



Connect. Discover. Create.

W. Dale Clark Omaha Public Library

Response to RFP

January 3, 2022

January 3, 2022

Mr. Troy Anderson
troy.anderson@cityofomaha.org
City of Omaha Mayor's Office
1819 Farnam Street, Suite 300
Omaha, NE 68183

RE: **Representative/Project Manager in the Relocation of the Omaha Public Library RFP**

Dear Troy:

The Noddle Companies-led team, along with our partner HDR Architecture, Inc., is honored at the opportunity to assist the City in improving its public library system through the relocation of the Dale Clark Library. Our team is poised and prepared to handle this project and will work diligently in securing the best fit contractors and vendors to meet the objectives outlined in the RFP. As committed corporate members of the Greater Omaha community, Noddle Companies and HDR Architecture, Inc. have partnered for this RFP as we have on many public and private projects. The two firms have been working together successfully the past three decades on a variety of managed design-build and design-assist projects. Such projects include the Valmont Industries Global Headquarters at Heartwood Preserve and the Builder's District redevelopment, as well as civic projects such as the City of Omaha Urban Core Committee work.

The project team assembled is led by Noddle Companies and supported by HDR Architecture, Inc. and Margaret Sullivan for design and library consulting service. Noddle Companies regularly provides Owner's Representative work for projects we develop as well as projects built by others. Our team members understand the nuances of coordinating and managing diverse team members to achieve a common goal from programming through building activation. HDR Architecture, Inc. has extensive work with both the City of Omaha and on library-specific projects across the country. They also have tremendous museum experience that will provide guidance on the important archival aspects of this project. As an independent consultant, Margaret Sullivan has

worked with library systems throughout the country as well as with the Omaha Public Library to assist in assessing existing operations and developing road maps for master plan efforts. Her insight will ensure the final project operates effectively in relation to the overall library system.

As these organizations actively engaged in other City of Omaha projects, together we understand the need to keep expenses as low as possible while still meeting the community needs within the project schedule. This includes appreciating the necessity of stakeholder involvement, regular communication with the public, and the inherent obligations in stewardship of public funds.

Troy, our team is excited about this opportunity to work with the City of Omaha, the Omaha Public Library Board of Trustees, and the Omaha Public Library. We look forward to presenting our proposal to the committee.

Yours very truly,

Noddle Companies



Noddle Companies
Jay B. Noddle, President



Richland Library Renovation, Columbia, SC

We follows all COVID-19 guidelines for safe interaction, including social distancing and personal protective equipment. Images that do not follow current recommendations were taken prior to the pandemic.

Contents

| | | |
|-----------|-----------------------------|-----------|
| 01 | Experience | 04 |
| 02 | Project Team | 18 |
| 03 | Qualifications | 25 |
| 04 | Fee Proposal | 31 |
| 05 | Additional Documents | 34 |

SECTION 1

EXPERIENCE

Connect.
Discover.
Create.

Robust foundation
of experiences.





Do Space

PROJECT LOCATION

Omaha, Nebraska,

CLIENT

Heritage Services

SIZE

14,000 SF

COMPLETION DATE

10/2016

RESPONSIBILITIES

Master planning,
development,
architecture, engineering,
landscape, lighting,
interior design, sustainable
design

OWNER CONTACT

Rebecca Stavick, President,
Community Information
Trust rstavick@dospace.org
402.979.7373

TEAM MEMBERS

Tarna Kidder
Tom Trenolone
John Dineen

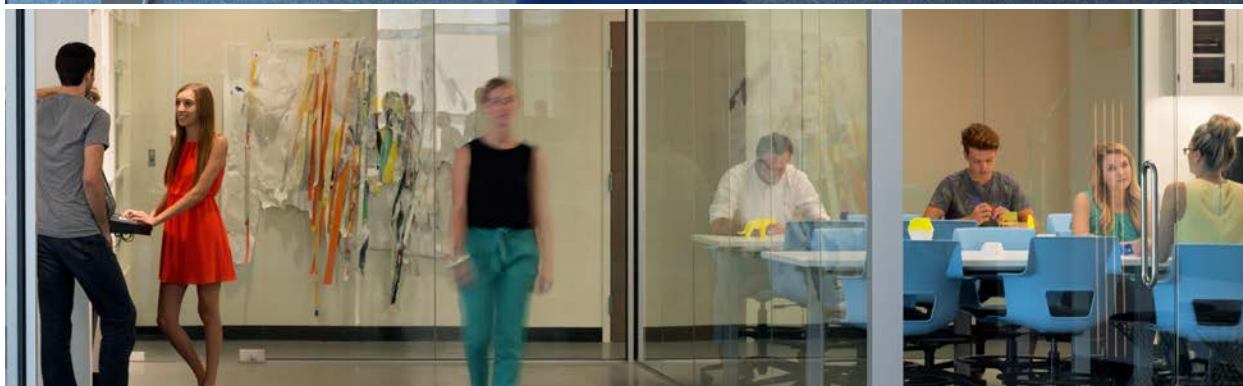




Do Space rethinks the evolution of the modern library. This “community technology library” creates digitally-driven educational opportunities for people from all walks of life and at every level of experience, empowering the local community with innovative tools, guidance and access to technology. Formerly an out-of-business big box bookstore, the building includes all new interiors, upgrades to all building systems, a dedicated data center, and exterior modifications.

Thoughtfully designed with a concept inspired by modern technology, similar to a computer, the facility serves as a “shell” for educational programs that can be modified as technology evolves. It provides dedicated space for the community to explore knowledge with:

- Flexibly-designed space that can change and adapt — an incubator for technology
- A coffee shop serving as an informal touchdown zone for library patrons
- A collaborative computer lab
- Dedicated children’s’ rooms with fun, appropriately-sized learning tools
- A “Makerspace,” to connect theoretical learning to product development with 3D printers, laser cutters and CNC machine







Kingston Frontenac Public Library

PROJECT LOCATION

Kingston, ON, Canada

CLIENT

City of Kingston

SIZE

55,000 SF

PROJECT DURATION

2014-2020

COMPLETION DATE

10/2020, delayed 6 months
due to COVID 19

COSTS

\$14 million

RESPONSIBILITIES

Master planning, architecture,
engineering,
interior design

CLIENT CONTACT

Laura Carter,
Chief Librarian/CEO, 130
Johnson Street, Kingston,
ON K7L 1X8,
lcarter@kfpl.ca,
613.549.8888

AWARD

George Muirhead Heritage
Award, Winner (2019),
Downtown Kingston!





A cornerstone of the neighborhood, the Kingston Frontenac Public Library (KFPL) was in need of renovations to help better serve the community. Working with the City of Kingston, HDR provided full architectural and engineering services to modernize the central branch library. The strategic vision for 2020 and their goals for the renovation included:

Connecting. Connect to the residents.

Inviting. Being open to the City, engaging and interacting are essential for the library to be a vital part of the civic experience.

Transformative. Enhancing and changing lives by transforming information into inspiration. Inspiring imagination by making accessible new technologies that promote participation in the digital information environment.

Flexibility. Positioning the Library to serve the changing needs of the community by accommodating the values and strengths of today, while allowing for a different tomorrow.

Accessibility and Security. Consolidating core services to allow for extended hours of operation by closing off sections not integral to off-hours operation. Improving the sight-lines to minimize security concerns.

Building Systems. Upgrade older original building systems with new technology to minimize service disruptions and maximize dollar savings while providing a fresher space for visitors.

The Library sits within the Historic Sydenham Conservation District and is considered by local residents to be a significant part of the Kingston Heritage fabric. An extensive Heritage Conservation Study was undertaken for this project with considerable effort made to satisfy the different stakeholders' vision for the Library and its place in the landscape of Kingston.





UNMC Leon S. McGoogan Health Science Library

PROJECT LOCATION

Omaha, Nebraska

CLIENT

University of Nebraska
Medical Center

SIZE

77,000 SF

COMPLETION DATE

07/2019

CONSTRUCTION VALUE

\$14.1 million (not including
Heritage Center)

