to hear firsthand about our performance - in both design and customer service.

It would be an honor to engage with you and your administration to be an active part of The Village of Bratenahl's future. You can count on this team to be your trusted advisors who will listen, work collaboratively, and provide expertise and innovative solutions. We thank you for considering Bialosky as your committed partner.

Sincerely,



Paul Deutsch, AIA, LEED AP  
Principal, Co-CEO  
216-767-2016  
pauld@bialosky.com

### **Executive Summary and Project Understanding**

The scope of this project is analogous to our ongoing work with the City of Pepper Pike where we reevaluated a previous architect's assessment and devised a more efficient and economical plan to satisfy all the identified space needs. As in the case for Pepper Pike, we will begin our engagement with The Village of Bratenahl by conducting a thorough analysis of your previous study and visit your existing buildings to reconfirm their condition. We will then meet with your administration, departmental leaders, and key staff to review the programmatic space needs for village administrative, police, and recreation departments.

While the previous study of your facilities and needs appears to be comprehensive and well-conceived, we will be diligent in challenging its assumptions to arrive at an optimized solution. For reference, the 2012 master plan that Pepper Pike presented to us had assigned a budget of \$12,000,000 (approx. \$18,000,000 in today's dollars) for the demolition and replacement of existing municipal buildings recommended by their prior consultant. Bialosky suggested an alternate, more prudent approach to renovate and add to their existing, serviceable buildings. Our proposal satisfied the same program while spending approximately \$13M less in today's dollars. Their expenditure still included an extensive addition and renovation of their service department building, a complete interior remodel of their police station within the city hall building, and an upcoming project to expand their council chambers, renovate their administrative offices, and render the entire building handicap accessible. All of this was accomplished without compromising quality or aesthetics.

Bialosky takes great pride in being responsible stewards of our clients' resources by making the most of existing facilities and deploying the appropriate resources as effectively as possible. For your project, we will demonstrate this by creating a master plan for the most cost effective approach to meeting your programmatic requirements. This master plan, once approved by the Village, will be further developed into schematic design level building plans, elevations, and exterior renderings to graphically represent the project's scope and aesthetics. Once presented to and accepted by the Village's leadership and constituents, an estimate of probable construction cost to implement the schematic design will be created by our team's estimator.

We will present that estimate, including value engineering suggestions, to Village leadership and work with you to align the project's scope and budget. Once approved, we will prepare a final schematic design milestone document which will be used to support the Bond Issue necessary to fund your project.

For this project to be truly successful, a collaborative approach with open communication will be vital. Bialosky is adept at leading clients with complex organizational structures through the critical information gathering process. Our analysis will enable us to understand the projects' goals and constraints and to synthesize them into a cohesive and easily understandable design solution. Bialosky knows when to lead, when to follow, when to talk, and when to listen. This sensibility enables a process where all participants feel valued and fulfilled and leads the collective team to a solution that all can be proud of. We welcome the opportunity to share this approach with the Village of Bratenahl.

# BIALOSKY

## SECTION 3 Company Organization

### LOCATIONS

6555 Carnegie Ave.  
Cleveland, OH 44103

2230 Park Ave.  
Cincinnati, OH 43206

28 Greene St., Suite 2W  
New York, NY 10013

YEAR  
ESTABLISHED

1951

### STAFF

32

23 Architecture & Planning  
4 Interior Design  
1 Graphic Design  
4 Administrative

DESIGN  
AWARDS

100+

### GEOGRAPHY OF PROJECTS

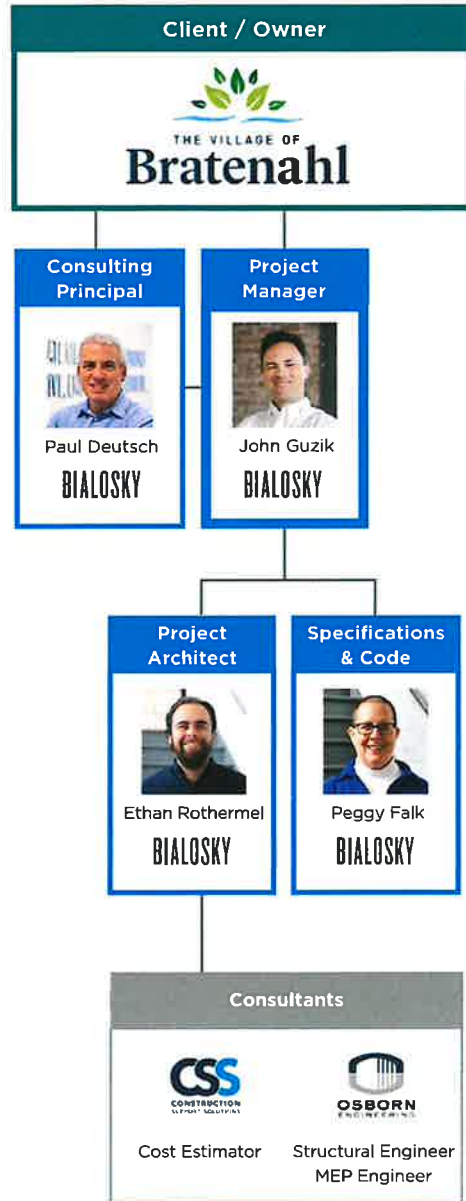


Recognized for design excellence, practice innovation, and inspiring firm culture, Bialosky has established itself as a firm that creates meaningful solutions that are innovative, responsive, enduring and beautiful. For seven decades, our practice has earned distinguished design awards in the realms of architecture, interior design, and environmental graphics. Bialosky continues to be named a Northcoast 99 Company, Weatherhead 100 Company, and a Top Workplace, being one of the few Midwest design firms to consistently earn these accolades. As an AIA Ohio Gold Medal Firm, Bialosky upholds a high standard of design, a collaborative nature, and a cumulative influence on the profession of architecture. Collaboration is deeply engrained in the firm, affording a design culture of cross-pollination and design partnerships with studios across the United States and Mexico.

**The firm's work, often described as "authentic, optimistic, and beautiful", populates every region of the United States.** Clients include universities and colleges, public institutions, civic organizations, nonprofits, government agencies, and private developers. In every case, the process and product are *always by design*.

**Bialosky is a recognized community leader, mobilizing resources and people to uplift and enliven communities of different faiths, economic means, and health disparity.** As a national standard, the 1+ Project of Public Architecture challenges architecture and design firms to make a pledge of 1% or more of annual billable hours to pro bono service.

## SECTION 3 Organization Chart



## SECTION 4 Project Manager



### **John Guzik** RA, LEED AP BD+C Senior Associate | Senior Project Manager, CA Lead

John Guzik brings over 25 years of experience as a licensed architect and senior project manager specialized in municipal and parks and recreation clients across the United States. He navigates complex, multi-phased projects as a cool-under-fire project manager, regularly managing projects between \$5M - \$30M. John has extensive experience with a vast range of construction types, project delivery methods, and approvals processes.

In his core, John believes and models a deep appreciation for, and understanding of, the principles of sustainable design. At Bialosky, he holds the title of Director of Sustainability where he promotes, advises, and educates staff and project teams on best practices in achieving well-considered, sustainable architecture.

