

MARYLAND & D.C. CONSTRUCTION Elite

FALL 2023 — VOLUME 16 NO.2

TEEL Construction, Inc. Built To Serve



Washington Golf — Photo: TEEL Construction

When one looks up the definition of the word ‘partner’ the most common meaning reads “a person or persons who share or are

associated with another in some action or endeavor”. Regularly this term is applied in the business world, but can often lack context and

can be used loosely when describing how strong a particular relationship really is. In the construction industry, perhaps no word has a more direct effect on the overall success of a project than those seven letters, and the contractors that place the highest value on ensuring their client’s expectations are achieved through integrity, dependability, and excellence

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TEEL

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in service are the ones who enjoy true partnerships that become the foundation of long-term relationships. There is probably no better description for TEEL Construction, Inc., who exists to serve their customers, provide opportunities for their people, and support the communities they build, rightly earning them respect as the contractor that is Built to Serve.

The earliest origins of TEEL Construction date to the mid-1970's when Parker Teel and his business partner formed a small construction company that focused on new homes, renovations, and light commercial projects. By 1978, Parker had branched out on his own to form Parker Teel Construction Company (PTCC) and over the next several years did larger commercial projects and build-outs, including many for Whiting-Turner Contracting



Washington Golf — Photo: TEEL Construction

Company. Officially changing to TEEL Construction, Inc. in 1987 and moving to offices in Great Falls, Virginia, the company cleared its first \$1 million in 1988. Continuing to grow, TEEL began a long history of Federated Department Stores work (including Bloomingdales/Macy's), as well as out-of-state and base building projects.

By the mid-1990's, TEEL began airport projects for Metropolitan Washington

Airport Authority (MWAA) as well as Douglas Development, and in 1997 did over \$10 million in revenue. Now able to boast a diverse project portfolio that included hotels, retail, and education, TEEL took on the first (in 2002) of 250+ projects for Kaplan spanning the next 12 years, valued at over \$40 million. Further notable projects in the first decade of the millennium included Foxchase Shopping Center, the Embassy of the Arab Republic of Egypt, and Vino Volo Restaurant in Dulles International Airport, all while opening a new office in Oakland, CA, and increasing hiring while other general contractors were laying off staff.

As TEEL continued to build relationships with existing clients, they also forged new ones as the company continued steady growth. Some of these new client partnerships included Morgan Stanley, Zadig & Votaire, Smashburger, ALDI,

and EDENS to name just a few. In December 2017, TEEL moved to their new larger headquarters in Fairfax, VA for their growing team. This same year, Parker is acknowledged as the CBN Businessman of the Year.

From 2016 to the present, TEEL has emerged as one of the region's most successful and sought-after general contractors, highlighted by many additional projects and capabilities. Steadily adding more employees each year to efficiently, and effectively service their diverse range of clientele, TEEL opened a satellite office in New York as they began work with Maison Kayser, Pret A Manger, and HSBC. A truly special year was in 2017, known as the "Year of ALDI" when the company booked and completed 38 locations over DC, Maryland, North Carolina, Pennsylvania, and Virginia. In October of that same year, Parker assumed the

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title of CEO while Spencer Teel was named President. It came as little surprise that TEEL made Washington Business Journal’s Top 30 Largest General Contractors list in 2018, booking over \$60 million in revenue.

Today, TEEL remains as strong as ever, and takes pride in the fact that they cover almost every area of commercial construction including airports, office interiors, country clubs, educational facilities, shopping centers, financial institutions, fitness, grocery, healthcare, light industrial, multifamily, hospitality, restaurants, retail, spas/salons, and others. Having a



Aldi Capitol Heights — Photo: TEEL Construction

team of 90 employees, the company provides pre-construction services, general contracting, construction management, design + build services, and owner’s