TIMELINE/DURATION

Project assigned under
University of Nebraska 4
Year Contract

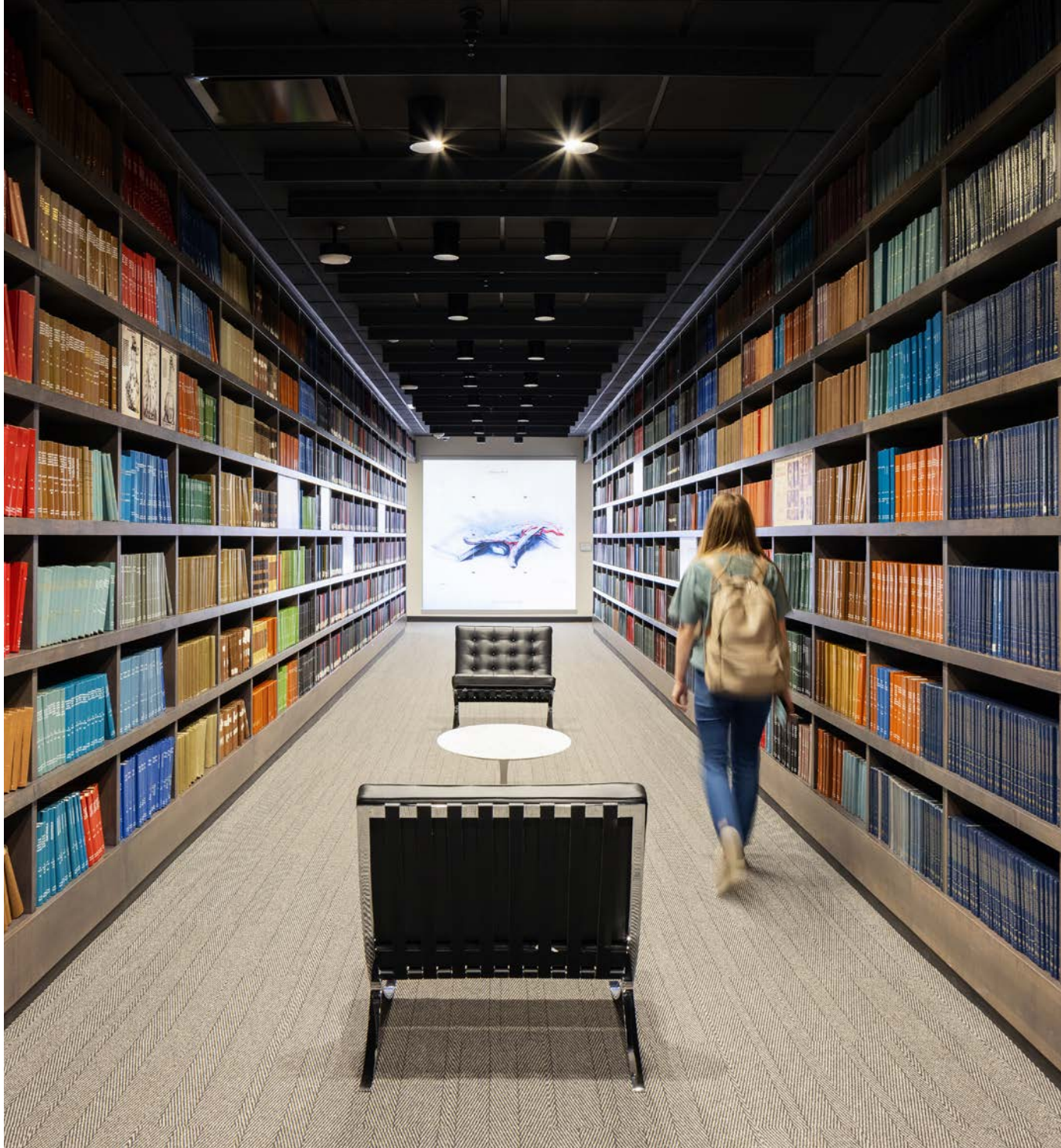
OWNER CONTACT

Brian Spencer
Nebraska Medicine
Manager, Facilities Planning
402.552.7859
brspencer@nebrskamed.
com

TEAM MEMBERS

Tom Trenolone
John Dineen

Renovating the heart of the UNMC campus to provide a future-focused library environment.





HDR is developing and the design and managing the design process for the Wittson Hall renovation project. The project renovates 77,000 SF in the upper three floors housing the McGoogan Medical Library and the Wigton History of Medicine Archives, transforming a library conceived and planned in 1968, the year Intel was founded, to a flexible modern library utilizing digital collections, wireless communications, distance collaboration and sharing, with the capability of printing 3D anatomic models. Updates to important Classroom Laboratories and the Gross Anatomy Lab located in the three lower floors of Wittson Hall will improve the learning environment, and allow student to explore subjects in greater depth by providing improved access to digital learning tools. Library levels 6 & 7 are being totally remodeled, and approximately 75% of the Library support area and History of Medicine Archives on Level 8 are being remodeled to improve efficiency of space use and the learning and working environment.

The design approach for the Medical Library provides a flexible, forward looking design, meeting contemporary demands for a robust digital infrastructure, private and group study areas of various sizes while providing the opportunity for faculty interaction. Changing from a library dominated by book collections to digital collections allows improvement in the study environment.



Large sections of the opaque library building exterior will be removed, to open study areas to daylight and view, improving the study and collaboration environment. Study areas isolated from daylight and view will be transformed to welcoming interactive daylight filled spaces, intended provide comfortable attractive areas for study and improve space utilization.

Study areas will be open to medical students 24 hours aday, requiring security for offices, remaining stacks of hard copy books and journals, rare book collections and model collections which are part of the History of Medicine Archives. Many are significant design revisions to the lower floors of the Wittson Hall are necessary to meet changing program and facility requirements.

Kiewit Corporation Headquarters

PROJECT LOCATION
Omaha, Nebraska

CLIENT
Kiewit Corporation

SIZE
168,000 SF and a parking structure

COMPLETION DATE
12/2020

CONSTRUCTION VALUE
\$100,000,000

TIMELINE/DURATION
20 months

METHOD OF DELIVERY
Cost plus a fee

RESPONSIBILITY
Development Services,
Acquisition, Entitlements,
Owner's Representation,
Design, Procurement,
Relocation Services

OWNER CONTACT
Alan Lincoln
Kiewit Corporation
Director of Real Estate
402.943.1349
Alan.Lincoln@kiewit.com

TEAM MEMBERS
Tarna Kidder
Tom Trenolone
John Dineen

PROJECT RELEVANCE
Project Complexity, Team
Collaboration, Historical
District, Relocation Services

Fostering Collaboration.

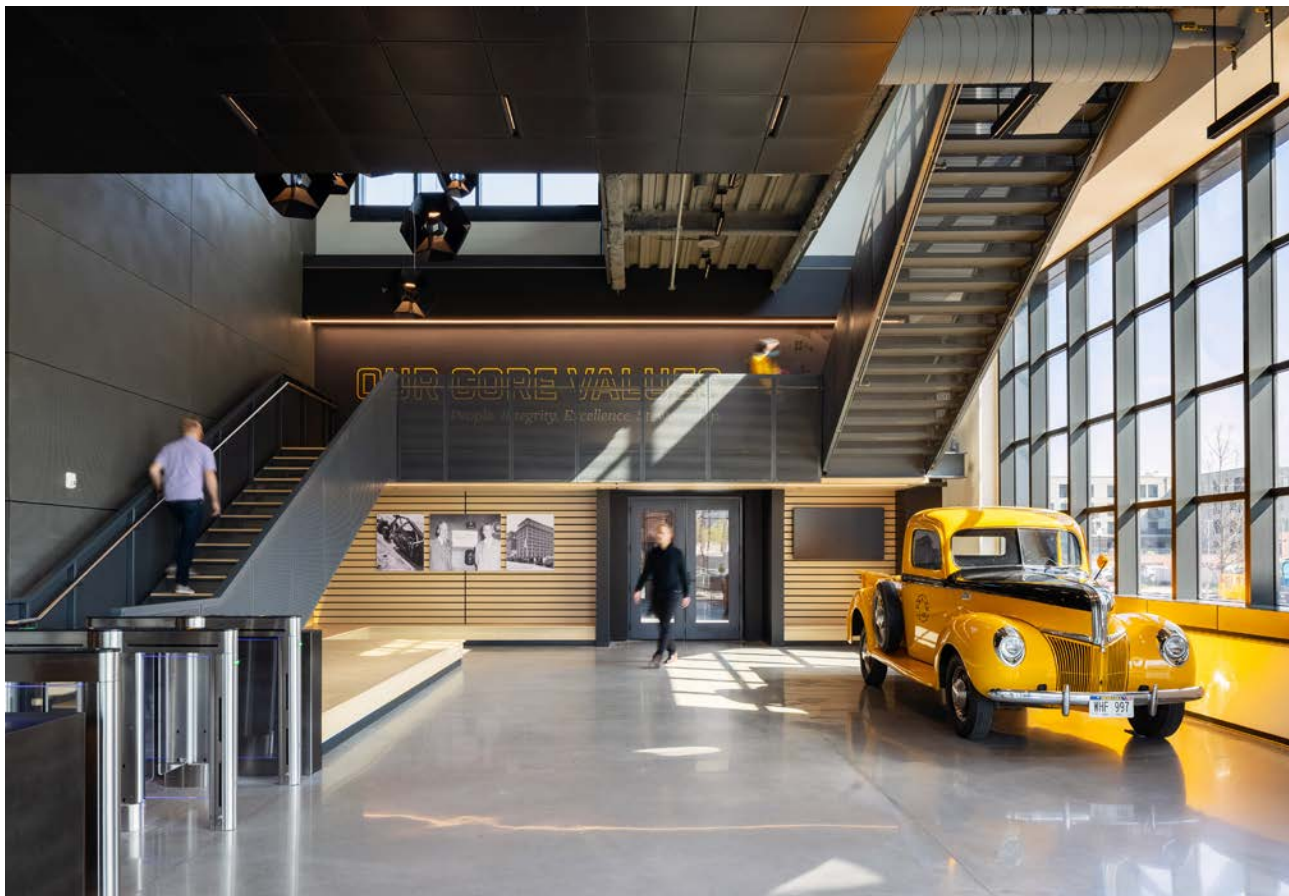




The Kiewit Headquarters project in the Builder's District of downtown Omaha is the anchor of a promising new infill development that will undoubtedly help to connect many of Omaha's key downtown destinations. Situated just north of the downtown core, and between the Creighton University campus, TD Ameritrade Ballpark and CHI Health Center; the location provides outstanding amenities for Kiewit and their employees.

The building's design was carefully considered to celebrate the industrial natural of Kiewit's core business and also complement the historical character of the surrounding neighborhood. The seven story office building and connected parking structure blend in seamlessly and enhance the existing fabric of the area. Kiewit's headquarters is currently home to 600 employees and has growth "built-in" to accommodate over 700 occupants. Long-term growth concerns and flexibility were a high priority for the project and the team designed an interior solution using movable office partitions that can be deconstructed, moved and reused in different configurations with limited cost and interruption to the daily work of Kiewit's staff now and in the future.