#### Education

Bachelor of Architecture  
Kent State University

#### Registration

Registered Architect - OH

#### Accreditation

LEED Accredited Professional  
Building Design and  
Construction (LEED AP BD+C)  
USGBC

#### Bialosky Initiative(s)

Director of Sustainability  
One Tree Planted Fundraiser

#### Affiliations

National Trust for Historic  
Preservation Member

#### Civic Leadership

Cuyahoga River Restoration  
Past Chairman

Canalway Partners  
RiverSweep Team

Olmsted CERT  
Executive Team Member

MidTown Cleveland  
Neighborhood Clean Up

#### Availability

65%

#### Select Projects

City of Macedonia		
Service Center and Salt Dome		Macedonia, OH
Longwood Manor Restoration		Macedonia, OH
City of Pepper Pike		
Service Center Renovation and Addition		Pepper Pike, OH
City of Cleveland		
On Call Professional Services		Cleveland, OH
City of Beachwood		
Beachwood Family Aquatic Center +		Beachwood, OH
Community Center Feasibility Study +		Beachwood, OH
Lorain County		
Public Health Department Building		Elyria, OH
Cleveland Metroparks		
Edgewater Beach House		Cleveland, OH
Rainforest Zoo Facility Assessments		Cleveland, OH
System Wide Facilities Master Plan		Northeast OH
Euclid Public Library		
Main Library Renovation		Euclid, OH
North Street Branch Library		Euclid, OH

+ Project prior to joining Bialosky

# BIALOSKY

## SECTION 5 Key Staff



### Education

Bachelor of Environmental Design, Miami University

### Registration

Registered Architect - OH

### Civic Leadership

Midtown Cleveland President, 2021-2023 Board, 2016-Present

ALS Association Northern Ohio Chapter Past Board Chairman

South Russell Architectural Board of Review Past Board Chairman

### Availability

20%



### Education

Bachelor of Science Architecture Master of Architecture Kent State University

### Registration and Certifications

Registered Architect - OH

### Availability

50%

### Paul Deutsch AIA, LEED AP Principal | Consulting Principal

Paul Deutsch is a licensed architect and Partner at Bialosky with a diverse portfolio of city master plans, mixed-use developments, headquarters, and specialty industrial projects. Paul has 30 years of experience leading design teams and clients through transformational large-scale projects, like the 20-year evolution of Crocker Park and the 75-acre Van Aken District. He takes pride in developing longstanding relationships with mayors, city staff, and councilpeople to best help their community evolve and grow.

### Select Projects

City of Pepper Pike	Police Station Renovation and Service Center	Pepper Pike, OH
	City Hall Master Plan	Pepper Pike, OH
City of Orange Village	Service Center and Salt Dome	Orange Village, OH
	Village Hall Conceptual Planning	Orange Village, OH
City of Macedonia	Service Center and Salt Dome	Macedonia, OH
City of Shaker Heights	Van Aken District	Shaker Heights, OH
Lorain Port and Finance Authority	Black River Landing	Lorain, OH

### Ethan Rothermel RA Associate | Project Architect

Ethan Rothermel is a licensed architect with a reputation for technical precision and sophisticated design sensibility. He brings nine years of industry experience, construction science knowledge, and technology/BIM expertise to his projects.

### Select Projects

Lawrence County	Downtown Ironton Garage	Ironton, OH
Cuyahoga County Public Library	Parma Heights Branch	Parma Heights, OH
Bard College	Performing Arts Lab	Hudson-on-Annondale, NY
American Greetings	Headquarter Conversion, Multi-Tenant	Westlake, OH

# BIALOSKY



### Education

University of Virginia Master of Architecture  
Yale University Bachelor of Arts, Studio Arts

### Civic Leadership

Construction Specifications Institute  
Board Member, Cleveland 2024- Present  
Vice President, Cleveland, 2013  
Cleveland City Planning Commission  
Board of Building Standards & Building Appeals 2022-Present

### Availability

20%



### Education

Society for the Advancement of Value Engineering  
Association for the Advancement of Cost Engineering

### Certifications

OSHA 30

### Availability

10%

## SECTION 5

### Key Staff

#### **Peggy Falk** RA, CSI, CDT, CCS, LEED GA Senior Associate | Specifications and Code Specialist

Peggy Falk is a licensed architect specializing in specifications and building codes. Peggy brings 30 years of experience to diverse project types ranging from complex renovations to large new construction. Notable clients include the U.S. General Services Administration, Shaker Heights Public Library, The City of Westlake, Cleveland Metroparks, and Cuyahoga Community College.

#### Select Projects

City of Pepper Pike	
Police Station Renovation and Service Center	Pepper Pike, OH
City of Shaker Heights	
Van Aken District	Shaker Heights, OH
U.S. General Services Administration	
Ashley Federal Courthouse	Toledo, OH
NASA Glenn Research Support Building	Cleveland, OH
Shaker Heights Public Library	
Main Library	
Bertram Woods Branch	
Kent State University	
College of Architecture Twin Center	Kent, OH

#### **Fred Baker** Cost Estimator (Construction Support Solutions)

Fred Baker began his career in the Construction Industry more than 30 years ago. Over the years, Fred has performed numerous tasks related to cost estimating, constructability review, and value engineering. Fred has been providing quantity take-offs for architectural, site, and structural projects for various owners, AE firms, and other CM firms.

#### Select Projects

Berea Police Department	
Police Station Renovation Feasibility Study	Berea, OH
City of Vermilion	
New Police Station	Vermilion, OH



# BIALOSKY

## CITY OF MACEDONIA

### Service Garage and Salt Dome

#### Location

Macedonia, OH

#### Firm Responsibility

Feasibility Study  
 Conceptual Design  
 Criteria Architect

#### Size

30,000 SF - 50,000SF

#### Year

2024

#### Construction Cost

NA - Study

#### Total Fee

Programming and Planning  
 Study Site 1 (\$18,000)

Programming and Planning  
 Study Site 2 (\$68,000)

Site 2 Demo Package (\$12,000)

#### Team Members

Paul Deutsch, John Guzik

#### Status

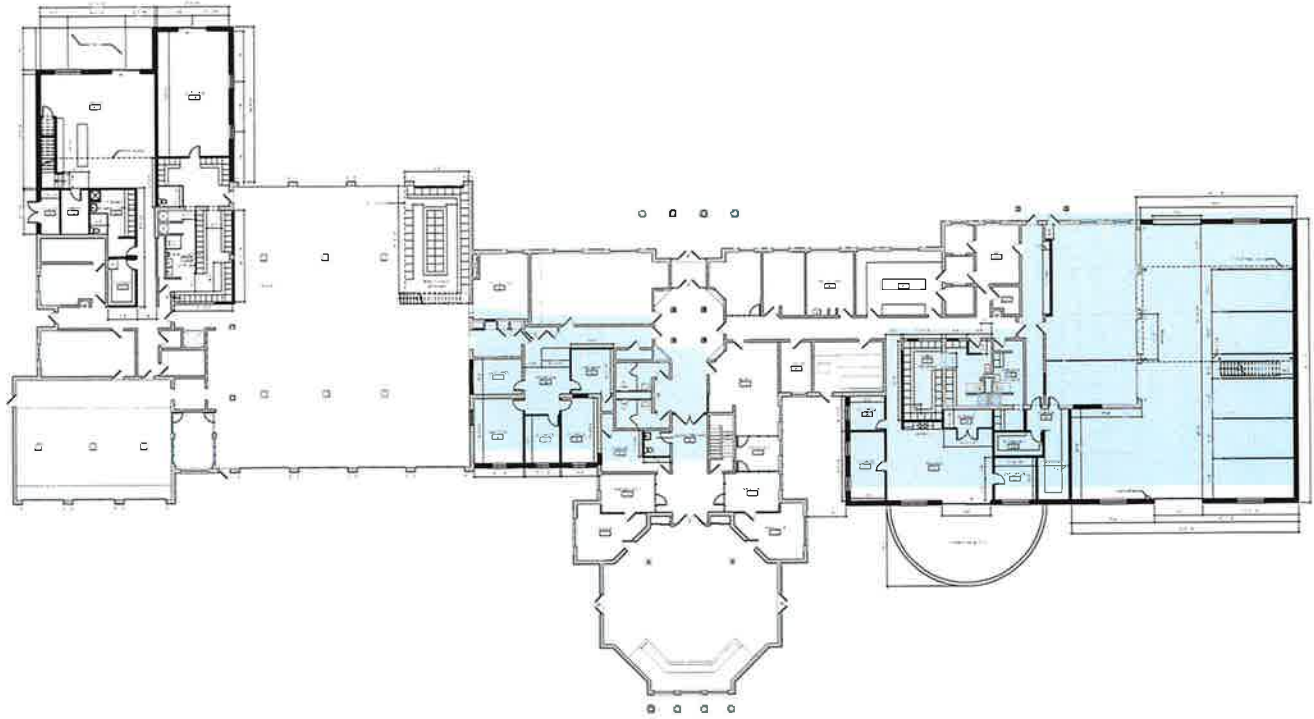
Study / Criteria Plan Complete

#### Client Contact

Mayor Nick Molnar  
 Mayor, City of Macedonia  
 nmolnar@macedonia.oh.us  
 (330) 468-8322

Bialosky served as Criteria Architect/Engineer and Owner’s Representative for the City of Macedonia to evaluate the renovation of an existing, approximately 80,000 square foot, industrial building to become the city’s new service garage with a new 4k-ton capacity salt dome. The project is located on a 5.4 acre site at 9150 Valley View Road in Macedonia, Ohio.