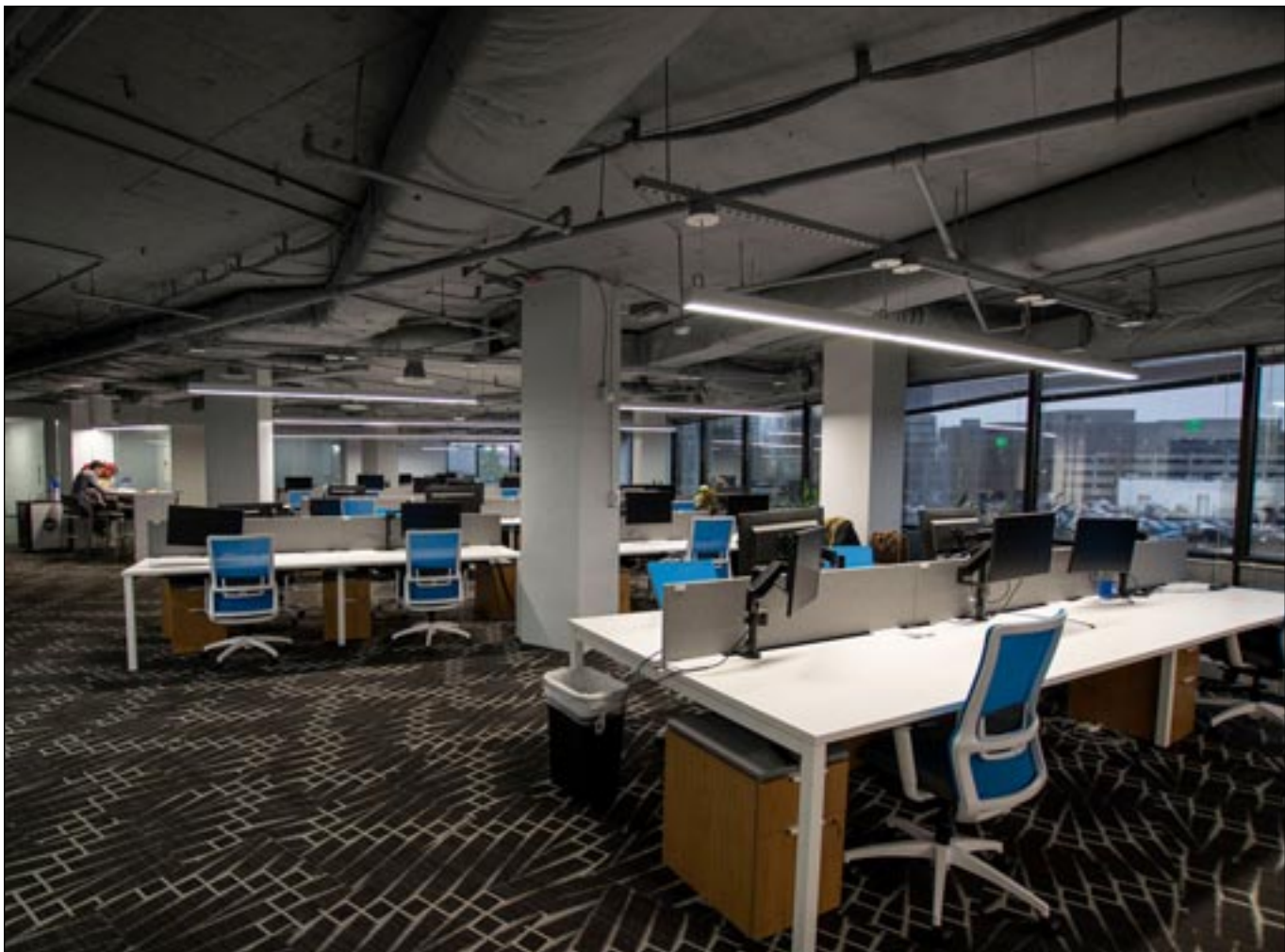
representation services for clients nationwide, while TEEL’s commitment to the highest quality construction and project success has made them the contractor of choice for fast-

tracked, high degree of difficulty projects. TEEL Construction stands always at the ready to provide a dedicated project team from pre-construction to project

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Lidl— Photo: TEEL Construction



CapTech — Photo: TEEL Construction



Museum of Illusions — Photo: TEEL Construction

TEEL

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close-out and beyond. Since the firm’s inception, TEEL has insisted on a team approach on each project and from every involved party. “We strive to be considered the “construction arm” for our clients, and want to be an extension of their team from the very beginning,” explains Spencer Teel, President. “We hold client expectation calls with the full project team prior to each project to ensure we are meeting or exceeding the clients’ expectations.” This dedication to each client means TEEL takes ownership of every project,

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extending to all team members. “We approach our customers’ projects as if they were our own,” adds Bryce Teel, Director of Business Development. “We have a collaborative team approach that leads to great results. This includes the finest and most experienced subcontractors and consultants in the industry that all have the client’s goal as the number one objective.”