The modern approach to the interior space plan maximizes efficiency and privacy with a combination of open office spaces strategically isolated into neighborhoods that provide for department separation and sufficient privacy that promotes a productive work space. The building also features many first class amenities including a fitness facility with group training classroom, a market space with grab and go snacks and gourmet coffee service and a full service cafeteria and a connection to Kiewit University, the companies corporate training facility. Noddle Companies led overall development and project coordination efforts which included the design, construction and activation of the facility. Noddle also played an instrumental role in the planning, procurement and execution of Kiewit's relocation from their previous headquarters. This effort involved coordinating the relocation of over 600 individuals and many corporate assets in three separate moves over three consecutive weekends.





Richland Library Renovations

PROJECT LOCATION

Columbia, South Carolina

CLIENT

Richland Library

RELEVANCY

Community & Stakeholder Engagement, Programming/ Planning, Maker Spaces, Children & Teen Spaces, Workplace , FFE, Wellness/ Sustainability

SIZE

Varies, 5,000–200,000 SF

COMPLETION DATE

Various

CONSTRUCTION VALUE

Varies, \$2–\$20M

TIMELINE/DURATION

Various

OWNER CONTACT

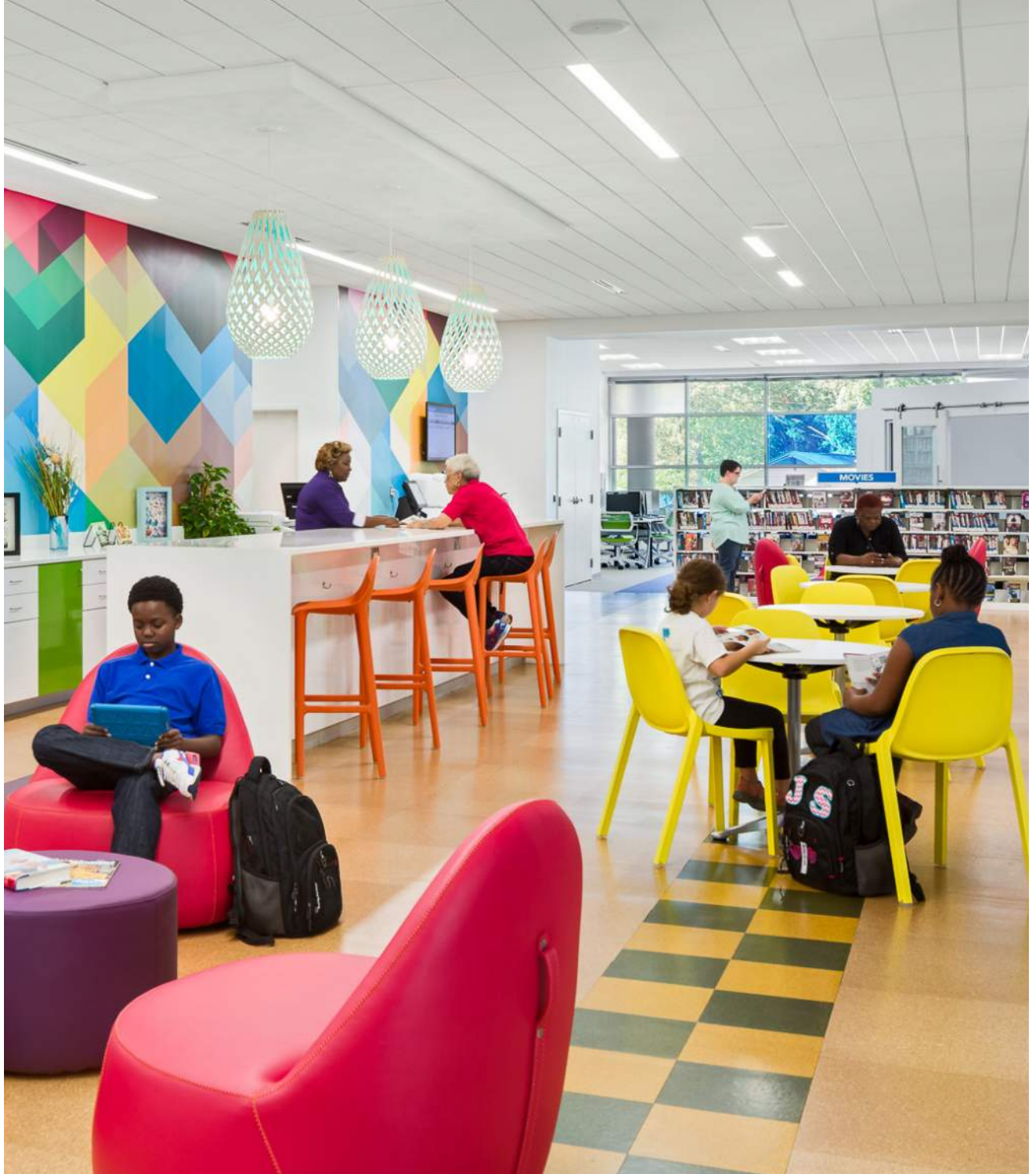
Melanie Huggins
Executive Director
803.929.3422
mhuggins@richlandlibrary.
com

CONSTRUCTION CONTRACTOR
Varies

TEAM MEMBERS

Margaret Sullivan
Lyna Vuong

**Community-centric environments
for all ages and stages**





Margaret Sullivan Studio has been engaged with the Richland Library system since 2014 on a series of projects to re-imagine what it means to be a library. MSS has been working collaboratively with the library's progressive leadership and four architecture firms, serving as the library programming consultant and interior designer to redesign its physical spaces to support community goals. MSS has led the re-envisioning of the Main Library and ten branch locations, providing the Richland County community with a contemporary library experience.

MSS's work began with a Master Facilities Study, named Library as Studio, to create a strategic vision for the facilities that were an extension of the Library's strategic objectives to:

- Increase quality of life
- Foster economic development
- Grow the creative class
- Provide educational opportunities for all styles of learners

The Library as Studio methodology is rooted in the recognition that the 21st century library customer is not simply a consumer of static collections, but an experiential Learner, Creator (Maker), and Sharer (Performer). The Library as Studio concept was born from the question, "How will the spaces support the activities to create intentional feelings and outcomes?" The Library, as a true community center, is a place where individuals can craft and develop skill sets and ideas that will take them far beyond the walls of the library. Richland Library had already been repositioning itself as a critical partner in the County by demonstrating a commitment to community and economic development. As designers, MSS's role was to create the conditions that would maximize the impact of the staff's work and fulfill the community's aspirations.

Instead of designing for functional departments, the libraries were designed as Studio Domains that administer community-centric environments for all ages and stages. These domains are:

- Arts and Literature: "Create, Connect and Thrive"
- Career Advancement: "Your Accomplishment is Our Business"
- Education and Growth: "Read, Learn, Create, Grow!"
- Teen Engagement: "Passion, Play, and Belonging!"

Created from the goals of the most recent strategic plan, these domains represent an adaptable framework that can change over time with shifts in the strategic objectives of the institution.



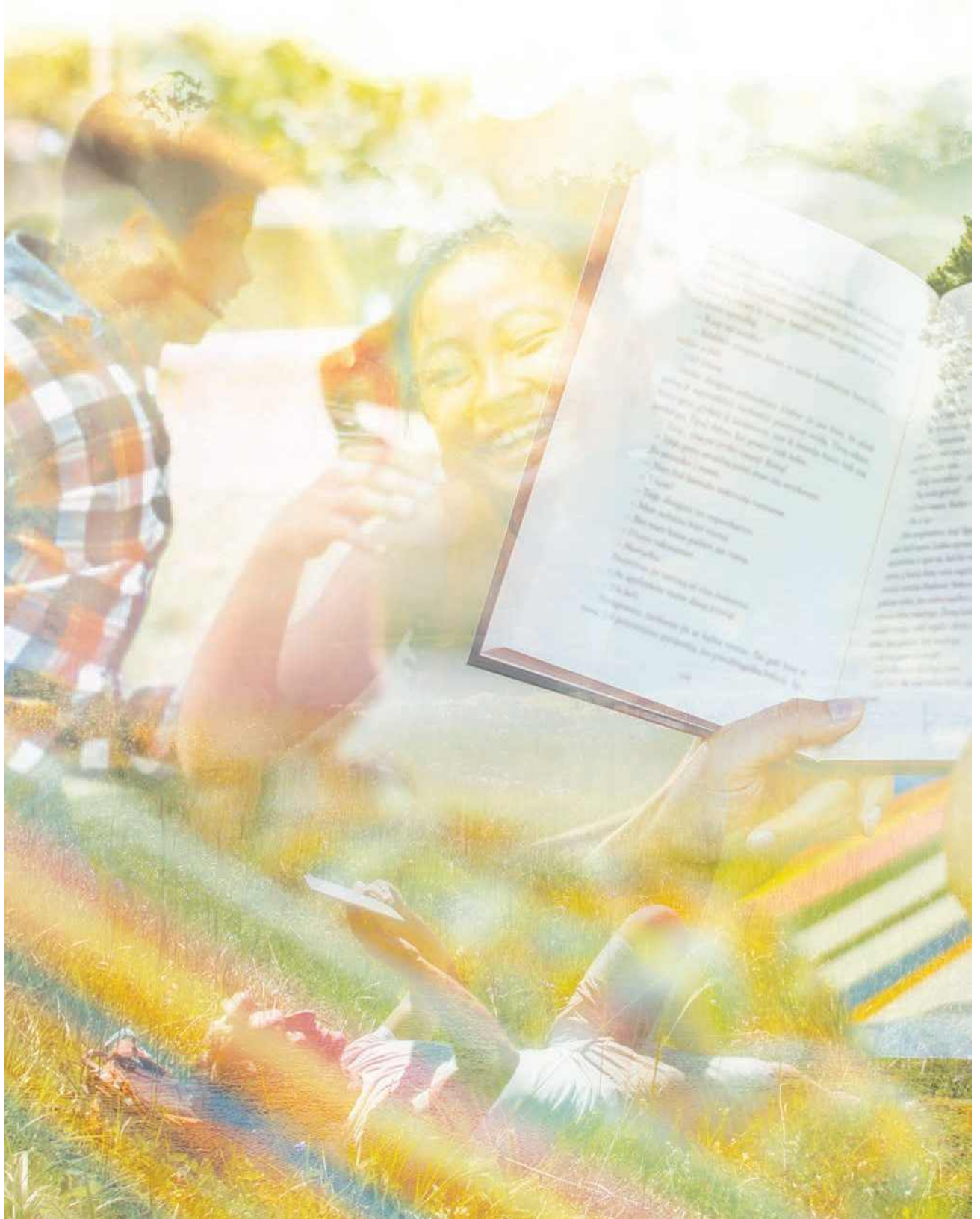


SECTION 2

PROJECT TEAM

Connect.
Discover.
Create.