Bialosky worked with the City Engineer to develop a Criteria Document Package to solicit a design/build team to complete the technical construction documents and construct the project. Through Bialosky’s programming and evaluation services for the project, it became clear that the existing structure was not sufficiently adaptable or well suited to the City’s needs and so Macedonia requested Bialosky to transition to instead producing estimates and bid documents for the demolition of the existing building so that the site could be readied for new construction via a separate design/build contract. Construction completion is anticipated in December, 2026.



# BIALOSKY

## CITY OF ORANGE VILLAGE

### Village Hall Additions & Renovations

#### Location

Orange Village, OH

#### Firm Responsibility

Feasibility Study

#### Size

36,494 SF

#### Year

2023 -2024

#### Construction Cost

NA - Study

#### Total Fee

Village Hall Master Plan  
(\$48,500)

Service Building (\$175,000)

#### Team Members

Paul Deutsch

#### Status

Master Plan Complete

#### Client Contact

Mayor Judson Kline  
Orange Village  
klinej@orangevillage.com  
216-469-5370

Without a significant addition or renovation since Orange Village Hall was originally constructed in 1992, it has served this growing community well, but is no longer capable of meeting the current needs its critical departments that serve its citizens. The village population has grown by approximately 25% since Village Hall was built and significant new commercial developments have since been completed. This growth has created a much increased need for public safety services by the Police and Fire departments which are all housed in the Village Hall building alongside the Village's administrative offices and council chamber.

Village leadership engaged Bialosky in 2023 to conduct a master planning process to identify their current and future needs and create a master plan that will satisfy them. The design team met with the Mayor, Police Chief, Fire Chief and the departments' other key leaders and staff to establish their programmatic space and infrastructure needs. A master plan was then created to satisfy these requirements which include two separate additions to the building and major renovations to select portions of the interior spaces. The master planning process also included a detailed assessment of the buildings mechanical and electrical infrastructure, most of which is existing since the buildings original construction and is beyond its useful life.

The Bialosky design team included the services of a cost estimating consultant who prepared an estimate of probable construction cost to implement the master plan. The master plan, with its cost estimate, has enabled the Village to establish a budget and schedule to implement the master plan to create an updated facility designed to sustainably serve the community for the next three decades; as the current facility has done for the previous 30.



# BIALOSKY

## Location

Pepper Pike, OH

## Firm Responsibility

Feasibility Study  
Architecture  
Interior Design  
MEP Engineering

## Project Size

5,245 SF

## Year

2022

## Construction Cost

\$1.3 Million (Police Station)  
\$1.8 Million (Service Building)

## Total Fee

City Hall Master Plan (\$37,250)  
Police Station (\$37,250)  
Service Building (\$170,000)

## Team Members

Paul Deutsch, John Guzik

## Status

Built / Complete

## Client Contact

Mayor Richard Bain  
The City of Pepper Pike  
bain@pepperpike.org  
216-310-0147

## CITY OF PEPPER PIKE

# Police Station & Service Center Upgrades

Without a renovation since it was built in the 1970s, the Pepper Pike Police Station required strategic upgrades to enable it to function for today's modern police force. While a previous citywide master plan first approximated a \$11 million municipal campus expenditure, this renovation explored how to critically retool this facility with best-value in mind. This meant prioritizing a design that looks beyond today's needs and promotes a facility adaptable for the future. Overall, the project sought to be respectful of the city's budget and resources, producing a right-scaled solution at \$1.25 million.

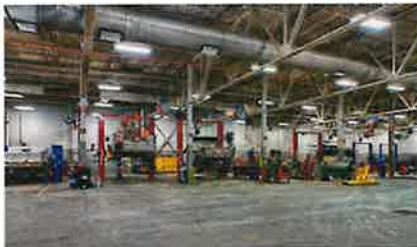
Aging MEP systems were a distinct challenge. The existing HVAC system was single-zoned, which offered no flexibility in thermal comfort. A unique solution was found to create a VAV system using the existing AHU cooling coil. The existing AHU was renovated in place with a new VRF cooling coil and variable speed fan along with new air distribution and VAV boxes. Refurbishing the AHU in place provided the project with significant cost savings compared to a completely new unit while still allowing for improved performance. The custom HVAC solution now allows individual temperature control in multiple comfort zones. Originally conceived as a four-phase project, the Owner, design team, and General Contractor compressed the schedule to a two-phase project, saving three months.

# BIALOSKY

## SECTION 6 Municipal & Government Clients



Van Aken District  
Shaker Heights, OH



Cuyahoga County Maintenance Facility  
Newburgh Heights, OH



Pepper Pike Police Station & Service Center  
Pepper Pike, OH



Lorain County Public Health  
Elyria, OH

### City of Akron

Akron, OH  
Cascade Plaza

### City of Avon

Avon, OH  
Service Garage  
Offices

### City of Cleveland

Cleveland, OH  
Clark Park Improvements  
Division of Water Headquarters  
Division of Water Parma Facility  
On Call Professional Services  
Thorton Park  
Water Pollution Control Headquarters  
West Side Market Improvements  
Huron Lands Master Plan

### City of Euclid

Euclid, OH  
Euclid Waterfront Facility

### City of Lyndhurst

Lyndhurst, OH  
Master Plan  
Courtroom

### City of Macedonia

Macedonia, OH  
City Master Plan

### City of Orange Village

Orange Village, OH  
Service Center  
Salt Building

### City of Pepper Pike

Pepper Pike, OH  
Police Station  
Service Center  
City Hall Master Plan

### City of Shaker Heights

Shaker Heights, OH  
Van Aken District  
Market Hall  
Shaker Square Master Plan

### City of Wadsworth

Wadsworth, OH  
City Hall

### City of Westlake

Westlake, OH  
Crocker Park Phase I  
Crocker Park Phase II  
Crocker Park Phase III  
Market Square

### Cleveland Metroparks

Cleveland, OH  
Edgewater Beach House  
Facilities Master Plan  
Rainforest Dome Replacement  
Confidential Facilities Assessments

### Cuyahoga County

#### Board of Developmental Disabilities

Various Locations  
Parma Heights Adult Training Center  
Beachwood Adult Training Center  
East Cleveland Training Center

### Cuyahoga County

Cleveland, OH  
Children & Family Services  
Maintenance Facility  
Neighborhood Service Center  
Juvenile Center