For TEEL Construction, this team approach means not only

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Compass Coffee HQ — Photo: TEEL Construction



Compass Coffee HQ — Photo: TEEL Construction



Delta Sky RNA — Photo: TEEL Construction



Delta Sky RNA — Photo: TEEL Construction

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knowing client expectations and concerns up front, but also bringing all company strengths to bear to proactively discover potential issues, find cost-effective solutions, and efficiently communicate results and progress, thus ensuring all project parameters are met on time and within cost. “Our team is trained to aim for a zero-punch list at the end of the project. We continuously inspect our work during the project so we can correct any issues before they are realized,” continues Deborah Magano, Director of Field Operations. “We complete an internal pre-punch walk with the project executive to correct any items seen prior to the punch walk with the client and design teams. Our goal is to make sure they could open the same day if they chose to.” Using a results-oriented approach to problem-solving, TEEL rightly takes pride in setting the bar for the highest quality results in the industry as can be seen through an extremely high repeat and referred client rate of 93% (average as of June 2023). “Our blend of in-depth construction experience, practical business sense, and proactive management style have provided us with a unique advantage and has made us intimately familiar with the nuances of commercial construction contracting,” states

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Spencer.

Like any industry leader, TEEL has a set of Core Principles that guide the company and help give accountability and transparency to their team and clients alike. They include Client Satisfaction, the Platinum Rule, Effective Communication, Quality, Safety, Forward Thinking, and Financial Stability. All 7 play an integral part of the overall success of each project. "We make sure our clients achieve their goals by meeting our commitments through fair treatment, effective communication and a quality finished product," states Adam Turner, TEEL's Vice President of Construction. "That is our Client Satisfaction pledge. This goes hand-in-hand with the Platinum Rule, which is to do unto others as they would have you do unto them. That means treating all shareholders including clients, trade partners, suppliers, and fellow employees, fairly at all times."

Having effective communication with shareholders is essential to project success, and is something TEEL insists upon from project inception. "We strive to be honest, forthright and timely with our communication," continues Spencer. "We also make certain to follow through on our commitments." No less important, The Core Principle of Quality means that TEEL pays

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The Goddard School — Photo: TEEL Construction



The Goddard School — Photo: TEEL Construction



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attention to all details of a project, both large and small, from day one. “Our goal is to deliver projects with a zero punch-list, as well as quickly and decisively correcting any problem or deficiency,” adds Bryce. In fact, TEEL has delivered 39 projects with a zero punch-list from 2016 to 2023 year-to-date. Of course, maintaining a safe work environment is paramount to the TEEL team as well, and this includes investing in training and equipment for their team. “Conducting safety audits and immediately correcting any violations is something we are very serious about, and this has allowed us to maintain a .85 or lower Experience Modification Rate (EMR),” expounds Spencer. Being a Forward-Thinking company, a sixth Core Principle, means TEEL looks beyond the current economic and industry environments. “Securing opportunities that align with the company’s growth and long-term operation is important to keep us healthy and stable,” explains Bryce. “Our ability to innovate is a key driver to our success and greatness.” This principle is closely associated with a seventh, Financial Stability. “Contributing positively to the company’s bottom line means bidding and negotiating with credit-worthy clients,” furthers Brian Philpot, Vice President of Preconstruction.

“It also means we meet our financial commitments to our vendors while providing favorable payment terms to benefit our trade partners and suppliers. TEEL also has a strong relationship with our bonding company, with a bonding capacity of \$35M per project/\$175M aggregate.”

With a goal to meet and exceed each client’s expectations, the entire TEEL team becomes immersed in every project. At the heart of their company beats a staff that is as passionate as they are talented, bringing the most extensive knowledge and experience the industry has to offer. As such, TEEL leadership has worked hard to provide an environment and culture that allows the employees to grow individually and personally. “We put a large emphasis on the importance of our people, and we work hard to retain them – they make us who we are,” says Spencer. “We want our employees to feel valued with clear roles, and a well-defined career path that allows us to promote from within.” To help accomplish this, TEEL provides training and continuing education classes, team building activities, as well as giving them the cutting-edge technology needed, such as Procore. This valued software ensures their team can perform at the highest level, allowing their clients to see a live view of the project – from daily logs, daily photos, and even daily rainfall, to submittals and RFIs.