Collaboration will
lead the way.



Team Overview and Experience

We believe that the success of the Dale Clark Library Relocation will come down to a few important factors and our referenced projects were selected intentionally to showcase our team member successes in tackling them.

Team Leadership

Our team is led by **Tarna Kidder, Tom Trenolone, John Dineen, and Margaret Sullivan**. Collectively, this leadership team has a deep understanding of libraries, experience delivering complex civic projects, and understands the City of Omaha planning and approval processes. Our leadership team will work hand in hand with the Library leadership team through each phase as identified in the RFP. Tarna, Tom, David, and Margaret will be involved in every step of the way and will provide overall leadership, strategy and project/resource management.

Community Engagement Experience

Above all, the team has to accommodate input from a variety of stakeholders. Only teams with strong experience in balancing public and private stakeholders appreciate the importance of ensuring a sense of inclusion whether or not a suggestion is incorporated. For publicly financed project, the team has to be willing to answer tough questions and back the answers with solid research and evaluation. Each firm on our team, Noddle Companies, HDR Architecture, Inc., and Margaret Sullivan Studios has the extensive experience working with Boards of Directors, Municipal Entities, and the general public – but together you get a collective century’s worth of community engagement experience.

Team with Established Working Relationships

The limited time available to execute this project will require the team to hit the ground running. Regardless of project type, Noddle and HDR have worked together on over 20 projects and have even established common standards among the firms. While they haven’t worked together on library-specific projects, Tarna Kidder and John Dineen have worked together on projects dating back twenty years such as the Omaha Performing Arts Center. John has also worked with Margaret Sullivan specifically on other library system master plans. Time to establish a typical working learning curve just isn’t afforded and having team members that have worked together will make a difference.

Proven Track Record on Complicated Projects

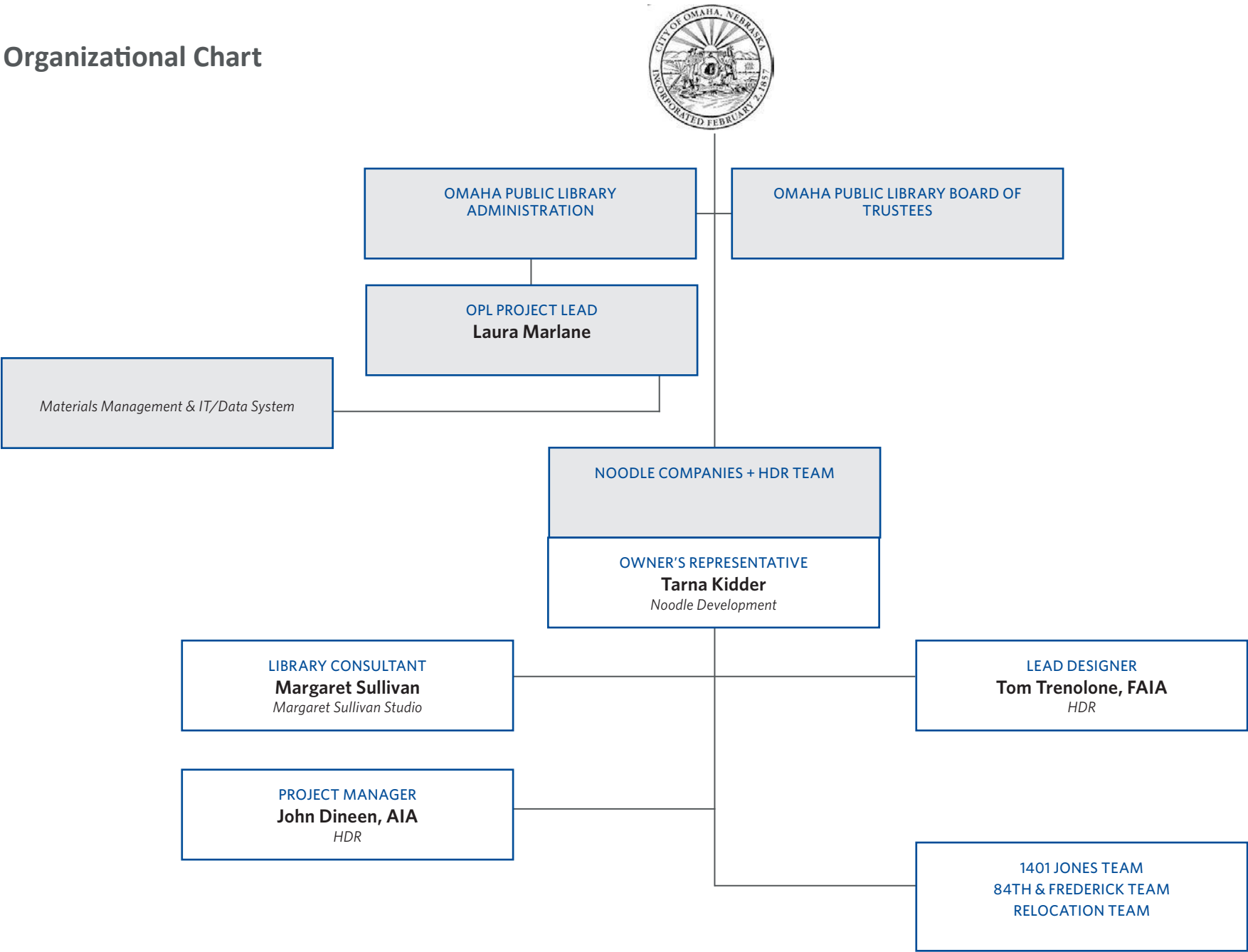
Noddle and HDR have worked both directly and in advisory roles on some extremely complicated redevelopment work. Although the Dale Clark Library Relocation may not have land acquisition, re-zoning, or entity creation requirements, it entails a lot interdependent activities to be completed without the benefit of an expansive budget or work window. There will only be one opportunity to plan this project successfully and then it must be executed without exception requiring a team that knows how to get it done.

Matrix of Shared Team Experience

| Featured Projects* | | UNMC McGoggan Library | DO Space | Kingston Frontenac Library | Richland Library Renovations |
|--------------------|-------------------|-----------------------|----------|----------------------------|------------------------------|
| TEAM MEMBERS | Tarna Kidder | + | | + | |
| | John Dineen | + | + | + | + |
| | Tom Trenolone | + | + | + | + |
| | Margaret Sullivan | | | | + |

*Additional shared project experience available upon request.

Organizational Chart



Tarna Kidder

LEED AP BD+C

Development Manager

EDUCATION

Bachelor of Science,
Construction
Engineering
Technology, University
of Nebraska, Omaha



Mini MBA
Certification,
Creighton University

EXPERIENCE

20+ years experience

CERTIFICATIONS

OSHA 10-hour
training, UW QCxP,
TS Clearance

Construction Management as Owner Representative:

- Nebraska Medicine Village
Pointe Building 4
- Valmont Industries
Headquarters at
Heartwood Preserve
- Oklahoma Joe's BBA
in Aksarben Village
Tenant Fit-Out
- Vitality Bowls in Aksarben
Village Tenant Fit-Out
- Susan T Buffett Foundation
ConAgra Office Renovation

Project Management:

- Fred and Pamela Buffet
Comprehensive Cancer
Center project
- Omaha Community
Foundation
Renovation project
- Travel & Transport HQ
Renovation project
- Scott Technology Center
Lobby & Collaboration
Space Renovation project

Tarna Kidder is a Development Manager for Noddle Companies and has over 25 years of commercial construction experience. Ms. Kidder holds a BS in Construction Engineering Technology from the University of Nebraska Lincoln, is a LEED-B+C Accredited Professional, and a University of Wisconsin certified Qualified Commissioning Process Provider. Throughout her career she has held both project-specific management roles as well as organizational and departmental leadership positions. She has been instrumental in the development of construction best practices and programs for sustainability, quality, commissioning, and employee development and has taught in adjunct capacities at both the University of Nebraska at Omaha and Creighton University. She has actively served in board and leadership positions in the not-for-profit community including time at the YWCA, Food Bank for the Heartland, Heartland Family Service, Kountze Memorial Lutheran Church Council and Endowment Board, and Girl Scouts Spirit of Nebraska Council among others. She and her husband Mark enjoy time with their three daughters.