### Department of Sanitation New York (DSNY)

Staten Island, NY  
Staten Island Garages 1 & 3

## SECTION 6 Municipal & Government Clients, Cont.



Greater Cleveland RTA Headquarters  
Cleveland, OH



NASA Glenn Research Support Building  
Cleveland, OH



Black River Landing  
Lorain, OH



James Ashley Federal Courthouse  
Toledo, OH

**Detroit Shoreway Community  
Development Organization**  
Lake Avenue Planning Project  
Cleveland, OH

**Greater Cleveland RTA**  
Cleveland, OH  
Headquarters  
West 117th Street Station  
Brookpark Station

**Lorain County**  
Elyria, OH  
Lorain County Public Health

**Lorain Port and Finance Authority**  
Lorain, OH  
Black River Landing

**Medina County**  
Medina, OH  
Human Services Building  
Courthouse Master Plan

**Moreland Hills Village**  
Moreland Hills, OH  
Police Station

**NASA**  
Cleveland, OH  
Glenn Research Support Building

**Northeast Ohio Regional Sewer  
District (NEORS)**  
Cleveland, OH  
GJM Building Renovations

**New York City**  
Taxi and Limousine Commission  
Woodside, NY  
Woodside Facility

**Ohio School Facility Commission**  
Multiple Locations  
Multiple District Facility Assessments

**U.S. General Services Administration**  
Toledo, OH  
James Ashley Federal Courthouse

**“Civic projects must be considered in terms of decades, not years, so the balance between quality and cost are essential to reconcile. Bialosky has done a remarkable job in achieving this balance for these projects.”**

**Mayor Richard Bain**

Mayor, City of Pepper Pike  
bain@pepperpike.org  
(216) 896-6126

**“Their project management skills were superior, focusing simultaneously on small details and large issues.”**

**Joyce G. Braverman**

Planning Director, City of Shaker Heights  
joyce.braverman@shakerheightsoh.gov  
(216) 491-1432

**Mayor Judson Kline**

Mayor, City of Orange Village  
klinej@orangevillage.com  
(216) 469-5370

**Tom Brown**

Executive Director  
Lorain Port and Finance Authority  
440 204 2265  
tbrown@lorainportauthority.com

**“Despite this being a century-year-old building, the library is now comfortable and energy efficient. The challenge has been met, by restoring our historic building and reinvigorating it as a modern, beautiful, people-focused community hub.”**

**Amy Switzer**

Director, Shaker Heights Public Library  
(216) 991 2030  
amy.switzer@shakerlibrary.org

**“We selected Bialosky for this project because of their extensive facility assessment experience and talented project team. They worked efficiently to document and assess 865 structures across 18 reservations, finishing almost three months ahead of schedule.”**

**Sean McDermott**

Chief Planning and Design Officer  
Cleveland Metroparks  
sem1@clevelandmetroparks.com  
216-635-3258

**Ethan Karp**

President  
MAGNET  
216-316-7643  
ekarp@manufacturingsuccess.org



# Bratenahl Municipal Building Architectural Services

Prepared for:  
**Village of Bratenahl**  
411 Bratenahl Road  
Bratenahl, Ohio 44108  
Attn: Donald Bierut, PE, Bratenahl Village Engineer

Prepared By:  
**Sixmo Architecture, LLC**  
Patrick E. Thornton, AIA | Founding Partner  
1101 Auburn Avenue  
Cleveland, Ohio 44113  
216.767.5400 Extension 100  
Patrick@sixmocompanies.com

Date of Issue:  
**January 30, 2026**



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**January 30, 2026**

Village of Bratenahl  
411 Bratenahl Road  
Bratenahl, Ohio 44108  
Attn: Donald Bierut, PE, Bratenahl Village Engineer

Re: Bratenahl Municipal Building Architectural Services

**Mr. Donald Bierut:**

We appreciate the opportunity to present you with these Professional Services Qualifications for the above-referenced project. Our team has the experience, expertise, and passion to fulfil your objectives. We have carefully studied the information provided in your Request for Qualifications to develop as thorough an understanding as possible at this early stage of your project. That understanding is expressed in this document.

This proposal is being presented by Sixmo Architecture, LLC of 1101 Auburn Avenue, Cleveland, Ohio. Our firm has offices throughout the Midwest, including Cleveland, Zanesville, Marietta, Ohio, and Pittsburgh, Pennsylvania.

I will serve as your primary point of contact through the proposal phase. I am available any time to discuss our qualifications, proposal, and capabilities. My contact information is provided on the cover sheet of this submittal. We look forward to any opportunity to expand on our understanding, qualifications, and expertise.

Sincerely,

Patrick E. Thornton, AIA, MPE, LEED AP  
Partner, Head of Relationships | The Sixmo Companies



## **Executive Summary**

The Village of Bratenahl is undertaking a critical planning effort to determine the most appropriate path forward for its municipal facilities, with particular focus on the needs of Village administration, police services, and community functions. Building upon the comprehensive 2022 facilities study, this project represents an opportunity to refine prior findings, align space needs with achievable financial parameters, and engage the community in shaping a solution that is functional, fiscally responsible, and supported by residents.

Sixmo Architecture understands that the Village is not seeking to restart the planning process, but rather to thoughtfully revisit and advance the 2022 study to support informed decision-making and a potential bond issue. The scope requires careful evaluation of existing recommendations, strategic consolidation of space needs, and clear communication of alternatives to Village leadership and the public. Our team brings extensive experience guiding municipalities through similar planning efforts where transparency, public engagement, and realistic budgeting are essential to success.

Our approach begins with a detailed review of the 2022 study and related assessments, followed by collaborative working sessions with Village administration and department leadership to confirm priorities and operational requirements. Particular attention is given to police operations, administrative efficiency, and long-term flexibility, while maintaining sensitivity to the Village's character and existing assets. Throughout this process, we emphasize practical solutions that balance operational needs with financial feasibility.

Community engagement is a central component of this effort. We have significant experience planning and facilitating town hall meetings that present complex information in a clear, accessible manner and foster meaningful dialogue. Input from residents and Village Council is incorporated into refined site options, building configurations, and preliminary design exhibits that clearly illustrate the implications of each alternative.

The final deliverables will provide the Village with a clear and defensible recommendation, including updated space needs, conceptual site and building plans, preliminary cost estimates, and presentation materials suitable for public review. Sixmo Architecture is committed to serving as a trusted partner throughout this process—providing clear leadership, responsive communication, and a disciplined planning and design approach that positions the Village of Bratenahl for a successful and informed next step.



## **The Story of Sixmo Architecture and the Sixmo Companies:**

Sixmo Architects and Engineers was formed in 2012 in Rocky River, Ohio, by Patrick E. Thornton, AIA, and Jared Perry, PE, providing architectural and structural engineering services throughout the State of Ohio. The founders shared a common goal: to create a dynamic integrated services firm capable of offering comprehensive solutions to their clients. That vision was the genesis of what is now known as The Sixmo Companies, which includes Sixmo Architecture (your proposed prime consultant), Triumph Services, and DRS Architecture.

### **Our Philosophy:**

The philosophical approach of each of the family firms of the Sixmo Companies starts with our Vision and Mission. These are the guiding principles that form our culture, define our product (professional services), and determine our clientele.

Our Vision is to be a positive influence within the markets we serve, both professionally and sociologically. To make that happen, our mission is to do great work for great clients with great professionals. This is the backbone of our triad of leadership objectives: Growth, Family, and Accountability.

We apply these axioms across all facets of the business: our professional relationships, our projects, and our initiatives to ensure a high quality experience for our clients and our personnel.

### **Sixmo Architecture:**

Sixmo Architecture (Sixmo Architecture, LLC) was created from the same mold of the original organization, continuing the vision of the founders to provide creative design solutions for outstanding clients utilizing our talented staff of design professionals. Sixmo Architecture is dedicated to creating vibrant, sustainable, and sensible improvements to the built environment. We serve both the public and private sectors with a complete slate of architectural services. While known as nimble generalists, our portfolio is highlighted by an impressive roster of public sector projects.

Sixmo was founded on service to institutional agencies. The creation of Sixmo Architecture

continues that tradition. Our team provides consulting services to dozens of agencies throughout Ohio and neighboring states. These services include serving as on-call consultant, single-project based engagements, criteria architect, and Owner's representative.