In keeping focused on their employees need to grow, TEEL Construction aids in this by also looking outwardly to help a community that has supported

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PNC Bank — Photo: TEEL Construction



Sisters Thai — Photo: TEEL Construction



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them for almost four decades. “We exist to provide opportunities for our people and support the communities we build,” says Spencer. “All of our team members are provided 3 days of Volunteer Time Off in which they are encouraged to assist charities and support their local communities. Additionally, in 2019 we started our “Donating our 1st CO Fee to Charity” program which has resulted in over \$100K in donations to local charities in our community.” There are several charities which TEEL contributes the proceeds of this program to, including Catholic Charities, Georgetown Lombardi Comprehensive Cancer Center, JDRE, Links to Freedom, and Second Story. At the end of each fiscal year, TEEL prepares and distributes to its staff and clients its Charitable Giving Report, outlining the impact the cumulative first change order fee donation had on their community.

Serving the community for as long as they have, it is no surprise that TEEL has left an incredible impact on so many while forging the strongest of industry relationships. Earning positive accolades is certainly nothing new for the company, and the following give just a small sample of the dedication TEEL brings to every client and project.

“As I look back on my time



working with Macerich, TEEL has been a part of that since the very first day. I am so thankful for the opportunity to have worked with such a quality organization as TEEL, and specifically with you both. I will be forever grateful for having worked with 2 of the most dedicated, honest professionals I've had the good fortune to be involved with. It has been a true pleasure working with you over the last 10 years and I wish you nothing but the best in the future.” – Justin Lippa II, Senior Manager, Macerich

“The boss just called me from the site and was impressed with how things are looking there, especially considering the amount of work we are doing. Thanks for helping me look good!” – Thomas Olsen, Design and Construction, PNC

“I appreciate TEEL and all you guys have done for ALDI, but also for me. I wish you all the very best and truly hope our paths cross again.” – Jeff Cherry,

ALDI

“TEEL gets a 15 out of 10 – they absolutely knocked it out of the park! Their quality was pretty amazing – usually we have more than 100 punch items with other GCs. There were only 2 or 3 over the entire job. My engineering team never spoke so highly about a superintendent before.” – Angela Sentz, JLL

“Thank you for everything, this has been a great experience from start to finish.” – Brian Griffin, General Manager, Star Hill Tysons Biergarten

“With TEEL at the helm I did not have to worry about the unexpected. They proved to be thorough and efficient. I also found them to be experienced, great at communication, and most importantly to me, honest in their operation. I enjoyed working with each person on their team and I am looking forward to our next project together. Genuine professionals.” – Charlie Hatcher, Senior

Operations Manager, Brookfield Properties

As TEEL Construction closes in on their 40th Anniversary in just a few years, they have as much to look forward to as they do to celebrate. Since their inception, TEEL has been paving the way with quality, integrity, and client satisfaction that has distinguished them to a class by themselves. Started with the mindset of making the company something that could help the employees and community flourish, Parker Teel stayed true to his vision, and today finds TEEL leading the industry as the commercial general contractor of choice. Yet, like any truly successful but humble company, they are always looking to improve. “We will never be satisfied to rest on our laurels, and have a passion to be better anywhere and any way we can,” explain Bryce. “We hire a third-party consultant to conduct post-project interviews with our clients to receive feedback on our projects so we are able to continuously improve on future projects.” Beyond this, TEEL Construction understands that to maintain their commitment to excellence, they should never forget the foundation they are built upon. “We will always stand on our name because it means something, and those we partner with are rooted in the goal of long-term relationships” adds Spencer. “TEEL Construction will always exist to serve our customers, provide opportunities for our people, and support the communities we build.” Without a doubt TEEL is not just a family name; rather it defines who and what they are – Built to Serve.



Westwood Country Club Tennis Building — Photo: TEEL Construction

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Building On Success

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BONSTRA | HARESIGN ARCHITECTS

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“Transforming communities and inspiring people, architecture has the power to uplift the human spirit and revitalize the physical environment, along with the economic and social conditions of our world.” – Designing Community, Bonstra | Haresign ARCHITECTS. Making a memorable impression on the human condition and experience is unquestionably an earmark of such architecture, and for over two decades Bonstra | Haresign ARCHITECTS have used their award-winning design to find innovative solutions to the challenges of cities and neighborhoods, responding to each client’s needs and to each site’s unique context and attributes. With a project portfolio as diverse as it is impressive, Bonstra | Haresign ARCHITECTS has always followed their passion to be a community-based firm committed to innovative design inspired by urbanism, technology, and sustainability.

