



studio  design

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## 1. Introduction



## Firm History

### People to People

Studio3 Design was envisioned more than twenty years ago while Todd Bellis and Eileen Mix commuted together daily. What we discussed then, remains true today.....we believe and are committed to providing knowledgeable, reliable and proficient design services. We believe design services are not commodities and vary from person to person. Firms don't do projects, people provide design services. It is our belief that people hire people they know and trust. With this brochure we hope to introduce ourselves, our firm and our work so that you may come to know and trust us to put the "personal" back into design services.

In 2004, Todd Bellis, Jennifer Svastisalee and Janet Houser opened Studio3 Design. They brought their experiences running large and small projects including ground-up architecture, interior design and tenant build-out for clients with whom they had formed lasting relationships. One of the first client's was the Feil Organization who manage buildings across the country. After years of service and numerous projects, we are proud that they remain a loyal customer today.

In May of 2008, Eileen Mix joined the firm, bringing to fruition the dream first envisioned years before. Today, Todd and Eileen offer clients over 50 years of combined experience working on projects large and small around the world. Each project is of equal importance since each project represents a personal relationship.

## Corporate Structure

Studio3 Design Inc. is a privately held Subchapter S Corporation.

Studio3 Design Inc. is a registered Small Business Entity (SBE)

We are currently considering restructuring and submitting for Women Business Entity (WBE). Please let us know if this is of interest to you and your organization.

Ownership Consists:	Todd Bellis	55%	President, Treasurer
	Eileen Mix	45%	Vice-president, Secretary

Studio3 Design income is based solely on the design service fees negotiated with our clients. No financial benefit is derived from any relationship or product recommendation of any construction, material, product, supplier, fabricator, vendor or distributor.

## Values

We believe people connect with other people that have consistent core values. These are our values.

## People

Robyn Water in her book *What Your Customer Wants Next* is "People with soul who follow their bliss. They can turn walls into doors. They are authentic, passionate, optimistic, and driven to deliver the best products and experiences possible" - We are these people!

## Place

Your office is typically the second most expensive annual expenditure for your business (the cost of human resources are generally the most expensive). We believe our role is to make your space support, enhance and contribute to your bottom line. That contribution can be as diverse as a reception area that creates a first impression and defines your business for your client; support spaces that encourage collaboration and energize your employees; or workstations that help you compete for human talent and support emerging technology.

Design is an underutilized tool, not a costly evil. Design is the implementation of color, shape, light, texture and rhythm in space. The diversity of our experience, the magnitude of technical knowledge and our artistic gifts, enable us to translate our expertise much like a director translates a musical score from notes and sounds into *emotion*. Even though there are a limited number of notes, musicians have been arranging them into endless versions of original music for centuries.

*Emotion* is authentic, honest and real. *Emotion* sells products, ideas and services. According to Robert Hayes of the Harvard Business School, "15 years ago companies competed on price. Today it's quality. Tomorrow, it's design." - We are ready and able today to provide design excellence to help you succeed today and tomorrow!

## Values - Continued

### Productivity

We believe in the use of technology as a competitive advantage. Technology supports and enhances the experience and expertise of our people. We are all cross trained on numerous software platforms in order to integrate, optimize and aid in the communication of the design process. This allows us to be quicker, better and faster without sacrificing quality or service.

### Green Architecture

The GSA (General Services Administration) defines the goals of sustainable design “...to reduce consumption of non-renewable resources, minimize waste and create healthy, productive environments.” Before *green* became “popular”, creating healthy, productive environment *was and is our definition of good design*.

Conventional thought is that *green design* is cost prohibitive. To address this concern the U.S. Green Building Council (USGBC), the American Federation of Teachers, the American Institute of Architects, the American Lung Association and American of Scientists sponsored a “Greening America’s Schools in October 2006 to bring the discussion to resolution. Thirty schools were studied. The study concluded that green construction cost \$3/sf more to build (2% increase). It also concluded lower energy and water costs, improved teacher retention and lowered health costs saved the green schools \$12/sf.

We offer LEED accredited (Leadership in Energy and Environmental Design) professional services as evaluated and measured by the U.S. Green Building Council. Additionally, we are pre-certified with the City of Chicago as an Energy Consultant. We believe doing the right thing always makes sense.



## 2. Relationships



## Relationships

### Client List

We are proud of the clients we have served.  
We are committed to the prosperity of their businesses,  
The satisfaction of their employees and  
The promotion of a healthy environment.

Amcol  
Cabrera Capital Markets  
CAU (Community Alternates Un  
limited)  
Chidley and Peto Company  
Childserv  
Defined Space  
ELCA (Evangelical Lutheran  
Church of America)  
Facebook  
FDIC  
Feil Organization  
Frumm & Frumm Attorneys at Law  
General Services Administration  
Hudson RCI  
iEnclosure  
Jacobson Group  
JCPenny  
Jones Lang LaSalle  
Juice Energy  
Kafka Wine Company  
Law Offices of Parente & Norem  
LandAmerica  
Lincoln Property Company  
Lombardia  
Lurie Company  
Mactec Engineering and Consulting  
Maman Construction  
Medical Marts  
Morgan Stanley  
Motorola  
NBA (National Brownfield Assoc)



## Relationships

### Client List - Continued

We are proud of the clients we have served.  
We are committed to the prosperity of their businesses,  
The satisfaction of their employees and  
The promotion of a healthy environment.

NBOME (National Board of Osteopathic Medical Examiners)

Omron

Palladin

Pomerantz

Priester Aviation

Protiviti

Riverfront Condominium Tower

Robert Half International

S.B. Friedman & Company

Saint Dominic Daycare

SAVVIS Communications

Shell Vacations / Donatello Motel  
Suites

SMNG - Architects

Avondale

CHA Wentworth Gardens

Jamieson

Kinzie

Langston Hughes Davis

Skinner School

Stride Remington

SUA (Specialty Underwriters'  
Alliance Inc.)