Commissioning / Services:

- Omaha Public Library DO
Space project
- Nebraska Methodist
College 501 Building
Renovation project
- Creighton Preparatory
School Kitchen & Commons
Renovation project
- Kountze Memorial Lutheran
Church Clinic & Pantry
Expansion project
- Access Bank Village Pointe
TI project
- Joslyn Art Museum
ArtWorks project
- United Way of the Midlands
Renovation project
- Food Bank for the Heartland
Renovation project
- Omaha Performing Arts
Center Café and Patio
Renovation project
- Omaha Performing Arts
Center Founders Room
Custom Light Installation
- McCook Tunnel Cx
- Ft. Bragg Building 2929 Cx
- Madonna Rehabilitation
Hospital Cx
- Ft. Richardson LEED
Submittal Management
- Olympic Training Center
Archery Expansion Cx
- Kapolei Elementary School
Cx, LEED ECx
- IDEXX Laboratories Facility
Assessment, Energy Audit
- Baxter Arena Cx
- NASA Building #45
Cx, Measurement &
Verification Plan
- Hess Stampede Living
Quarters Cx
- STRATCOM HQ Cx Support
- KMLC Energy Audit &
Improvements
- Devil's Slide Cx
- Joslyn Art Museum
Facility Assessment,
Deferred Maintenance

- Program Management
- The Durham Museum
Preventative Maintenance
Management (PMM)
- Denver Union Station Cx,
Energy Monitoring
- Sheraton Waikiki Existing
Building Cx, Facility
Assessment, Energy Audit
- Community Hospital
Fairfax Cx, Preventative
Maintenance Management
(PMM)
- Twin Rivers YMCA project
- Creighton University
Science Building project
- Salvation Army
Adult Rehabilitation
Facility project
- Grace University Athletic
Facility project
- Henry Doorly Zoo Desert
Dome project
- Nebraska Health Systems
Hixson Lied project
- Nebraska Health Systems
Connector project

Tom Trenolone

FAIA, IIDA, LEED AP,
NCARB

Lead Designer

EDUCATION

Master of
Architecture,
Architecture,
University of Kansas

Bachelor of Arts,
Journalism, University
of Nebraska, Lincoln

EXPERIENCE

20+ years experience

REGISTRATIONS

Architect, NE #A3603



Tom's ability to lead teams of diverse design professionals has garnered respect from his clients and admiration from his peers, leading to 20 AIA awards for design excellence. With 25 years of industry experience, he has served as an architect and designer on numerous international and domestic commissions. He develops and designs facilities that foster a strong, identifiable image and brand, while incorporating contextual, aesthetic and sustainable principles and elements.

His passion for design led to the establishment of daOMA (design alliance OMAha, Inc.) in 2006, a non-profit dedicated to bringing a greater awareness of architecture and the design arts to Nebraska and western Iowa. Tom has also authored and/or has been featured in numerous articles on architecture and design, in addition to receiving honors including the 2002 Kagan Design Fellowship and 2007's Building Design + Construction's "40 under 40" award.



Kiewit Luminarium, Omaha, NE

The Kiewit Luminarium is an innovative community space and learning environment that is part workshop, part museum. It's a place for hands-on experiences in science, math, engineering and technology.



University of Nebraska Medical Center, McGoogan Library, Omaha, NE

Transforming a library conceived and planned in 1968, to a flexible modern library utilizing digital collections and distance collaboration and sharing.



Joslyn Art Museum, Art Works, Omaha, NE

A creativity center with a palette of vibrant greens, oranges and blues and invites big ideas in a limitless world of imagination at nine different creative activity stations, named for members of the Weitz family.



Kiewit Headquarters, Omaha, NE

The seven-story building and connected parking structure houses 650 employees in a progressive workplace environment that fosters greater collaboration.



NorthStar Foundation, Omaha, NE

NorthStar is a non-profit organization that provides an after-school program. The purpose of the program is to help these youth achieve success both academically and in the community.



John P. Dineen

AIA, LEED AP BD+C

Project Manager

EDUCATION

MS, Architecture,
University of
Nebraska, Lincoln

BS, Architecture,
University of
Nebraska, Lincoln

EXPERIENCE

20+ years experience

REGISTRATIONS

Architect, NE #A-
3077 LEED AP,
#22808



John has extensive experience in the planning and design of numerous architectural projects of varying scope and size. His project roles have included project manager for small projects, project architect, planning assistant, sustainable design team coordinator, and project designer of various facilities. John's responsibilities have included all phases of architectural design, preparation and supervision of construction documents, programming, engineering coordination, preparation of presentation drawings/architectural models and design narratives, client contact, and cost control/estimating

"Perhaps more than any other building type, the public library has undergone the most significant transformation: from 'shush' to 'community hub'."



City of Lincoln, Central Library Programming and Community Engagement, Lincoln, NE

Building program describing services appropriate for a new central library in the City of Lincoln.



University of Nebraska Medical Center, McGoogan Library, Omaha, NE

Transforming a library conceived and planned in 1968, to a flexible modern library utilizing digital collections and distance collaboration and sharing.



Community Information Trust, Do Space, Omaha, NE

A renovation of an abandoned two-story book store; tasked to re-think how libraries evolve as digital technology becomes more ingrained into our society.



Jesse Jones Library Phased Renovation, Houston, TX

Phased occupied renovation of library and office space, to include modern, flexible study and meeting spaces, and a restored reading room.



University of Nebraska Medical Center. Emile Street Parking, Omaha, NE

The new 1,500+ space Emile Street Parking Structure provides an aesthetically pleasing low-rise solution to parking problems at the campus in midtown Omaha.



Margaret Sullivan

Programming/ Planning Principal

EDUCATION

Library Planning and Design Program, Harvard Graduate School of Design, Cambridge, MA

EXPERIENCE

22+ years experience

REGISTRATION

LEED® 2.0

Accredited Professional



Margaret Sullivan is a leader in visioning, programming, and designing innovative cultural centers with a focus on public libraries, theaters, and museums. Collaborating with community leaders and national experts, Margaret positions public institutions to lead the social justice agenda for their communities. She skillfully collaborates with stakeholders and the design team to represent a holistic understanding of the institution's service model and is a leader in translating community goals into physical spaces.

"We create spaces for all of Lincoln residents to become their best selves!"

PUBLICATIONS

- Contract Design Magazine, "Giving Back to the Local Community", June 2020
- Interior Design Magazine, "U.S. Designers Share Ways They're Thinking Big During the Pandemic", March 2020
- Contract Design Magazine, "On Our Radar: Margaret Sullivan", May 2019
- Interior Design Magazine, "[20 Inspiring Female Designers To Know](#)", March 2018
- Interior Design Magazine, "40 at 40: No longer under the radar, these young firms are on the up and up", November 2017
- Interior Design Magazine, "[10 Questions With...](#)", December 2017
- Interior Design Magazine, "[Designer Interview](#)", December 2017
- Demco Interiors Guest Blogger, "Designing for Community: 10 Essential Spaces for Your Library", 2017
- Library Journal, "The Future of Futures: Designing the Future", 2016
- Contributor, Building Blocks for Planning Functional Library Space. American Library Association, published by Scarecrow Press, 2011
- Public Library Association Conference, "Teen Space Design Table Talk", 2010



Richland Library

Main, Columbia, SC

The four-story renovation represents the first application of the Library As Studio methodology. MSS led the visioning, programming, interior design, and served as client liaison.



Michael E. Busch

Annapolis Library,

Annapolis, MD

Vision, program and interior design of the 30,000 sf Michael E. Busch Annapolis Library. Annapolis is situated on the Chesapeake Bay and is known as "America's Sailing Capital."



East Las Vegas

Library, Las Vegas, NV

Re-envision services through strategic planning, facilities planning, visioning, programming, and designing new service models.



Five Forks Library,

Greenville, SC

The Five Forks branch library is a new building in the Greenville County Library system located in an area abundant with children and families.



Omaha Public

Library, 14 Program

Document, Omaha, NE

Through use statistics/demographics and conversations with residents of the area, we have learned that this is a community of readers, enjoys family-centric activities and focuses on early literacy.

SECTION 3

QUALIFICATIONS

Connect.
Discover.
Create.

**The path forward
is now.**



APPROACH & PHILOSOPHY

The Noddle-HDR team approach to all projects is predicated on a “Best for the Project” attitude. Through collaboration, straightforward communication, and fairness among the entire team, we successfully put the best interests of the project first every time. Effective collaboration includes the identification of potential pitfalls early enough in the project that they can be managed with minimal impact. Honest communication requires a level of trust that long-time working relationships creates and one that Noddle and HDR hold in high regard. That level of working relationship also allows our team members to be equitable when challenges do arise.

This philosophy transcends our approach to project administration and is also echoed in the way our team’s tackle the final product. Our team will apply an inclusive design methodology rooted in the vision, mission, and strategic goals of the Omaha Public Libraries. This methodology will articulate a clear role and purpose of the temporary Downtown branch library and the temporary Central Library to generate social impact. Inclusive design applies Community Co-Creation, Placemaking, and Placekeeping as both a process and a philosophy. This methodology designs for people first: their activities, programs, and learning outcomes. The inclusive design methodology authentically engages community stakeholders, incorporates the deep knowledge of staff hold about the communities they serve, and applies design principles to generate an adaptable, flexible facilities design. This results in a facility that will respond to the community’s evolving interests with a higher quality of space to serve the public’s needs.

When we apply this methodology, we accomplish three things:

1. We center on ALL of the individuals that we serve, which is the ONLY way we generate inclusive communities and cultural relevancy.
2. We use our buildings, and especially our interiors, to work hard for our communities, by fostering the learning experiences and strategic outcomes.
3. We create the conditions not only for our community to flourish, but for our professional staff to be more creative, innovative, and experimental. Designing for equity is a design in which all people, regardless of their socioeconomic, racial, or ethnic grouping, have fair and just access to the resources and opportunities necessary to thrive.



Our team’s experience has also taught us that solid plans and early defined milestones best position the team to meet project objectives for time, cost, and quality. The planning will be organized to align with the City’s three identified major elements: the 1401 Jones Street work, 84th & Frederick Street work, and the physical relocation of library materials. This structure allows a dedicated team to focus on the needs of each element individually and yet the overall project most efficient because one element is not dependent on another. Providing guidance over all teams, will be cohesive leadership that is plugged into the library objectives at a system-wide level.