### **Our Services Include:**

- Architectural Design
- Interior Design
- Code Compliance Services
- Aquatics Design
- Project Management
- Existing Conditions Assessments
- Facility Planning
- Feasibility Studies
- Site Selection and Pre-Planning
- Conceptual Design
- Schematic Design
- Design Development
- Construction Document Development
- Permitting Assistance
- Procurement Services
- Contract Administration
- Construction Administration
- Estimating
- FF&E Procurement

Our Architectural team is equipped and proficient with a large cache of software packages, tools, and resources to support their skills, including:

- Autodesk REVIT Building Design Suite
- Autodesk AutoCAD
- SketchUp
- Lumion
- Visual 3D
- Adobe Creative Suite
- Blue Beam
- RS Means
- E-Spec Link



## Triumph Services:

Triumph Services (Triumph Services, LLC) was created in 2023 as a separate consulting engineering suite from the parent Sixmo Companies designed to enhance the delivery of our existing comprehensive range of engineering services to our existing clients while creating opportunities to foster new client relationships. Our technical disciplines are applied by our professionals to a wide breadth of markets and clients, including other design firms. Our engineering team is laser focused on meeting all of our clients' objectives with reliable solutions and services.

### Our Services Include:

- Structural Engineering
- Mechanical Engineering
- Plumbing Engineering
- HVAC Engineering
- Electrical Engineering
- Materials Testing

Our Engineering team is equipped and proficient with a large cache of software packages, tools, and resources to support their skills, including:

- Autodesk REVIT Building Design Suite
- Autodesk AutoCAD
- SketchUp
- Lumion
- Visual 3D
- Adobe Creative Suite
- Bentley RAM Elements
- Strucalc
- Blue Beam
- RS Means
- E-Spec Link
- Trace 70

## Our Locations:

Triumph's services can be provided from any of our service hubs throughout the Midwest, including:

- Cleveland, Ohio
- Zanesville, Ohio
- Marietta, Ohio
- Pittsburgh, Pennsylvania

With a collective staff of nearly 30 professionals of varying disciplines, you will find that the Sixmo team has not only the skill sets you need to succeed, but we have the bench strength to make certain the project is done right and done right on time.

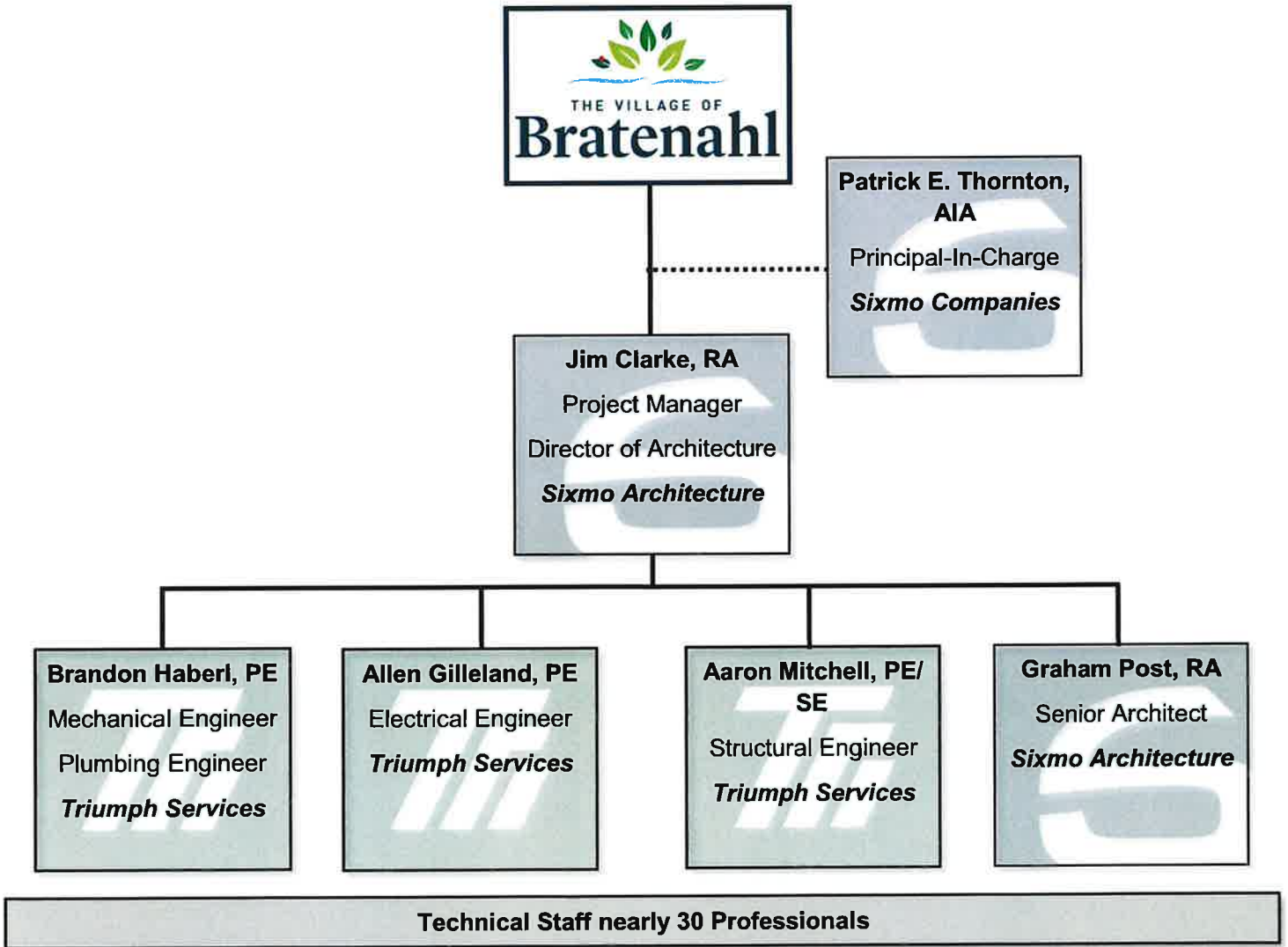




## Team Organizational Chart

We cannot truly express our experience and capabilities without first describing the individuals who will be providing your services. Below is an organizational chart expressing responsibilities and the chain of communication for your project. Each team member has been selected for their excellence in their discipline, their experience with similar projects, and their availability.

This team routinely works hand-in-hand on projects ranging from on-call tasks to ground-up design projects with multi-million dollar professional fees. Our collaborative culture ensures seamless coordination between architects, engineers, designers, and technical staff.



## Personnel Qualifications

The following pages of this document include a brief curriculum vitae for each proposed key team member indicated above. You will find an accomplished and experienced team with significant relevant professional histories. This team is, of course, supported by a much larger organization full of dedicated, passionate professionals and support staff.



## Jim Clarke, RA, NCARB

Director of Architecture / **Project Manager**



### **Sixmo Companies**

1101 Auburn Avenue  
Cleveland, Ohio 44113  
216-767-5400  
[jim@sixmocompanies.com](mailto:jim@sixmocompanies.com)

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Mr. Clarke is a graduate of the Boston Architectural College with nearly thirty years of experience in Architectural design, documentation, and project management from conceptual design through post-construction phases. Jim is driven by delivering projects on schedule and to the satisfaction of his clients. With a broad range of experience in national and local project types, Jim has experience in renovation and new construction types for Commercial Mixed-Use, Retail, Multi-Family Residential, Restaurant, Healthcare, Education, and Recreation programs. Rooted in the belief that communication is the key to successful project delivery, he strives to keep the team informed and on the same page at every project milestone.