Transwestern Commercial  
Services

Triantafyllos Design

Vanguard Community  
Management

Wells Fargo

Westland Partners



## Relationships

### Owner Resume - Todd Bellis

Mr. Bellis is a licensed architect with a reputation for exceptional service as described by Kevin Bultatek of Omron; "...everything you promised you delivered...I've never dealt with an architect that came through that quickly and that competently..." As a client advocate during the design and construction process, Mr. Bellis has demonstrated his experience and expertise to effectively communicate the impact of design decisions on budget and schedule.

He provides service and fresh approaches based on his creative and extensive use of technology as a competitive advantage. This has allowed him to focus time and energy on a client's goals, needs, budget and schedule. In addition to client loyalty, Mr. Bellis has been honored to have five projects featured in Master Architect book series.

Mr. Bellis' wide range of experience have made him a sought after resource. In addition to his own work, he performs quality control reviews for other design firms. It is his proactive, pre-emptive approach that endears him to his clients, eases the construction process and results in exceptional environments.

### Professional Registration

Licensed Architect  
Illinois #001-014581

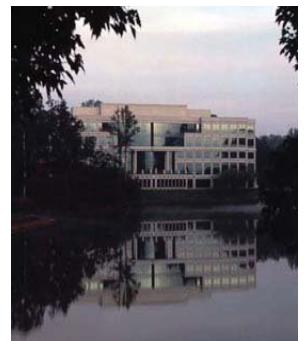
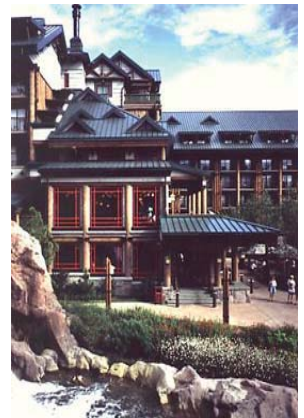
City of Chicago Permitting  
Self Certification Qualified

### Education

Iowa State University  
Master of Architecture  
Bachelor of Art in Architecture

### Work Completed while at Previous Design Firms:

200 West Jackson Lobby Renovation  
Alpha Capital Partners  
Carlson Center Office Complex  
Central Platte Valley Park Tower  
Condominiums  
Dallas Main Retail Center  
Deer Park Office Building  
E.M. Dirksen Federal Building Courtroom  
Renovation  
Esplanade Office Building  
Fort Wilderness Lodge Disneyworld  
Galleria 400 Office Building  
Galleria 700 Office Building  
Hamilton Lakes Master Plan  
Hamilton Lakes Office Building  
HFS Office Building  
Lighten Plaza & Office Building  
Martin & Martin Office Building  
Microsoft Regional Headquarters  
NORAD & Space Command  
One North Falls  
Overlook Office Building  
Protiviti Tenant Improvement  
Ramada Office Complex Master Plan  
Reforma High Rise Office Building  
Robert Half Tenant Improvement  
Sogang University Graduate School  
of Business  
Steamboat Landing Retail Complex  
Two Pierce Place High Rise Office  
Wells Fargo  
Windsor Casino Complex



## Relationships

### Owner Resume - Eileen Mix

Ms Mix has completed a wide range of building types including schools, corporate offices, post offices, court houses, convention centers, hotels, offices and religious structures. Ms. Mix is the recipient of several awards including two state design awards from the Illinois Association of School Boards for her architecture and interiors designs. In addition, her projects have been featured in several books including American Institute of Architecture publications.

Ms. Mix has provided beautiful spaces, within tight time frames, strict budgets while reflecting client values and goals as a client relationship advocate. Liu Zhou Ming of Motorola China credits Ms. Mix and her team with “saving \$2.5 million annual facility costs” in Beijing while Motorola CEO indicated the Chicago facility “was GREAT. It completely reflects the spirit of the company, and EVERY facility should be upgraded to this newer look and feel”

In addition to design and team management, Lake Country Superintendent, Melinda Waggoner, described Ms. Mix as having, “... a notable strength is her ability to listen to client concerns and respond effectively, with diplomacy, patience and humor.”

### Professional Registration

Licensed Architect  
Illinois #001-014599  
City of Chicago  
Certified Energy Consultant  
LEED Certified

### Education

University of Illinois at Chicago  
Master of Architecture  
Iowa State University  
BA in Architecture

### Work Completed while at Previous Design Firms:

American Bar Association  
Barrington Middle School  
Baxter International  
Beliot High School  
Com Ed / Exelon Corporate Account  
E.M. Dirksen Federal Building Renovation  
Elm School  
Federal Bureau of Investigation- FBI  
Chicago Field Office  
Food and Drug Administration - FDA  
(Minneapolis, Michigan, Chicago)  
GSA Bankruptcy Courts  
Hames Brookfield Corporate Office  
Immigration and Naturalization Services INS  
Lake Country School  
Luxor & Excalibur Renovations  
Memorial Health-Plex  
Madison Convention Center  
Mohegan Sun Resort & Casino  
Motorola Corp Account  
Peter Jefferson Bldgs 1 & 2  
US Bankruptcy Courts (Chicago, Joliet, Lansing)  
US Cellular Corporate Account and Master Furniture Stds Program  
US Post Offices (Cary, Lake Villa, Libertyville, Woodstock)  
University of Chicago (multiple projects)  
Interdivisional Research Building  
Master Furniture Program  
University of Illinois at Chicago  
University of New Orleans, US Dept of Navy  
University Research Park





### 3. Evidence

## **Evidence**

### **Client referrals**

#### **Kevin Bultatek, Omron**

"Thank you to you for getting out there so quick...you took the job right away... you met me out there a couple days later and everything you promised you delivered...I've never dealt with an architect that came through that quickly and that competently before...I'll refer you to anybody I can think of."

#### **Ken Hansen, Feil Organization**

"On behalf of building ownership, I am proud to say that we have been a client of Studio3 Design since the day they opened business. They have been effective members of our team, providing services from preliminary space planning to complex design projects such as lobby renovations and fitness centers. Beyond design, Studio3 Design has made meaningful contributions to our leasing efforts by providing creative planning solutions for prospective tenants."