Right away, the team will work to solicit general contractors and movers based on a best value, qualifications and fee evaluation. Our team has already begun to short list the firms we feel have the experience to add to the overall project team expertise. Then after programming is complete, the team will work with the City of Omaha and the Omaha Public Library to establish target budgets for each of the project elements. As part of the budgeting effort, we will identify priorities and options that will guide our decision making as we finalize the construction documents. When bids are received for the work, we’ll work with the General Contractor(s) to determine the best way to award work, looking for opportunities to bundle work from both sites, identify opportunities for bulk purchasing, and vet alternatives that may be beneficial to the budget or the schedule.

COMMUNICATION WITH OWNERSHIP TEAM MEMBERS AND CONSULTANTS

Noddle and HDR understand the added level of engagement and communication that is required on projects with multiple layers of diverse stakeholders. The team's collective experience has shown that proactive and unified messaging and active listening are essentials for projects such as this.

Plan how and when to communicate.

To achieve the level of proactive messaging that is helpful on a tight schedule, the team will work with Ownership to determine the detail and frequency of planned communication as well as communication protocol for unplanned communication. The occupants or users of the renovation are key stakeholders in the project; their satisfaction with the project's process and outcome is a critical measure of the overall project's success and cannot be ignored. If the users feel uninformed or ignored in the process that impacts their environment, they will not be positively inclined toward the outcome. A good communication strategy will go a long way toward preparing the path toward stakeholder satisfaction.

We also appreciate that key stakeholders may be approached by media or member of the general public at any time. Arming those individuals with timely, accurate, and relevant information is important in maintaining a confident and unified message. We also understand that have a consistent message is equally important, so stakeholders getting updates at the same time is also helpful.

Radically open to listen and learn.

To know what will make Omaha's Downtown Library and new Main library locations flourish means knowing the community that will inhabit its walls. To really know a community means being an integral part of it, being able to listen first to the Omaha public library staff and being able to share an empathy with those involved.

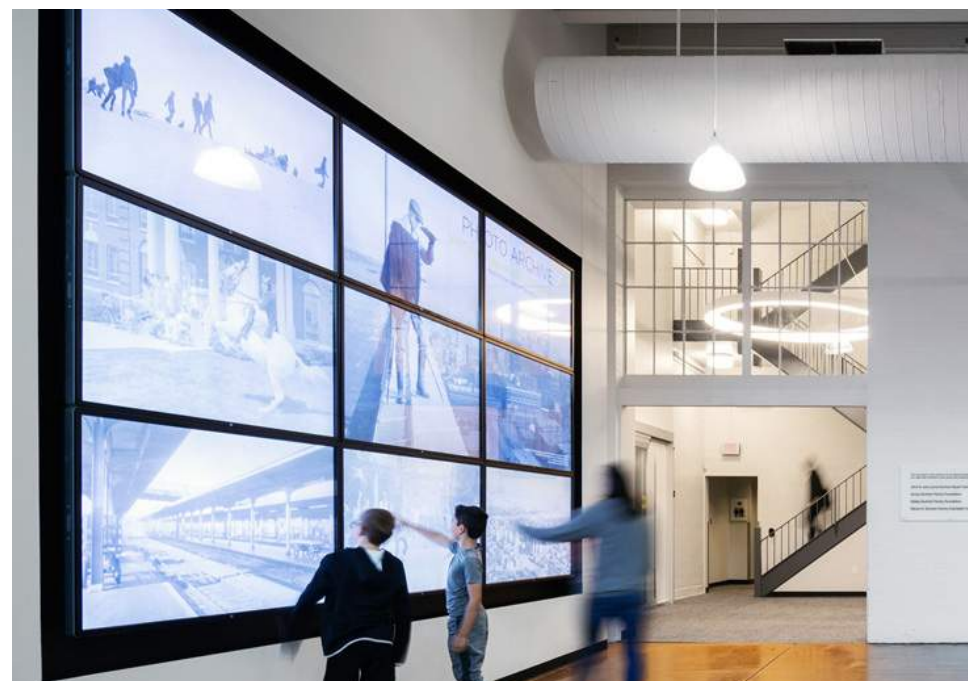
It is our responsibility to build what our communities want for their families, friends, and neighbors. It is our responsibility to respond with a vision brimming with aliveness: lively conversations, joyful laughter, theatrical singing, cultural celebrations, effective community problem solving, intensive learning, chaotic collaboration, messy creativity, immersive reading, focused studying, and intentional inclusion. It is the library's responsibility to orchestrate exceptional experiences to keep residents coming back for more!

Navigating the many steps through this process will take empathy, radically open leadership, careful planning, and execution. Our project team will capitalize on the momentum for this relocation plan and carry that energy forward.

Omaha Public Library

We hold to the notion that to create a successful design, we must foster a sense of ownership through the process; this ownership is at the heart of library design. The project's success will be judged based on the extent to which the community, Library leadership, staff, Board of Trustees, and local stakeholders take ownership. It is Omaha's library, not ours. We will ask questions of the library staff, library leadership, and the Board of Trustees, we listen, and respond with creative designs for your critical evaluation as we build consensus with your team to move forward. Asking questions connects us to you and the community and defines the problem. To listen is to discover the potential opportunities. The design solution(s) for evaluation and selection will create the third place for our community.

To this end, Laura Marlane, the Executive Director of the Omaha Public Library will be integral to the process and involved in each step along the way.



HOW HAVE YOU PREVIOUSLY ENGAGED THE COMMUNITY IN PROJECTS?

The Noddle-HDR team has worked together on public communication campaigns for a variety of projects in the past to include meetings of all types; City Council meetings, neighborhood association meetings, board meetings, and more. These community partners become an integral part of the team and process and ultimately share in the commitment to the final product. Our HDR team, together with Margaret Sullivan Studios, bring a national library experience perspective that captures both current trends and adaptive reuse as well as long term flexibility for the Library's future.

We heard from the community and staff at Belmar Public Library in Jefferson County Colorado that they see themselves and input from the community engagement process in the final design of the Belmar Library renovation. This reinforces the importance and positive impact of active listening. Some ways we exercise active listening include:

- Engage Ownership's IT team early in the project
- Establish common metrics that work for both the design and library teams
- Question the use of the same furniture types from building to building
- Make sure the CM/GC has consistency in personnel from preconstruction services through construction
- Provide budgetary updates throughout the project allowing opportunities to pivot if necessary
- Utilize tools to track stakeholder feedback and the associated follow-on action

Jefferson County Public Library System appreciated that we checked in periodically to get feedback on process and progress and adjusted without hesitation to meet their expectations; that we have the depth of resources to do the work; that we held all parties accountable for expected design results; and that we provided timeless, flexible interiors.

DESCRIBE TOOLS YOU HAVE USED TO EFFECTIVELY DEVELOP AND MANAGE PROJECT BUDGETS.

All projects have some parameters to be met and budgets are typically one of them. Municipal projects at times can be even trickier because of the limited options for acquiring additional funds if necessary. For that reason, Noddle-HDR has developed a method of working within a budget while providing the Owner as many options as possible.

- Setting a target budget is imperative, because it helps the team prioritize early on which aspects of a project are critical and which are less so. This prioritization prevents the team from spending time and effort on something that may not be possible or make sense, while still tracking options that could still be available if the budget allowed.
- We use solid historical cost information from various sources to corroborate establish target budgets. This is done by evaluating aggregate costs per square foot, discrete activity unit pricing, and a cost distribution by system to eliminate outliers that can skew accuracy whenever possible.
- At planned milestones, a review of budget trending, contingency utilization, and evaluation of available options allows the City of Omaha and the Omaha Public Library to maximize the taxpayer's dollar. By understanding the risk profile of the entire project, the team can also more effectively advise Ownership of the impact of certain decisions.



North Vancouver City Library, North Vancouver, BC



Five Forks Library, Greenville, SC



Omaha Conservatory of Music, Omaha, NE

DESCRIBE TOOLS YOU HAVE USED TO EFFECTIVELY DEVELOP AND MANAGE PROJECT SCHEDULES.

When managing tight schedules, it is very important to begin with the end in mind. By planning how individual spaces will be completed and the physical relocation of the library will occur, the team can determine when design, procurement, and construction activities must occur. It also ensures that the overall schedule provides ample time for those post-construction activities that are just as time sensitive.

In addition to adequately preparing for all the work that needs to be done, it is also essential that the collective team prevents rework of any kind. Not just physical, construction rework, but any rework in the process as it can have a cascading and detrimental effect on the project timeline. We accomplish this by spending a significant amount of time before material procurement, coordinating different building elements and trades to ensure that when equipment and materials arrive the details of the installation have already been worked out.

The other important tool we use to effectively manage the schedule is the identification of critical milestones throughout the project. Securing team buy-in on the achievement of these milestones allow the team members the authority and accountability for course correcting however they need to meet their obligations to the project.