### Education:

Boston Architectural College  
Bachelor of Architecture

### Current Registrations:

**Architect, State of Ohio**  
Architect, State of Georgia  
Architect, State of Indiana  
Architect, State of Massachusetts  
Architect, State of Michigan  
Architect, State of South Carolina  
Architect, State of Tennessee

### Featured Representative Personal Experience:

George Daniel Field Improvements  
Lorain, Ohio  
Stadium Renovations and Additions  
Washington County Admin Bldg.  
Marietta, Ohio  
Elyria Public Safety Training Building  
Elyria, Ohio  
2-story training and simulation facility  
Central Rec. Center Renovations  
Cleveland, Ohio  
Alterations/Additions to existing rec center  
Lakewood Foster Pool Replacement  
Lakewood, Ohio  
Aquatic facility replacement and additions  
Gemini Center Improvements  
Fairview Park, Ohio  
Rec center envelope improvements  
Avon Park Restroom Buildings  
Avon, Ohio  
3 Flexible Delivery Park Restroom Bldg.  
Lilly Weston House Renovations  
Westlake, Ohio  
Avon Lake Regional Water Admin Bldg. Exp.  
Avon Lake, Ohio  
Bay Village Senior Center Study  
Bay Village, Ohio  
Lakewood Park Parking Improvements  
Lakewood, Ohio



## Patrick E. Thornton, AIA

Founding Principal, Architect / **Principal-in-Charge**



### **Sixmo Companies**

1101 Auburn Avenue  
Cleveland, Ohio 44113  
216-767-5400  
patrick@sixmocompanies.com

Patrick Thornton is a proud graduate of Kent State University with over thirty years of experience in the design and construction realm. Patrick has a passion for client relationship development and maintenance that he can demonstrate on a wide breadth of project types. Through a broad range of experience, he has developed problem-solving skills that can be applied to any market or client type, from residential to commercial, municipal to industrial. A drive to constantly improve as a professional inspired Patrick to become a Master Plans Examiner.

### Professional Reference:

Mayor Paul Koomar  
The City of Bay Village  
440-899-3415  
pkoomar@cityofbayvillage.com

### Education:

Kent State University  
Bachelor of Science  
Bachelor of Science in Architecture

### Current Registrations:

Architect, State of Connecticut  
Architect, State of Florida  
Architect, State of Illinois  
Architect, State of Indiana  
Architect, State of Kentucky  
Architect, State of Maryland  
Architect, State of Michigan  
Architect, State of North Carolina  
Architect, State of Nebraska  
Architect, State of New York  
**Architect, State of Ohio**  
Architect, State of Oregon  
Architect, State of Pennsylvania  
Architect, State of Utah  
Architect, State of Wisconsin  
Architect, State of West Virginia  
Master Plans Examiner, ICC  
**Commercial Building Official, State of Ohio**  
**Combined Plans Examiner, State of Ohio**  
Plans Examiner, State of West Virginia  
GBCI LEED Accredited Professional

### Technical Organizations:

American Institute of Architects (AIA)  
International Code Council (ICC)  
National Council of Architectural  
Registration Boards (NCARB)  
US Green Building Council (USGBC)

### Featured Representative Personal Experience:

New Police Station/Firing Range  
Bay Village, Ohio  
Lakewood Foster Pool Replacement  
Lakewood, Ohio  
Aquatic facility replacement and additions  
Washington County Admin Bldg.  
Marietta, Ohio  
New Fire Station  
Willard, Ohio  
Avon Lake Regional Water Admin Bldg. Exp.  
Avon Lake, Ohio  
Bay Village Senior Center Study  
Bay Village, Ohio



## Graham Post, RA

Architect / **Director of Design**



### **Sixmo Architecture**

1101 Auburn Avenue  
Cleveland, Ohio 44113  
216-767-5400

[gpost@sixmoarchitecture.com](mailto:gpost@sixmoarchitecture.com)

Mr. Post, an accomplished architect with over two decades of experience, has left an indelible mark on the industry. His recognition as an ICSC 40 under 40 honoree speaks volumes about his achievements and leadership in the field. Beyond accolades, Mr. Post's expertise is evident in his thought leadership, exemplified by his insightful five-part article series on "The Amenity Effect" featured on Linked In, offering valuable industry insights. He has also contributed significantly to the architectural community by sharing his knowledge on mentoring employees in remote work settings, as showcased on [ncarb.org](http://ncarb.org). Graham has been widely recognized for his contribution to commercial architectural design, and is dedicated to fostering dialogue and innovation within the industry.

### Education:

University of Oregon  
Bachelor of Architecture

### Current Registrations:

Architect, State of California  
**Architect, State of Ohio**

### Technical Organizations:

National Council of Architectural  
Registration Boards (NCARB)  
International Council of Shopping Centers  
(ICSC)

### Featured Representative Personal Experience:

Associates in Dermatology  
Westlake, OH  
10,000sf outpatient clinic fit-up  
Lakewood Foster Pool Replacement  
Lakewood, Ohio  
Avon Lake Regional Water Admin Bldg. Exp.  
Avon Lake, Ohio  
Orthopedic & Sports Medicine Institute\*  
New Braunfels, TX  
21,000sf outpatient offices (2 buildings)  
Warren Corporate Campus\*  
Mountain Lakes, NJ  
18,000sf corporate campus repositioning  
Latitude Corporate Center\*  
Parsippany, NJ  
Bay Village Senior Center Study  
Bay Village, Ohio  
Washington County Admin Bldg.  
Marietta, Ohio

\*Indicates a project that was completed while under the employment of another organization

### Achievements:

HM for Conversion-Specialty Store cat. | VMSSD  
2015 | Men's Warehouse—New York City  
Silver Award | ICSC Global Design Awards  
2022 | The Shops at Riverside



## Aaron J. Mitchell, PE, SE

Chief Structural Engineer



### Triumph Services

1101 Auburn Avenue  
Cleveland, Ohio 44113  
216-767-5400  
amitchell@triumphservices.com

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Mr. Mitchell is a graduate of Ohio University and received his Master's Degree at Cleveland State University. His career has focused in the Commercial, Energy, Industrial, and Government markets. Mr. Mitchell has been responsible for the structural engineering on projects subject to a variety of building codes in multiple states across the U.S.

Aaron is responsible for the management of all engineering services within our organization, including those supporting our family of brands and those provided to other design professionals.

Aaron has been a leader with our organization for more than 10 years.

### Education

Ohio University:

Bachelor of Science Civil Engineering

Cleveland State University:

Master of Science Civil Engineering

### Current Registrations:

Professional Engineer, State of Indiana

Professional Engineer, State of Arizona

Professional Engineer, State of Maine

Professional Engineer, State of Maryland

Professional Engineer, State of New Jersey

Professional Engineer, State of New Mexico

Professional Engineer, State of New York

**Professional Engineer, State of Ohio**

Professional Engineer, State of Texas

Professional Engineer, State of Wisconsin

Structural Engineer, State of Illinois

Structural Engineer, State of California

NCEES Model Law Engineer

### Technical Organizations:

**Structural Engineers Association of Ohio (SEAoO)**

CHI EPSILON (Civil Engineering Honors Society)

### Featured Representative Personal Experience:

Avon Lake Regional Water Admin Bldg. Exp.  
Avon Lake, Ohio

New Gymnasium Roof Structure for the  
Boys & Girls Club of Washington County  
Central Recreation Center Improvements  
Cleveland, OH

Westside High School Practice Facility  
Clear Fork, WV

George Daniel Field Stadium Improvements  
Lorain, Ohio

Bay Village Senior Center Study  
Bay Village, Ohio

Washington County Admin Bldg.  
Marietta, Ohio

Lakewood Foster Pool Replacement  
Lakewood, Ohio



## Brandon Haberl, PE

Chief Mechanical Engineer



### Triumph Services

1101 Auburn Avenue  
Cleveland, Ohio 44113  
216-767-5400  
[bhaberl@triumphservices.com](mailto:bhaberl@triumphservices.com)

Mr. Haberl is a proud graduate of Iowa State University with substantial professional experience in the design and management of mechanical systems for buildings. Brandon joined Sixmo in 2020 to provide leadership to our growing engineering team. He is dedicated to providing energy-efficient solutions and highly constructible designs for all of his clients.