#### **Judy Riley, Sr. Manager Construction & Development Whittman-Hart**

"Eileen worked on the...development of a full city block...approximately 500,000sf...She has been instrumental in completing this project and keeping the team moving in the right direction. Her positive influence and attitude has made working with her a pleasure."

#### **Chuck Peterson, Director of Real Estate & Development marchFIRST** (Currently with Jones Lang LaSalle; Honeywell Account)

"I would especially like to thank you, Eileen, for your attention to detail throughout the project process and vigilance in looking out for the interests of marchFIRST in helping us achieve our goals."



## Evidence

### Awards, Competitions and Publications

Includes work completed by owners while associated with other architectural/design firms. Always evolving, always Changing and Growing

#### Awards

##### Barrington Middle School

Illinois Association of School Boards (IASB) Award of Distinction for Excellence in the Design of Educational Environments, 1992

##### Barrington Middle School

Society of American Registered Architects, Certificate of Appreciation

##### Hamilton Lakes East Office Building

Precast Concrete Institute Recognition Award 2000

##### Salt Creek Elementary School

Illinois Association of School Boards (IASB) Award of Distinction for Excellence in the Design of Educational Environments

#### Competitions

##### Motorola; 1475, 1445, and 1421 Shure Drive,

Arlington Heights, Illinois, 2007

##### Motorola; mobilezone.chicgo

Chicago, Illinois 2006

##### Motorola; Moto Twr and Annex Refresh

Schaumburg, Illinois, 2006

##### Motorola; Sector Headquarters,

Schaumburg, Illinois, 2006

#### Publications

##### Barrington Middle School

AIA Educational Facilities: 1995-1996 Review

##### mobilezone.chicago

Corporate Interiors Volume #8, 2007

##### Motorola Sector Headquarters

Corporate Interiors Volume #8, 2007

##### One North Falls Office Building

The Master Architect Series V Urban Design Group

##### *"Plan to be Green"*

American Cemetery, June 2007

##### Reforma Plus Office Building

The Master Architect Series V Urban Design Group

##### Riverfront Condominium Tower

The Master Architect Series V Urban Design Group

##### NORAD & Space Command

The Master Architect Series V Urban Design Group



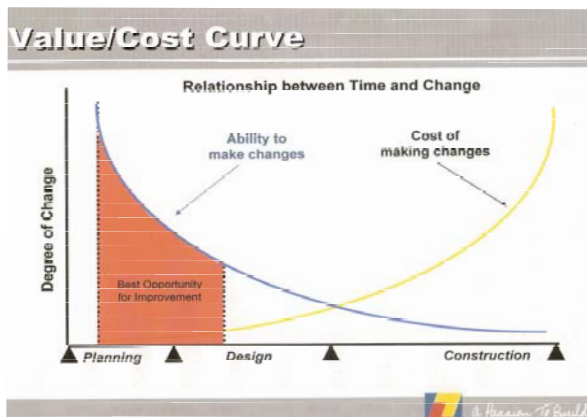
#### 4. Approach



## Approach

### Pro-Active Planning

We believe proper planning saves money. The following is a diagram courtesy of Leopardo Construction indicating the same belief.



The value/cost curve shows the project schedule along the bottom axis and the magnitude of change along the y-axis. The blue curve shows the ability to readily make changes while the yellow line shows the relative cost to make those changes as the project proceeds.

Most clients do not understand the importance of the initial planning phases because the result are not often tangible or visible. This does not, however, make them unimportant or unnecessary. Like doctors asking for x-rays and blood tests prior to surgery; architects need to document existing conditions, review current code compliance and identify client goals before providing solutions.

Because Studio3 Design appreciates the value of your time; experienced firm ownership spearhead this and all other phases of the project.

## Approach

### Pro-Active Response

Unforeseen conditions and unexpected situations will occur during the design and construction. This is a constantly changing and imperfect world. **How** and **when** the design team reacts will determine the success and ultimate cost of the project.



**Problem Identification**  
\$ Cost to Resolve

### Studio3 Design Resolution Intervention

We believe in resolving issues as soon as possible.....**before**..... they escalate out of control

The leading architectural insurance carrier, AVA Insurance, recommends project owners carry a 10 - 15% contingency since the average renovation project typically expends 8 - 10% of the construction on changes due to unforeseen conditions and changes



**Crisis**  
\$\$ Cost to Resolve



**Disaster**  
\$\$\$\$ Cost to Resolve

## **Approach**

### **Available Services**

#### **Master Planning**

Site Planning  
Conceptual Design

#### **Pre-Design**

Programming  
Site Selection Analysis  
Feasibility Studies  
Zoning Studies  
Plan Approval Processing  
Existing Condition Documentation  
Existing ADA Compliance  
Building Calculations

#### **Architectural Design**

Conceptual (Schematic) Design  
Code Compliance Analysis  
Design Development  
Contract Document Preparation  
Specifications

#### **Construction Management**

Bidding and Bid Analysis  
Contract Negotiation  
Construction Phase Observation  
Owner Representation