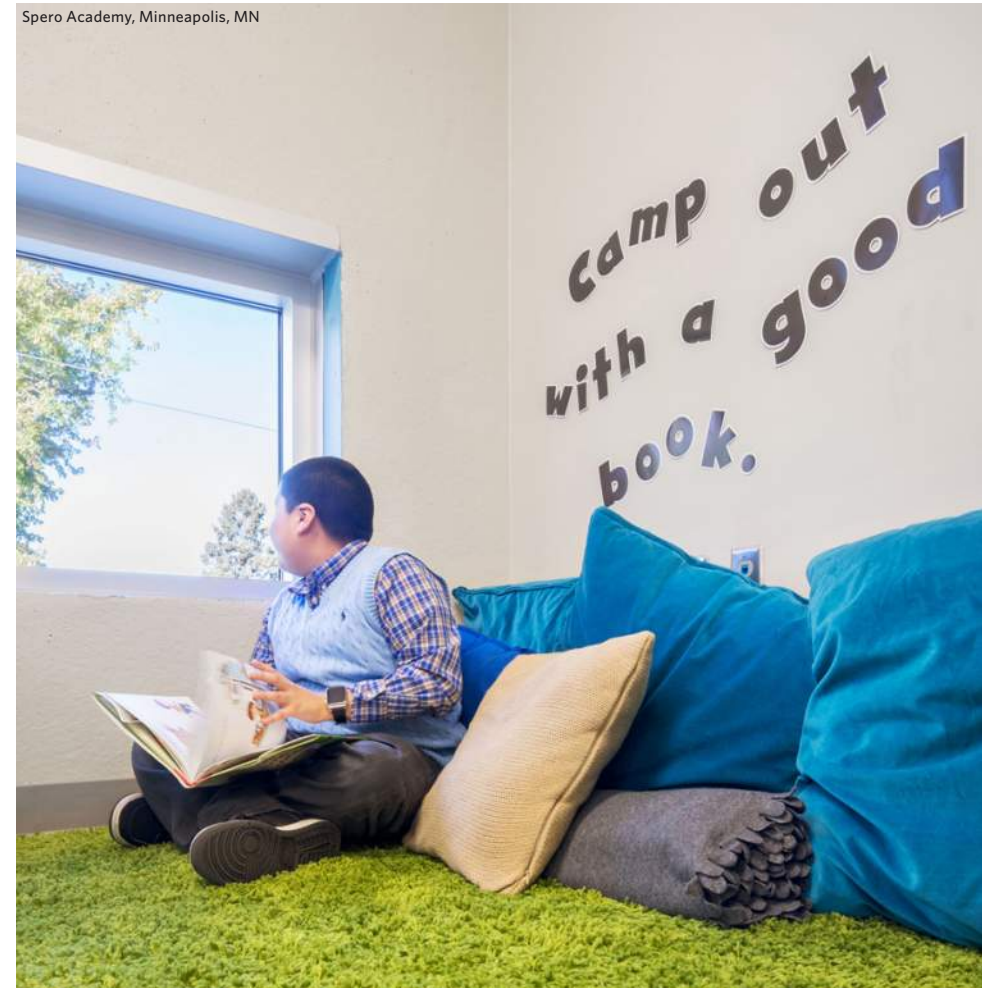
DESCRIBE YOUR EXPERIENCE MANAGING A PORTFOLIO OF PROJECTS AND WHAT LESSONS HAVE BEEN LEARNED

Noddle Companies have been developing, owning, and operating facilities for over a half century and used that collective knowledge to make informed decisions on current and future projects every day. Understanding that first costs are a small fraction of the overall lifetime cost of a building, can help you save waste (and the associated expense). Some examples of how this has been put into practice include:

- Incorporate formal post construction debriefs between construction and property management teams
- Focus on impacts to maintenance and serviceability; access, height, removal and reinstallation requirements
- Standardize when you can and on things that the occupants will never see

DESCRIBE A RECENT EXPERIENCE AT A LIBRARY THAT WAS POSITIVE OR NEGATIVE AND DESCRIBE WHY.

As a mother of young adults, admittedly I haven't been to the library since my daughters were younger. At that time in our lives I appreciated the child-centric atmosphere and particularly the summer activities programs. However, every time I visited it left me feeling overstimulated. Likely because staff were forced to do many different things in the same space or in spaces not originally intended to be used as they were.



Our team's experience has also taught us that solid plans and early defined milestones best position the team to meet project objectives for time, cost, and quality. The planning will be organized to align with the City's three identified major elements: the 1401 Jones Street work, 84th & Frederick Street work, and the physical relocation of library materials. This structure provides for the most flexibility, but also allows the team to be detailed as it relates to the needs of each element separately through a dedicated element team. Providing guidance over all teams, will be cohesive leadership that is plugged into the library objectives at a system-wide level.

Right away, the team will work to solicit general contractors and movers based on a best value, qualifications and fee evaluation. Our team has already begun to short list the firms we feel have the experience to add to the overall project team expertise. Then after programming is complete, the team will work with the City of Omaha and the Omaha Public Library to establish target budgets for each of the project elements.

As part of the budgeting effort, we will identify priorities and options that will guide our decision making as we finalize the construction documents. When bids are received for the work, we'll work with the General Contractor(s) to determine the best way to award work, looking for opportunities to bundle work from both sites, identify opportunities for bulk purchasing, and vet alternatives that may be beneficial to the budget or the schedule.

Working closely with library staff, we'll align our construction schedules with relocation schedules optimizing the overall timeline in the most efficient way possible. This will minimize the down time between construction completion and operational start-up.

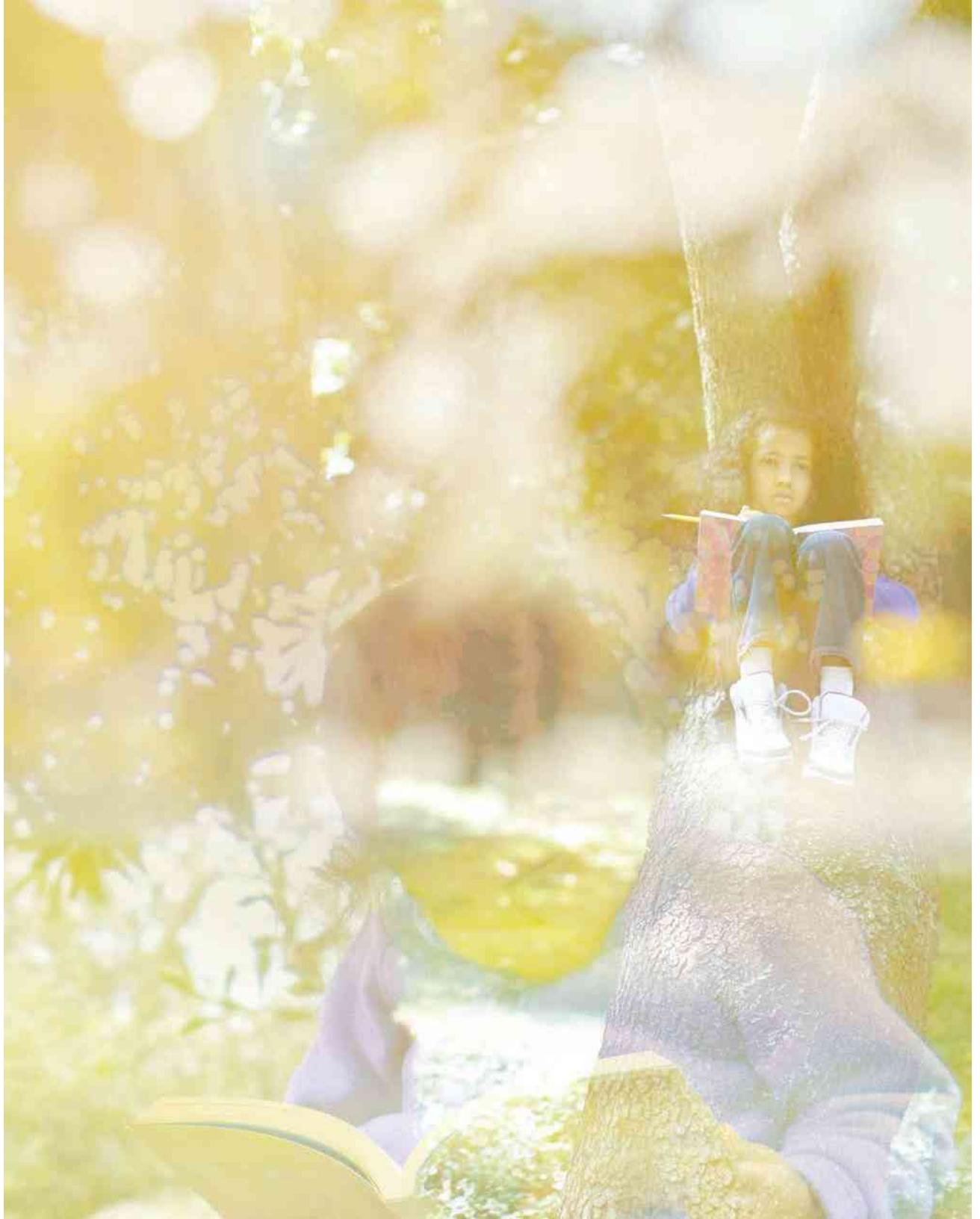


SECTION 4

FEE PROPOSAL

Connect.
Discover.
Create.

Stewarding the
community resources.



Fee Proposal

OMAHA PUBLIC LIBRARY DALE CLARK RELOCATION PROPOSED FEES

| PROJECT ELEMENT | LUMP SUM FEE | ESTIMATED REIMBURSABLES | SCOPE |
|------------------------------|--------------|-------------------------|-------------------------------------|
| 1401 Jones Street | \$150,000 | NTE \$2,000 | Mgmt of Design, Construction, & FFE |
| 84 th & Frederick | \$200,000 | NTE \$2,000 | Mgmt of Design, Construction, & FFE |
| Operations Relocation | \$40,000 | NTE \$2,000 | Move Management & Bldg Activation |

REIMBURSABLES

Reimbursables in addition to compensation for Basic and Additional Services include the following:

- Authorized out-of-town travel and associated expenses;
- Dedicated data and communication services, teleconference service, and web-based hosting services;
- Printing, reproductions, plotting, and standard form documents;
- Postage, handling, and delivery;
- When authorized in advance, expense of overtime work requiring premium rates;
- Renderings, Models, Mock-Ups, Professional Photography, and Presentation Materials requested by the City of Omaha;
- Professional Liability Insurance and other insurance policies specific to this project or City of Omaha requested insurance deductibles in excess of what is normally carried by the Proposers and its team members;
- Taxes levied on reimbursable expenses;
- Other Project-related necessary and reasonable expenditures.