Brandon has also developed a niche in the engineering of aquatics systems for large commercial and public swimming facilities. These complex process driven designs are more science than art, but Brandon's authentic passion evokes more the creative spirit than the technical.

### Education

Iowa State University  
Bachelor of Science in Mechanical Engineering

### Current Registrations:

Professional Engineer, State of Indiana  
Professional Engineer, State of Connecticut  
Professional Engineer, State of Florida  
Professional Engineer, State of Louisiana  
Professional Engineer, State of Minnesota  
Professional Engineer, State of North Carolina  
**Professional Engineer, State of Ohio**  
Professional Engineer, State of Pennsylvania  
NCEES Model Law Engineer

### Technical Organizations:

ASHRAE

### Featured Representative Personal Experience:

Brunswick Board of Education Building  
Brunswick, Ohio  
Brunswick Elementary School Addition  
Brunswick, Ohio  
Lakewood Foster Pool Replacement  
Lakewood, Ohio  
Central Recreation Center Improvements  
Cleveland, OH  
Boys & Girls Club of Washington County  
New Gymnasium  
Marietta, Ohio  
Boys & Girls Club of Washington County  
New Music Center  
Marietta, Ohio  
Brunswick Schools Maintenance Building  
Brunswick, Ohio  
Spire Institute Performance Expansion  
Geneva, Ohio  
Bay Village Senior Center Study  
Bay Village, Ohio  
Washington County Admin Bldg.  
Marietta, Ohio  
Avon Lake Regional Water Admin Bldg. Exp.  
Avon Lake, Ohio



## Allen Gilleland, PE

Chief Electrical Engineer



### Triumph Services

1101 Auburn Avenue  
Cleveland, Ohio 44113  
216-767-5400  
agilleland@triumphservices.com

Mr. Gilleland comes to our team with experience and expertise in commercial and public sector electrical engineering. A graduate of the University of Akron, Allen offers great management and communication skills in addition to a great technical comprehension of building electrical systems.

Allen's service as a consulting engineer over his career has exposed him to a wide variety of project types, including public and private sector improvement projects. That experience pays dividends on large, complex projects as well as task-driven assignments.

### Education

The University of Akron:  
Bachelor of Science in Electrical Engineering

### Current Registrations:

Professional Engineer, State of Indiana  
Professional Engineer, State of Florida  
Professional Engineer, State of North Carolina  
**Professional Engineer, State of Ohio**  
NCEES Model Law Engineer

### Featured Representative Personal Experience:

Central Recreation Center Improvements  
Cleveland, Ohio  
Boys & Girls Club of Washington County  
New Music Center  
Marietta, Ohio  
Boys & Girls Club of Washington County  
New Gymnasium  
Marietta, Ohio  
Brecksville Rec Center Indoor Pool Filtration  
System Improvements  
Brecksville, Ohio  
Oberlin College Stevenson Hall Office  
Renovations  
Oberlin, Ohio  
Lakewood Park Parking Improvements  
Lakewood, Ohio  
Lakewood Foster Pool Replacement  
Lakewood, Ohio  
Bellevue Park Aquatic Center Improvements  
Steubenville, Ohio  
Brunswick Board of Education Building  
Brunswick, Ohio  
Brunswick Elementary School Addition  
Brunswick, Ohio  
Bay Village Senior Center Study  
Bay Village, Ohio  
Washington County Admin Bldg.  
Marietta, Ohio  
Avon Lake Regional Water Admin Bldg. Exp.  
Avon Lake, Ohio



### Relevant Experience:

The following section includes a sampling of relevant projects by our proposed team. These project were selected for this package based on their relevance to the criteria indicated in the Request for Qualifications, including:

- Projects of a Similar Size
- Projects of a Similar Scope
- Projects of a Similar Level of Complexity
- Municipal buildings requiring initial preliminary design
- Municipal buildings requiring cost estimating
- Municipal buildings requiring consensus building
- Municipal buildings requiring community promotion

### Avon Lake Regional Water Administration Building Expansion

Avon Lake Regional Water

Completion: Currently In Design

Project Cost: \$7MM (estimated)

Total Fee: \$215,000

Sixmo Architecture was engaged by Avon Lake Regional Water (a public entity governed by an elected board) in 2025 to undertake the design of an expansion to their existing administrative offices at 201 Miller Road in Avon Lake, Ohio. The project involved renovations and an addition at the existing facility. Approximately 5,000 square feet of the existing building were altered and an addition of nearly 20,000 square feet combine to accommodate the Client's program, which included expanded office space, a new board room, a new fitness room, new conference and training rooms, a new customer service bullpen, new restrooms, expanded storage and information technology spaces, and an enclosed parking garage. Site improvements were also programmed, including parking expansions, landscaping improvements, and site grading and utility improvements to support the expanded facility.





Sixmo Architecture provided project management services, architectural and interior design, while our sister company provided structural engineering, plumbing engineering, mechanical engineering, and electrical engineering. Civil engineering and landscape architecture were provided by sub consulting partners.

**Sixmo Architecture / Triumph Services  
Full In-House A/E Services**

**Proposed Team Members Involved:**

- Jim Clarke, RA | Project Manager
- Graham Post, RA | Design Architect
- Aaron Mitchell, PE, PS | Structural Engineer
- Brandon Haberl, PE | Mech/Plumb Engineer
- Allen Gilleland, PE | Electrical Engineer
- Patrick Thornton, AIA | Principal-In-Charge

**RFQ Criteria Relevance:**

- Projects of a Similar Size
- Projects of a Similar Scope
- Projects of a Similar Level of Complexity
- Municipal bldg. requiring initial prelim design
- Municipal buildings requiring cost estimating
- Municipal buildings requiring consensus bldg.

**Client Contact:**

Robert Munro, Chief Utilities Executive  
Phone: 440.933.6226  
Email: [rmunro@avonlakewater.org](mailto:rmunro@avonlakewater.org)  
Address: 201 Miller Road, Avon Lake, Ohio 44012





**Washington County Administration Bldg.**  
The Washington County Commissioners

Completion: 2025  
Project Cost: \$750,000  
Total Fee: \$90,000

Washington County (Ohio) engaged Sixmo and Triumph to undertake the design of improvements at an existing 20,000 square foot building in Marietta, Ohio, for the purpose of accommodating the needs of four different County agencies, including the Washington County Health Department, The Southeast Ohio Building Department, the Washington County Sanitation Department, and a sub-station for the Washington County EMT Service. Our services engaged each of our in-house disciplines in the reorganization of the building interior in order to meet programming requirements and subtle alterations to the existing building envelope to provide each department with daylighting and independent access/egress points.

Our service began with documentation of the existing building, programming, and schematic designs, and progressed through design development, construction document development, permitting, procurement, and construction administration.

**Sixmo Architecture / Triumph Services**  
**Full In-House A/E Services**

**Proposed Team Members Involved:**

Jim Clarke, RA | Project Manager  
Aaron Mitchell, PE, PS | Structural Engineer  
Brandon Haberl, PE | Mech/Plumb Engineer  
Allen Gilleland, PE | Electrical Engineer  
Patrick Thornton, AIA | Principal-In-Charge

**RFQ Criteria Relevance:**

- Projects of a Similar Size
- Projects of a Similar Scope
- Projects of a Similar Level of Complexity
- Municipal bldg. requiring initial prelim design
- Municipal buildings requiring cost estimating

**Client Contact:**

Rick Dostal, Chief Building Official  
Phone: 740.374.4185  
Email: seobd@wcgov.org  
Address: 205 Putman Street, Marietta, Ohio 45750





## Lakewood Foster Pool Improvements

The City of Lakewood

Completion: 2023

Project Cost: \$7.6M

Total Fee: \$273,000

Sixmo Architecture's Team (Including Triumph Services) was engaged to design improvements to this historic pool. The purpose of the improvements was to bring the aging facility up to modern standards while making the amenity more inclusive to families in this West Side suburb of Cleveland. The new 68,500 square foot facility boasts competition-capable long and short course swimming to reflect the history of competitive swimming in Lakewood and specifically at Foster Pool. The competition swimming is complemented by recreational swimming via active areas with water features, waterslides, a zero-depth entry, water vortex and water crossing activity areas, as well as a separate spray ground. The project also includes improvements to the existing bathhouse and increased parking capacity. The entire existing pool was removed and replaced.