#### **Sustainable Design**

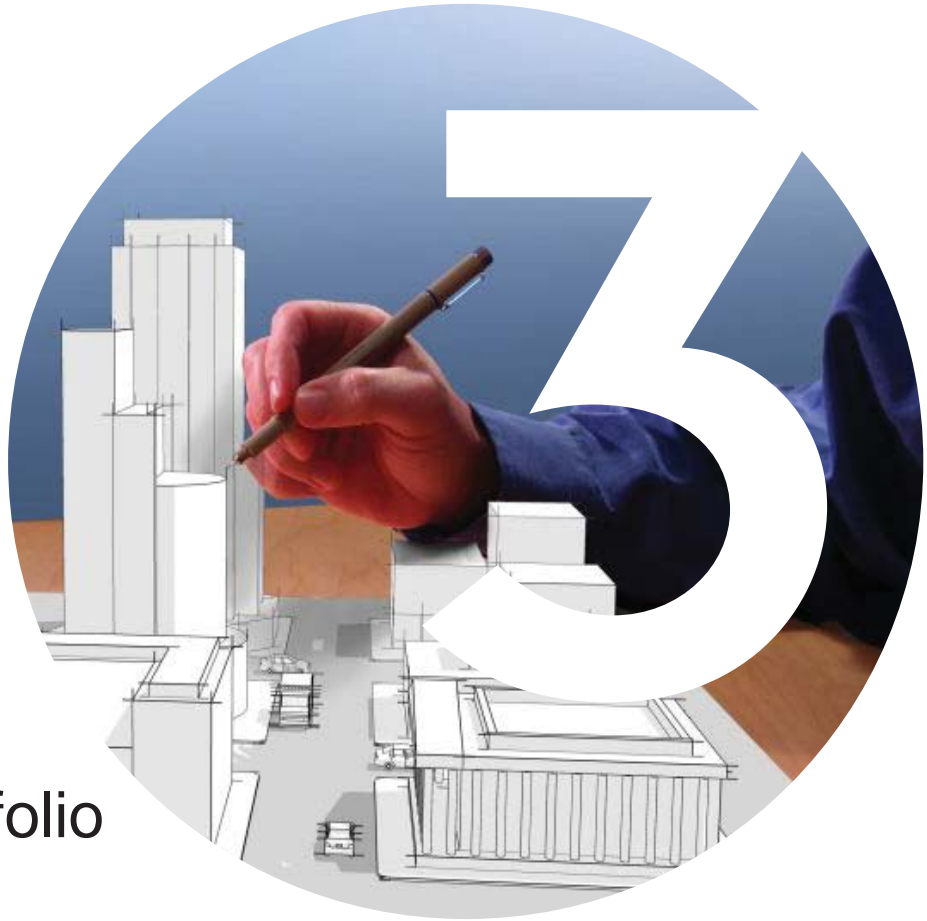
Leadership in Energy and  
Environmental Design  
(LEED) Certification  
Sustainable Material Selection

#### **Interior Design**

BOMA Calculations  
Programming  
Visioning  
Pre-Lease Services  
Space Planning  
Workspace Analysis  
Workspace Standards/Strategies  
Existing Furniture Inventory and  
Evaluation  
Furniture and Furnishing Selection  
Specifications  
Finish Selection  
Move Coordination  
Standards Manual Preparation

#### **Other Integrated Services**

Quality Control Reviews  
Graphic Design  
Computer Animation  
Cost Estimating Review  
Engineering Consultant Selection  
Specialty Consultant Selection

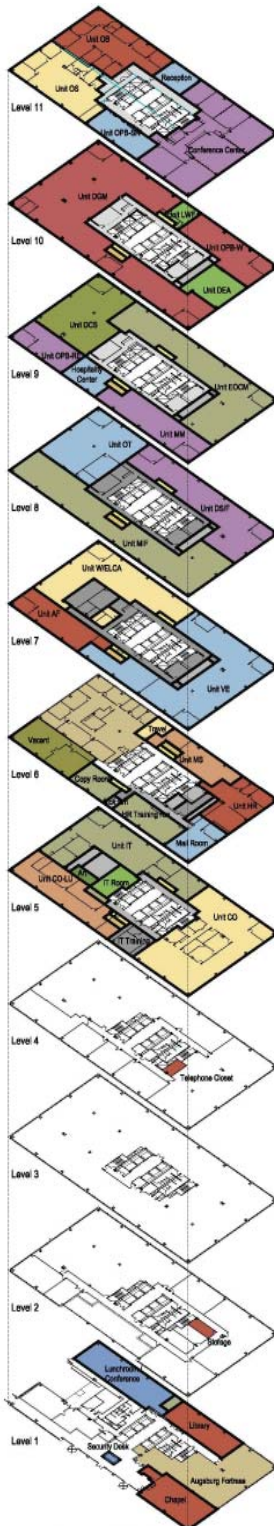


## 5. Portfolio

We strive to produce projects that.....  
Take your breath away,  
Stimulate your senses,  
Ignite your passion,  
Inspire awe, and  
Deliver delight



## ELCA (Evangelical Lutheran Church in America)



**Location**  
O'Hare Plaza  
8765 W Higgins  
Chicago, Ill

**Area**  
130,000 RSF

**Completion**  
2007

**Project Goals**  
Non-Profit Office  
Renovation

**Challenge**  
No Spatial Stds or  
Dept. Structure

94% Occupied,  
No swing space

Minimal Budget

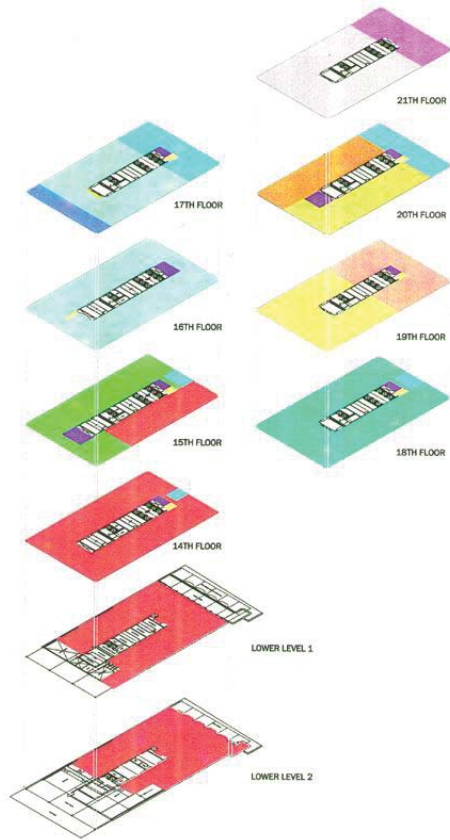
**Approach**  
Create Adjacency Re-  
lationships to support  
Workflow Efficiency

Streamlined/  
Standardized  
6 x 6 space and  
Hoteling to Facilitate  
Construction

Building two floor  
Simultaneously the  
Project Cost and  
Schedule were  
Reduced

## American Bar Association

(Work Completed by a Principal while with a Previous Design Firm)