ASSUMPTIONS AND CLARIFICATIONS

The Noddle Companies fees are based on the work required to successfully provide Owner’s Representative/Project Management services for the Dale Clark Library Relocation as described, pursuant to the following assumptions:

- The OR/PM can award to contractors and vendors based on a best value fee and qualifications competitive evaluation.
- There are no restrictions on contractors or vendors that can be utilized.
- The City will support a minimized permitting process, with proactive collaboration in advance of submission.
- Renovations to the Core & Shell of the 1401 Jones and 84th & Frederick buildings will not negatively affect the timeline for this project.
- Renovations to the Core & Shell of the 1401 Jones and 84th & Frederick buildings will be adequate for the intended use to be programmed in this project.
- This project does not include code-required, primary building mechanical, electrical, fire suppression, utility services space, or restroom facilities.
- A detailed inventory of the Dale Clark Library contents is available.
- Library shelving will be relocated and reused.
- The existing building will be turned over empty apart from items not to be relocated.
- De-commissioning or demolition of the existing facility is not included.

HOURLY RATES

Rates for additional services will be mutually agreed upon based on the individual scope and magnitude of each additional request. Hourly rates for Owner’s Representative/Project Manager *reimbursable services* are as follows:

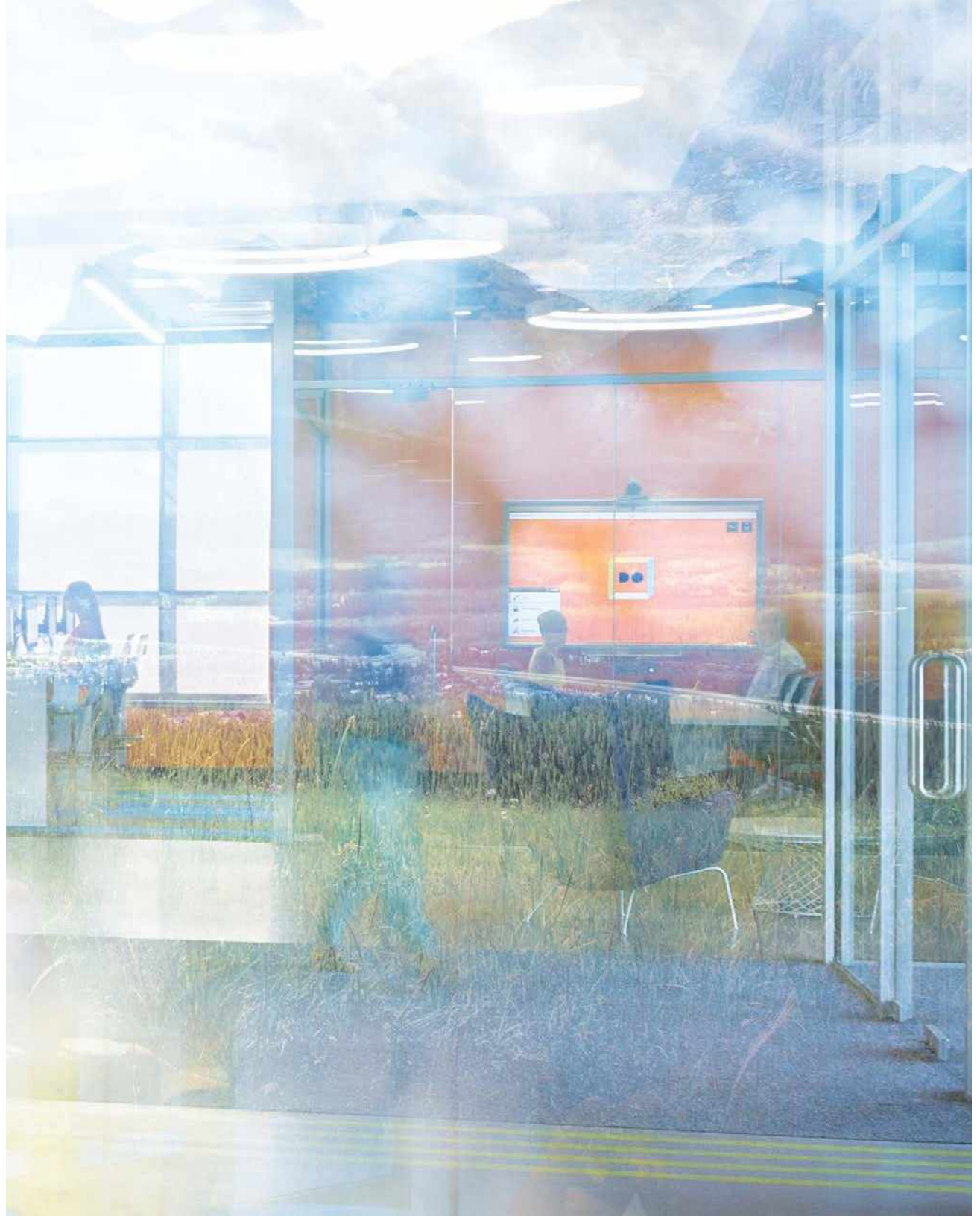
| TEAM MEMBER | HOURLY RATE |
|-----------------------------|-------------|
| Principal | \$350.00 |
| Executive | \$225.00 |
| Owner’s Rep/Project Manager | \$150.00 |
| Administrative | \$75.00 |

SECTION 5

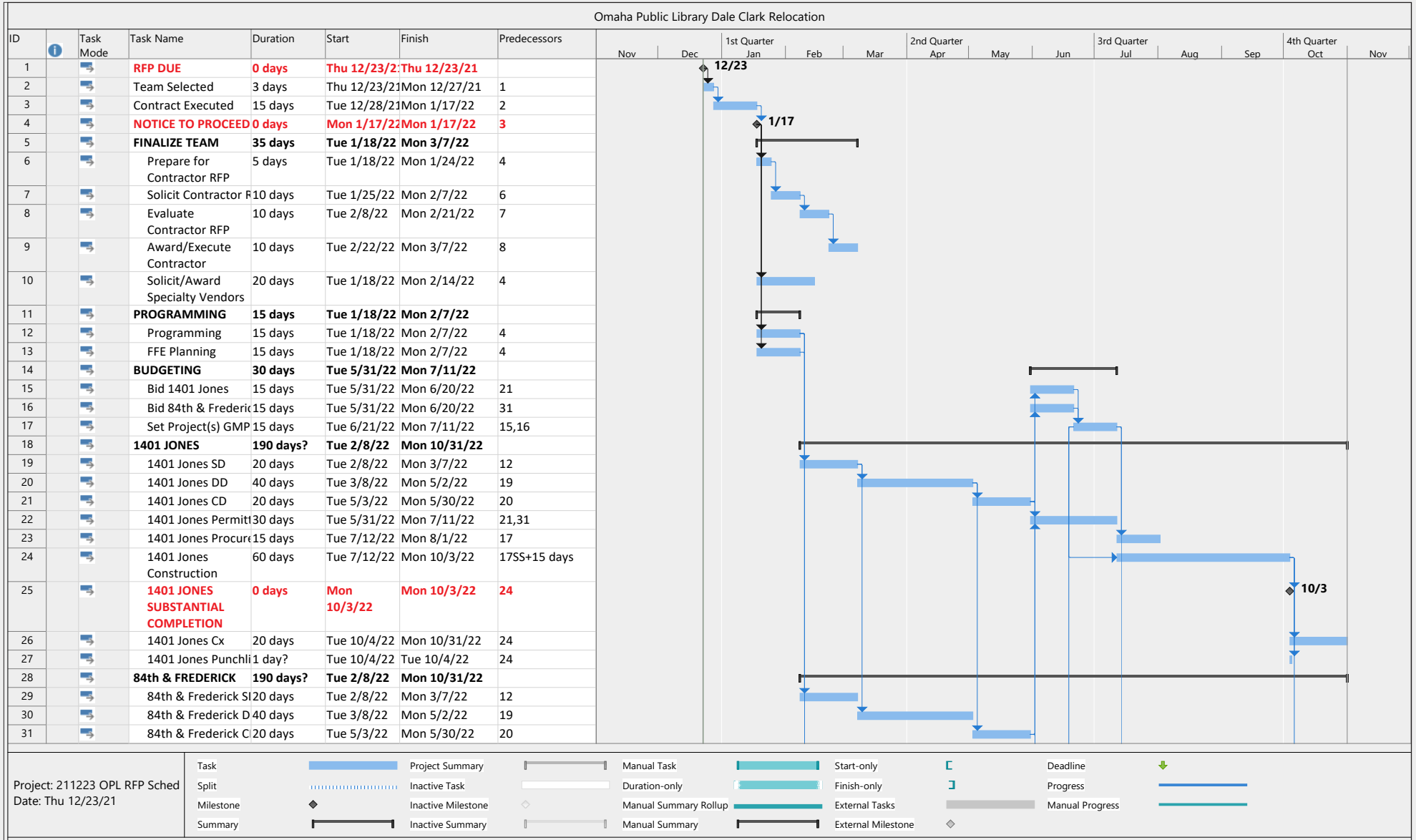
ADDITIONAL DOCUMENTS

Connect.
Discover.
Create.

The right team
for the job.



Proposed Schedule



Proposed Schedule