Our team closely engaged the community to develop solutions that worked for all users. That engagement included online surveys, multiple in-person public open-house sessions, and public concept presentations.

While this project may not seem relevant to a new city administration building, it does demonstrate our ability to manage complex projects of a similar scale and was a tremendous example of meeting the challenges of building community consensus for a municipal improvement project within an engaged and highly involved community.





**Sixmo Architecture / Triumph Services  
Full In-House A/E Services**

**Proposed Team Members Involved:**

Jim Clarke, RA | Project Manager  
Aaron Mitchell, PE, PS | Structural Engineer  
Brandon Haberl, PE | Mech / Plumb Engineer  
Allen Gilleland, PE | Electrical Engineer  
Patrick Thornton, AIA | Principal-In-Charge

**RFQ Criteria Relevance:**

- Projects of a Similar Size
- Projects of a Similar Scope
- Projects of a Similar Level of Complexity
- Municipal bldg. requiring initial prelim design
- Municipal buildings requiring cost estimating
- Municipal bldg. requiring consensus building
- Municipal bldg. requiring community promotion

**Client Contact:**

Mark Papke, City Engineer  
Phone: 216.529.6807  
Email: [mark.papke@lakewoodoh.gov](mailto:mark.papke@lakewoodoh.gov)  
Address: 12650 Detroit Road, Lakewood, Ohio  
44107





## Bay Village Senior Center Study

The City of Bay Village

Completion: Ongoing  
Project Cost: TBD  
Total Fee: \$10,000 to date

Commissioned by the City of Bay Village, Sixmo Architecture undertook a study to determine the future of the existing senior center and recreation department's facility needs and develop a guide for the future of these departments' physical needs. The work involved an assessment of the existing Dwyer Center building on the municipal campus – the current home of the senior center – to determine suitability for housing both departments in the future. The next step was to develop a facility program – the first step in preliminary design, and the baseline for the needs assessment. The program was compared to the existing facility, and a significant gap was exposed. The City needed a new facility to serve the community's senior and recreational needs.

Our team then set out to assist the City in developing concepts for a new facility, beginning with site selection and preliminary site studies. This information – captured in graphic form – will be utilized to build community consensus, establish preliminary budgeting, and serve as the baseline for the next stage of the work – the development of criteria documents for implementation of the vision.

### Sixmo Architecture / Design Architect

#### Proposed Team Members Involved:

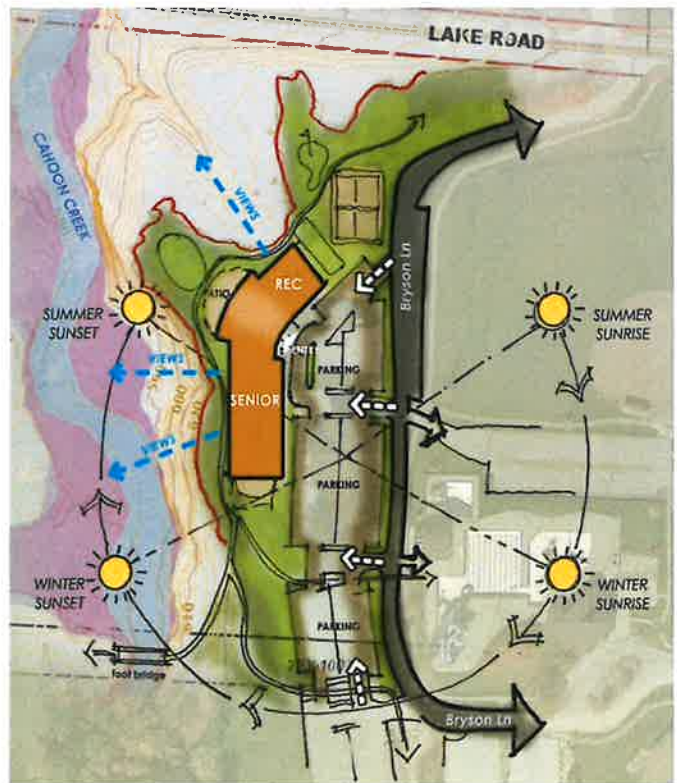
Jim Clarke, RA | Project Manager  
Graham Post, RA | Design Architect  
Aaron Mitchell, PE, PS | Structural Engineer  
Brandon Haberl, PE | Mech / Plumb Engineer  
Allen Gilleland, PE | Electrical Engineer  
Patrick Thornton, AIA | Principal-In-Charge

#### RFQ Criteria Relevance:

- Projects of a Similar Size
- Projects of a Similar Scope
- Projects of a Similar Level of Complexity
- Municipal bldg. requiring initial prelim design
- Municipal buildings requiring cost estimating
- Municipal buildings requiring consensus bldg.
- Municipal bldg. requiring community promotion

#### Client Contact:

Mayor Paul Koomar  
Phone: 440.899.3416  
Email: [pkoomar@cityofbayvillage.com](mailto:pkoomar@cityofbayvillage.com)  
Address: 350 Dover Center Road, Bay Village, Ohio 44113





## Project Understanding

The Village of Bratenahl is seeking architectural services to advance the comprehensive municipal facilities feasibility study completed in 2022. That study documented significant building condition challenges, functional deficiencies, and long-term capital needs across Village Hall, the Community Center, and other Village-owned facilities, while identifying the need for modern, code-compliant spaces that support police operations, village administration, and community functions. While the 2022 study evaluated multiple sites and facilities—including the Bratenahl Center at 11404 Lakeshore Boulevard—this project focuses on the Village Hall/Police Station at 411 Bratenahl Road and the Community Center at 10300 Brighton Road.

The 2022 study established several critical drivers that continue to shape this project. These include the operational and life-safety limitations of the existing Police Station, documented building code and ADA deficiencies at both facilities, aging building systems with deferred maintenance needs, and the challenge of supporting current and future program requirements within buildings that were not designed for modern municipal use. The study also highlighted the importance of consolidating functions where feasible to improve operational efficiency, reduce long-term maintenance exposure, and create a clear, identifiable civic presence for the Village.



The Village is now seeking an architectural partner to revisit and refine the 2022 recommendations with a clear emphasis on fiscal responsibility and implement ability. A central objective of this effort is to strategically consolidate and prioritize space needs identified in the study so the resulting project aligns with achievable financial parameters and can be supported through a voter-approved bond issue. This will require careful evaluation of program adjacencies, right-sizing of departments, phasing considerations, and an understanding of both initial capital costs and long-term operational impacts.

Public engagement remains a key component of the process, consistent with the approach used during the 2022 study. The architect will facilitate two town hall meetings to present updated findings, test refined concepts, and gather community feedback regarding building configuration, site considerations, and overall project goals. Input from residents and stakeholders will inform recommendations presented to Village Council, who will then provide direction on a preferred alternative.

Based on that direction, the architect will prepare illustrative exhibits that clearly communicate the proposed solution, including site plans, floor plans, elevations, renderings, and a preliminary cost estimate. These materials will be presented to Village Council and residents in additional public meetings, revised based on feedback, and compiled into a final report. The final deliverable will include an updated space needs assessment and clear visual documentation designed to support informed decision-making and meet the Village's August 2026 reporting deadline in advance of the November 2026 ballot.