### Location

321 N Clark  
Chicago, Illinois

### Area

227,000 RSF

### Completion

2004

### Project Goals

Headquarter  
Relocation and  
Consolidation of a  
National Professional  
Organization

### Challenge

Reduce Cost of Off-  
Site Conferencing

Create Workstation  
Standards, Provid-  
Sound Control and  
Incorporate  
Technology

Need to Consolidate  
Offices, Embrace  
Culture and Encour-  
age Collaboration

### Approach

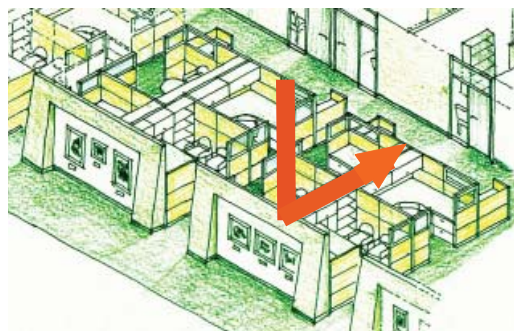
Create consistant  
ABA Image with Art-  
work Display

Reduce Floor area  
by 8%

Incorporate 5%  
workstation expansion

Provide Technology  
and Flexibility without  
Floor Cores

Reduced Area by 15%  
Impacting Rent





## One North Falls Office Building

(Work Completed by a Principal while with a Previous Design Firm)



### Location

Charlotte,  
North Carolina

### Area

150,000 RSF

### Completion

1998

### Project Goals

Provide a highly  
leasable spaces

### Challenge

Technical issues were  
encountered when  
attempting to create  
quality green tinted  
precast concrete

### Approach

Create a highly  
efficient floor plate to  
save funds for more  
high impact finishes

Work collaboratively  
with the Precast  
Contractor to achieve  
desired results



## Deer Park Office Building

(Work Completed by a Principal while with a Previous Design Firm)



### Location

Deer Park, Illinois

### Area

95,200 GSF

### Completion

2002



### Project Goals

Speculative Office Building

Create a large Footplate for a Single Tenant

### Challenge

Limited Site Area

Limited Budget

### Approach

Use custom looking Pre-fabricated Wood walls and Glass handrails





## Deer Park Office Building

(Work Completed by a Principal while with a Previous Design Firm)



### Location

Deer Park, Illinois

### Area

95,200 GSF

### Completion

2002



### Project Goals

Speculative Office Building

Create a large Footplate for a Single Tenant

### Challenge

Limited Site Area

Limited Budget

### Approach

Use custom looking Pre-fabricated Wood walls and Glass handrails



## Greenspoint 1 & 2

(Work Completed by a Principal while with a Previous Design Firm)