In 2000, Bill Bonstra, FAIA, LEED AP founded Bonstra Architects PC. In 2005, Bill and David Haresign, FAIA joined together to form Bonstra | Haresign ARCHITECTS. The firm is located on Fourteenth Street, NW in the heart of the Greater Logan Circle Historic District of Washington, DC where they began their transformation of this area of the city. The firm has grown steadily in personnel along with the size

and complexity of work across all areas of the city and throughout the DMV Region. Currently a 35-person firm, team members participate in all aspects of the project design, development, and execution. A full-service architecture and design studio with an incredible variation in project size and type, Bonstra | Haresign ARCHITECTS boasts knowledge and experience in multiple market segments such as mixed-use development, inventive adaptive reuse (including office conversion), hotels, student housing, religious, education, warehouse, multi-family, and historic restoration, among others. Giving back to the same neighborhoods where they live and work, the firm remains community-focused from every level through teaching and involvement in local professional, civic and volunteer organizations.

Having many strengths as a firm overall, perhaps there is none more key to the success of Bonstra | Haresign ARCHITECTS than their leadership-driven culture. This, of course, begins with the firm’s two Principals. Bill Bonstra, FAIA, LEED AP, the founder and managing partner of Bonstra | Haresign ARCHITECTS has over 400 projects under his belt, and has been recognized with over 100 national and regional awards for contemporary design of new buildings, renovations, and adaptive use projects. His work has been featured in over 50 national and regional design publications. For his contributions of exemplary contemporary design promoting

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PROJECT PROFILE

Park + Ford

Office buildings aged past useful life are scattered throughout cities, often in highly desirable transit-oriented locations. Park and Ford, two 14-story, 1980s office buildings are converted these into market rate residences. Reusing the concrete frame, including a parking structure, and more than 50% of the skin, diverted construction waste, saving existing embedded carbon.

The reimagined complex includes 435 residential units, five levels of subgrade parking, innovative outdoor gathering spaces and a childcare center. More than a third of the units include balconies or terraces. In addition, an innovative connector building offers multiple amenities such as social spaces, private function rooms, gym, work areas, and a covered rideshare waiting area. The buildings were improved from 1984 BOCA Code to the 2015 IBC resulting in 40%+ improvement in energy performance. Modular, insulated curtain walls, LED fixtures, fresh air exchange, energy- and water-saving fixtures, and non-toxic finishes all add to occupants’ living quality.



Photo: @Anice Hoachlander

PROJECT PROFILE

Midtown Row

Formerly a half-empty strip retail strip center, the new Midtown Row establishes strong connections between town and gown, creates vibrant street focused retail, and reinforces the lost neighborhood street grid. The team educated and negotiated with three client entities, city planning officials and a historic review board to advocate for increased density and architectural quality. Four 5-story buildings with 350,000 sf of contemporary multi-family dormitory-style residential, targeting students and urban environment seekers, accommodates over 630 people. 60,000 sf of reimagined street retail – a 40% reduction of excess capacity – establishes street friendly, serving the local community and the adjacent college. The architecture, scaled as a series of modest blocks with tectonic and color expression at corners, establishes entry portals and announces urban events. Color and materiality interpret local context and character with contemporary expression. Shared amenity in a commons, on the grounds and in each building reinforce community and identity.



Photos: @Anice Hoachlander

BONSTRA | HARESIGN ARCHITECTS

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and vitalizing historic neighborhoods in the nation's capital, he was elevated to the AIA College of Fellows in 2010, one of the highest honors bestowed to members of the architecture profession. He participates on many influential academic, industry and philanthropic director boards throughout the Washington Region.