### Location

Hoffman Estates, Ill

### Area

150,000 RSF

Total 300,000 RSF

### Completion

1999

### Project Goals

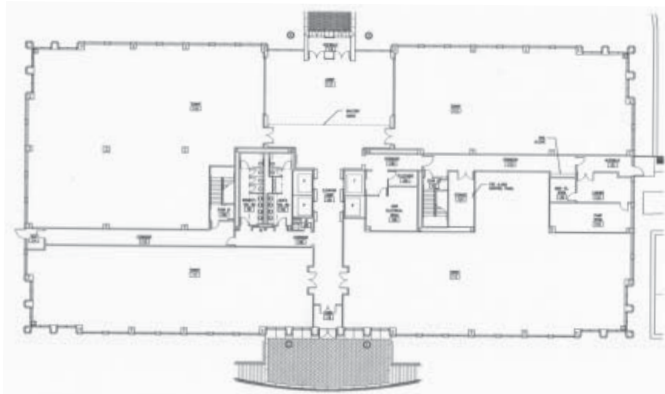
Speculative  
Office Building

### Challenge

Build to Suit  
Office Building

### Approach

Maximize Contiguous  
Floor Space





## Mark T. Skinner Elementary School

Work Completed as a Consultant to SMNG - Architects



### Location

Chicago, Illinois

### Area

200,000 +SF

### Completion

Under Construction

### Project Goals

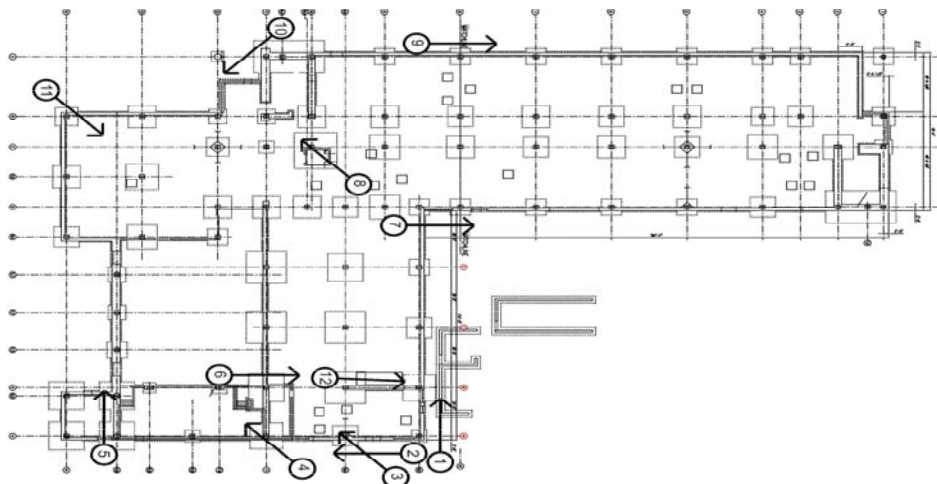
Minimize change order

### Challenge

Anticipate  
Field Problems

### Approach

Pro-Active  
Experienced  
Field Observation



## 10 S LaSalle - Fitness Center



**Location**  
10 S LaSalle  
Chicago, Ill

**Area**  
3,500 RSF

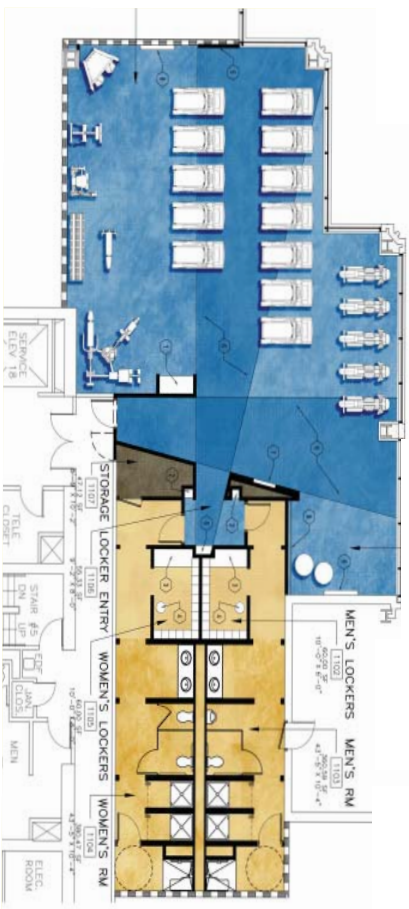
**Completion**  
Under  
Construction

**Project Goals**  
Create a Warm,  
Inviting and Upscale  
Fitness Center

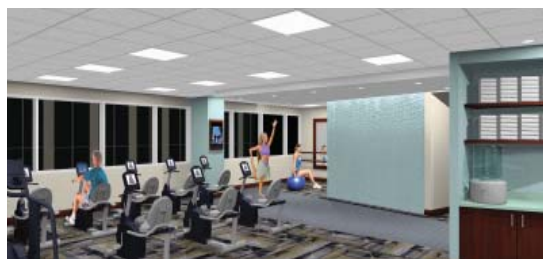
Provide Building  
Amenities to Assist  
Leasing Efforts

**Challenge**  
Limit Vibration on  
Office Floor

**Approach**  
Use a Raised  
Vibration Isolation  
Floor  
  
Use Tranquil Colors  
and Natural Materials



Design Plan and Rendering





## 10 S LaSalle - Fitness Center



**Location**  
10 S LaSalle  
Chicago, Ill

**Area**  
3,500 RSF

**Completion**  
Under  
Construction

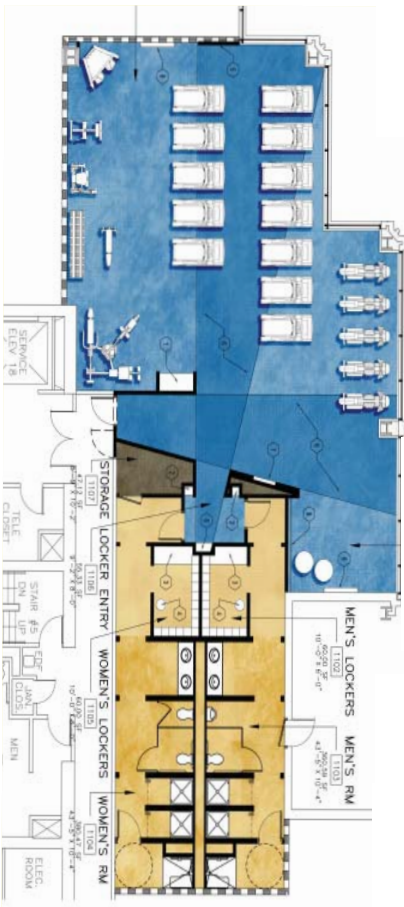
**Project Goals**  
Create a Warm,  
Inviting and Upscale  
Fitness Center

Provide Building  
Ammenities to Assist  
Leasing Efforts

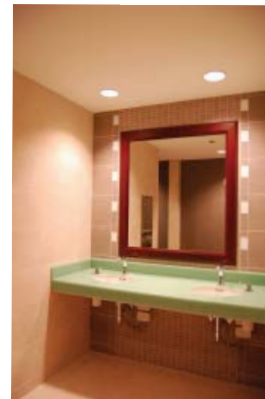
**Challenge**  
Limit Vibration on  
Office Floor

**Approach**  
Use a Raised  
Vibration Isolation  
Floor

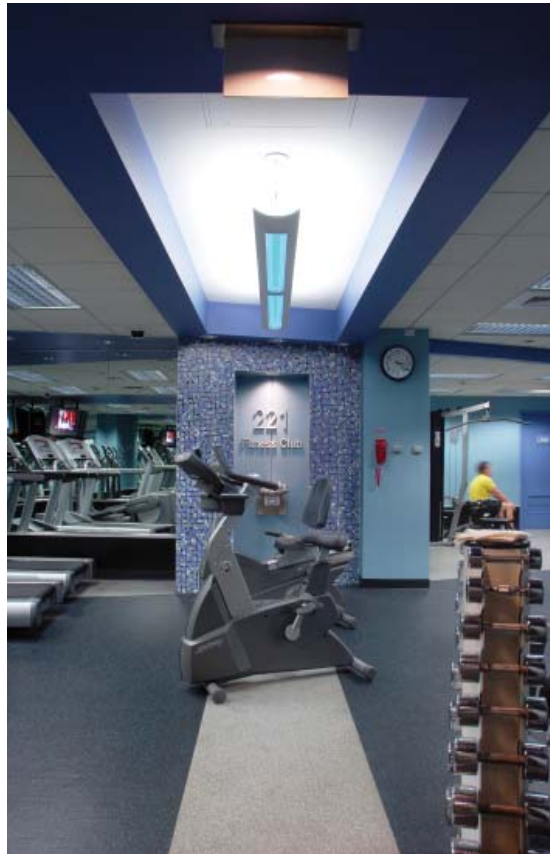
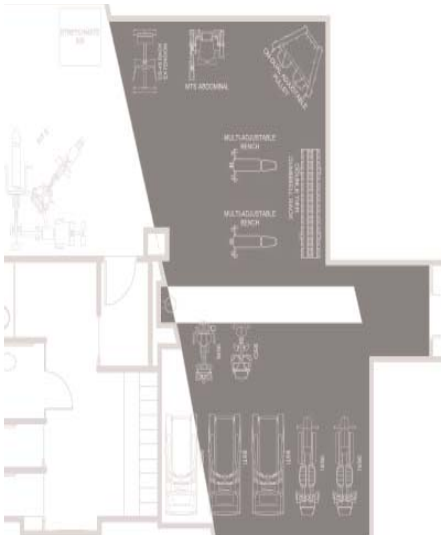
Use Tranquil Colors  
and Natural Materials