David Haresign, FAIA, a founding partner of Bonstra | Haresign ARCHITECTS is a specialist in large-scale, complex projects, leading project teams and organizations with conceptual clarity, meticulous attention to detail and a commitment to design excellence. His projects are widely recognized with over 160 national, regional, and local design awards, and in international and national publications. In 2012, he was elevated to the College of Fellows, and in 2021, David received the Centennial Medal from AIA/DC, the chapter's highest honor, for distinguished service to the Chapter, community, and profession. In 2022, David won DCEAS Architect of the Year award. During the last several years, the firm is promoting the next generation of leaders, including Jack Devilbiss, AIA, LEED AP BD + C, as Associate Partner, Senior Project Team Leader and John K. Edwards, Assoc. AIA, LEED AP BD + C, as Associate

Partner, Sustainability Design Lead. Jack Devilbiss has over 20 years of experience in the architectural profession. From his work in residential, retail, and commercial design, Jack is a design specialist in historic building modernizations and adaptive use, has extensive project experience with a wide variety of project types and scale, and has worked on over 140 buildings. Jack formerly led the AIA | DC Advocacy Committee as chair, and has volunteered in various capacities with the Washington Architectural Foundation and the University of Maryland Real Estate Development Program. Jack is a member of the DC Preservation League (DCPL) project review committee and serves on the AIA/DC Board as Director-at-Large.

John Edwards, with over 27 years of experience in the architectural profession, has worked with Bonstra | Haresign ARCHITECTS since 2005, directing a diverse portfolio including historic renovations, new construction, adaptive-reuse conversions, and large-scale master planning projects. As the firm's Senior Sustainable Design Leader, John contributes an expert understanding of sustainable technologies and certification processes. In the past, John served as Senior Manager and Interim Executive Director of the Association of Collegiate Schools of Architecture, developing architectural education programs in the US/Canada, and spearheading reform of the architectural internship process with the AIA and NCARB.

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PROJECT PROFILE

The Cadence

The Cadence helps advance the vision of Arlington County's Affordable Housing Master Plan by, providing quality, affordable apartments, more than half of which are family-sized units that will support low- to moderate income families in the region.

Located at 4333 Arlington Boulevard, The Cadence features four (4) studio, 42 one-bedroom, 48 two-bedroom, and three (3) three-bedroom apartments for households whose income is at or below 70% of the area median income (AMI). There are also 10 fully accessible apartments meeting Americans with Disability Act (ADA) accessibility standards.



Photos: ©Anice Hoachlander

BONSTRA | HARESIGN ARCHITECTS

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As Bonstra | Haresign's leadership continues to help them flourish throughout all aspects of the design process, there emerges a focus on unique aspects of the firm and design process. "Bonstra | Haresign ARCHITECTS is a design first architecture firm. Our portfolio is diverse in both typology and scale, and high-quality successful design is at the center of each of our projects," states Jack. "We pair that design approach with our client's goals for financial success. This approach is applied from initial concept and schematic stages of our work through design, construction, and completion." With the ability to bring a multi-faceted concept of design to every project and every client, which encompasses not only a contextually modern aesthetic but also a rigorous knowledge of building technology and regulatory framework, Bonstra | Haresign ARCHITECTS indeed provides superior value to their clients. "We're able to do this by virtue of the collaborative expertise of our individual team members, which gives us the ability to identify and focus on critical issues at each phase of design and construction," adds John. "This results in working as an integral team with clients, consultants, and contractors."

From the very beginning, each Bonstra | Haresign ARCHITECTS design is shaped by a process of careful analysis and discovery

based on its program and location, all focused on a clear understanding of client objectives. "We strive to have innovative design that solves complex problems," says David. "Through a collaborative inclusive process and clear communication with clients, consultants, and the community, we develop a design vision that embrace creative, sustainable strategies responsive to site, function, context and climate." This wholistic design approach works to tie neighborhoods together and enrich the built environment. "One reason that we have so many repeat clients is our responsiveness and careful attention to project goals," states Jack. "While the team for each project is tailored and structured to meet the needs of that specific project and client, within the firm we share our knowledge, experience, talents, and opportunities with each other. This philosophy leads to a healthy culture, success for our clients, and high-quality design." The size and structure of Bonstra | Haresign ARCHITECTS allows them to put together complete project teams that stay together for the life of a project, and typically include team members at all different levels of experience. "Projects benefit via the scaffolding of expertise from individual team members to the others in the team, from cutting-edge design or technical innovations brought by our younger staff to the intimate knowledge of regulatory process and construction experience of our senior team leaders," explains John. "Each team member's individual strengths

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BONSTRA | HARESIGN ARCHITECTS

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are then able to inform the others in the circle so that no one is working in a vacuum – and everyone on a project team is able to project that shared knowledge constructively with clients, consultants and contractors.” This approach not only allows the firm to nurture well-rounded designers and problem-solvers within their team, but also provide superior value and architectural solutions for their clients.