Design Plan and Rendering



## 120 South LaSalle Fitness Center



**Location**  
Chicago, Illinois

**Area**  
2,400 RSF

**Completion**  
2005

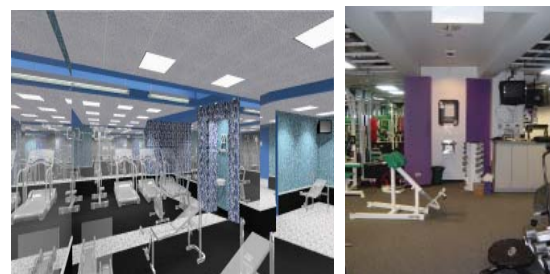
**Project Goals**  
Provide attractive  
building amenity

Re-Use Existing Wall  
Layout to Create a  
Contemporary Fitness  
Center

**Challenge**  
Create a Vibrant,  
Energetic space with  
Existing Building  
Standards

**Approach**  
Use limited but  
Existing Materials to  
Create Interest

Use Ceiling Features





## 8725 West Higgins Fitness Center



### Location

O'Hare Plaza  
8725 West Higgins  
Chicago, Illinois

### Area

4,000 RSF

### Completion

2006

### Project Goals

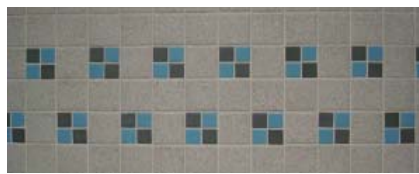
Provide Building  
Ammenities

### Challenge

Very Limited Budget

### Approach

Use Standard  
Materials, Color and  
Pattern to bring Inter-  
est



## Priester Aviation Chicago Executive Airport (formerly Waukegan Airport)



**Location**  
1061 S Wolf  
Wheeling, Ill

**Area**  
76,000 RSF

**Completion**  
Under  
Construction

**Project Goals**  
Transform and  
Grow the Business

Provide a  
High-Tech  
Company Image

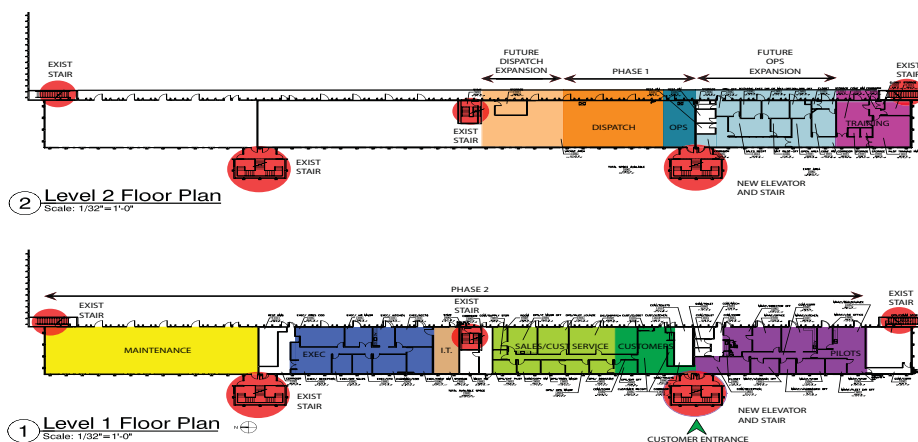
**Challenge**  
Twenty Foot Deep  
Building

Narrow Windows on  
One Side of Building

Limited Budget

**Approach**  
Prefabricated  
Wood Wall  
System

Utilize and  
Articulate Ceiling  
to Simulate  
Daylight



SCHEME A

**Priester Aviation Headquarters**  
Wheeling, Illinois  
October 2, 2008

Priester Aviation  
studio 3 design





## mobilezone.chicago (Motorola)

(Work Completed by a Principal while with a Previous Design Firm)



### Location

Chicago, Illinois

### Area

33,000 RSF

### Completion

2007

### Project Goals

Acquire and Retain  
Talented Mobile  
Employees



Create a new  
Workspace type for  
Mobile Workers

### Challenge

Design, Construction  
and Move-In within  
Six (6) Months



### Approach

Communication and  
Commitment of a  
Dedicated Team  
Effort

Use Standardized  
Color Palette and  
Furniture

Unassigned Worksta-  
tions with On-Line  
Reservation System



Implement "Green"  
Strategies including  
Reducing Commute  
Time, Recycled  
Flooring/Ceiling,  
and Use of Recycled  
Tire Flooring

## Motorola

(Work Completed by a Principal while with a Previous Design Firm)



**Location**  
Schaumburg, Illinois

**Area**  
50,000 +

**Completion**  
2007

**Project Goals**  
Introduce Mobility  
Workstations

Emphasize Company  
Identity and Branding

**Challenge**  
Limited Budget

Standardized Carpet  
and Furniture



**Approach**  
Introduce Motorola  
branding for  
Visitors and Employ-  
ees at Conference  
Center

Concentrate Design  
on Circulation Routes

Introduce Diagonal  
Double Loaded  
Corridors





## Protiviti

(Work Completed by a Principal while with a Previous Design Firm)



### Location

120 South LaSalle  
Chicago, Illinois

### Area

18,000 RSF

### Completion

2002

### Project Goals

Reduce Costs by  
ReUsing an Existing  
dot.com Space

### Challenge

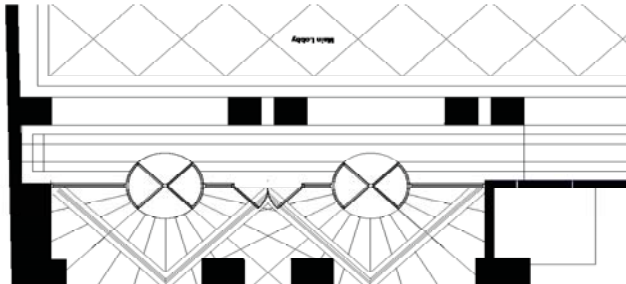
Make the Space  
Reflect Protiviti

### Approach

Incorporate Protiviti  
Branding



## LaSalle Wacker Building



### Location

LaSalle and Wacker  
Chicago, Ill

### Area

Not Applicable

### Completion

Under  
Construction

### Project Goals

Repave the  
Dark and Damp  
Entrance

Address Pavement  
Cracks from Lower  
Wacker Renovation

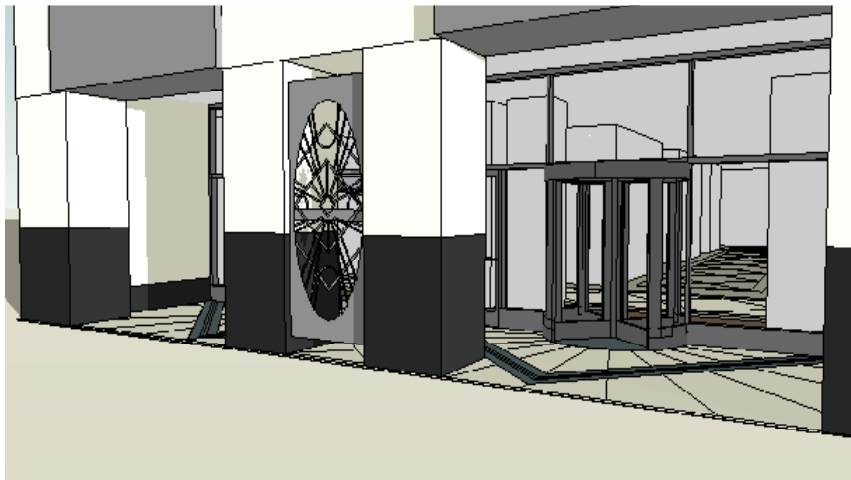
### Challenge

Entrance Faces North

Historic Art Deco  
Building

### Approach

Integrate  
Drainage in  
Art Deco  
Pavement Design





## 645 North Michigan Avenue Lobby Renovation



**Location**  
645 N Michigan Ave  
Chicago, Illinois

**Area**  
Not Applicable

**Completion**  
In-Progress

**Project Goals**  
Refresh and Add  
Warmth to Lobby

**Challenge**  
Existing Stone Walls



**Approach**  
Compliment the  
Existing Stone

Add Modules to Wood  
Wall to Reduce Scale  
and Humanize



Rendering



Before

# 10 South LaSalle Lobby Renovation and Building Standards



**Location**  
10 South LaSalle  
Chicago, Illinois

**Area**  
12,000 RSF

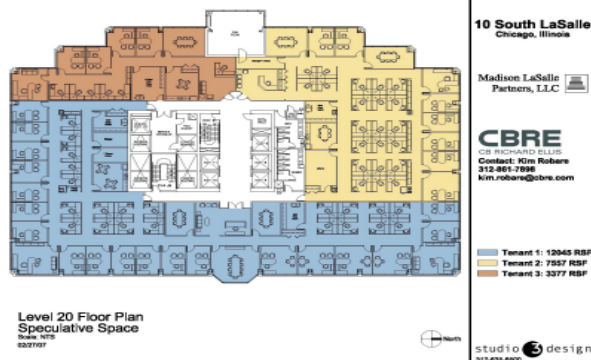
**Completion**  
2004

**Project Goals**  
Reinvigorate the Existing Lobby

**Challenge**  
Existing Zigerot Floorplate

Entrances on Two sides of Central Elevator Bank

**Approach**  
Create Interest and Hierarchy by Layering High End Materials and Dramatic Lighting



## Creo Scitex



**Location**  
Itasca, Illinois

**Area**  
16,500 RSF

**Completion**  
2000

**Project Goals**  
Create a Warm, Inviting Working Environment



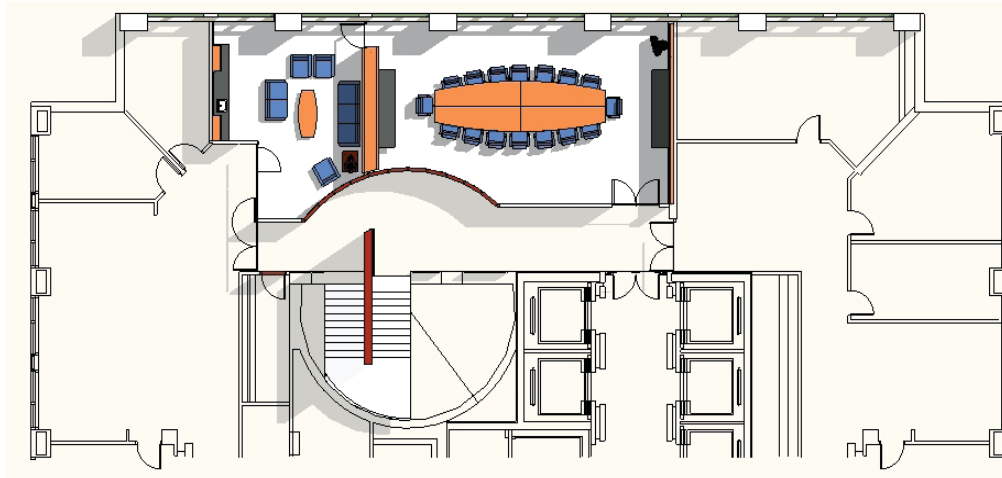
**Challenge**  
Limited Budget

**Approach**  
Maximize Workstation  
Access to the  
Perimeter Windows





## Gallagher



**Location**  
2 Pierce Place  
Itasca, Illinois

**Area**  
1,000 RSF

**Completion**  
Design

**Project Goals**  
Make Space  
Compatible with  
Existing Structure



**Challenge**  
Existing Round  
Elements

**Approach**  
Use 3-D Vinnettes to  
Communicate Design  
Intent