Continuing their steady and deliberate growth, Bonstra | Haresign ARCHITECTS remains solidly grounded in the philosophy that architecture should fulfill client and community aspirations, be expressive of its location and time, and appropriately complement its surroundings while raising the aspirations of the public and profession. “We begin our design with a comprehensive analysis of the site, its natural conditions, and jurisdictional constraints,” explains Bill. “We then develop bold, modern, visually expressive architecture that compliments the surroundings and exceeds our client’s expectations and objectives, all while understanding the financial goals.” Promoting contemporary and environmentally responsive design, the firm works tirelessly to address their client’s entrepreneurial aspirations and establish new standards for building design. “Our designs exploit the unique physical conditions of each unique site

and are artfully composed to inspire and delight even casual observers,” adds David. “This results in a design, technical and fiscal approach to project delivery that provides maximum value to our clients.”

Known for their vast experience and knowledge in green building, Bonstra | Haresign ARCHITECTS sustainable design approach is an integral aspect from design inception throughout the design process - not an afterthought when the design is complete. “This integrated approach produces a much more robust sustainable design for a much lower cost both from an initial cost and life cycle cost,” continues Dave. The firm believes that our continually urbanizing world is placing unprecedented strains on the environment and is challenging the ability of the earth to sustain itself. “Ultimately the greenest building is one that satisfies the lifestyles of its occupants, is adaptable to changing human needs, and one that society cherishes, embraces, maintains and ultimately preserves,” adds Bill.

Ultimately though, Bonstra Haresign ARCHITECTS knows that the greenest building is in fact, the one that is already built. “We creatively modernize and re-purpose buildings and communities through renovation and adaptive re-use projects,” explains David. “Reawakening neglected, under-utilized, sometimes derelict buildings and sites helps builds on heritage and historical significance to revitalize neighborhoods.” In recent years, renovation and adaptive reuse projects have been on the increase, and Bonstra |

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PROJECT PROFILE

Capital One Headquarters II

The new headquarters for Capital One is designed to celebrate the company’s position as a forward-thinking, technology-driven financial services company. The 31-story tower – the tallest occupied structure in the DC metro area – seamlessly blends technology, art and science to create a truly inspiring environment that drives innovation and strengthens Capital One’s leadership position as an ‘employer of choice’ within the financial services industry.

The distinctive form of the all-glass tower creates a dynamic energy that reflects the company’s future-focused vision and entrepreneurial spirit. Responding to external site conditions, pedestrian and vehicular connections, the tower’s expression reflects Capital One’s commitment to creating a cutting-edge collaborative and flexible workplace, inclusive of all associates and their different working-styles.



Photo: @Anice Hoachlander

PROJECT PROFILE

Ten at Clarendon

Ten at Clarendon is a five-story, 143-unit luxury apartment community offering one-, two-, three-, and four-bedroom units in a highly-coveted Arlington County neighborhood. The design aimed to create a seamless transition, both in scale and use, between the small-scale residential neighborhood to the south and the dense, high-rise neighborhood to the north.

Assembly of the lots took years of effort and negotiation; securing approvals for multiple schemes, getting buy-in from the neighborhood, and satisfying the lengthy list of County requirements extended the process even further. The result, however, is a striking, modern building that accommodates several different uses, significantly improves the pedestrian realm, and is a model for this scale of development.



Photos: Exterior: @Anice Hoachlander
Photos: Interior: @Judy Davis

PROJECT PROFILE

Carver + Slowe Halls

Sitting a block away from one another in the historic LeDroit Park neighborhood of Washington, D.C., Carver and Slowe Halls were designed by noted architect Hilyard Robinson (a D.C. Native and 1st African American architect to graduate from Columbia University in 1931) and constructed in 1942 to house single African Americans who relocated to Washington to support the war efforts, and were later purchased by prestigious HBCU Howard University for student dorms.

They've now been preserved and renovated as modern, sustainable, moderately priced housing to offer a combined total of 166 studio, one- and two-bedroom apartments, along with luxury amenities and strong connections to the outdoors. These three-story apartment buildings offer the only high-density multifamily residences in this highly walkable and public transit-oriented neighborhood.

The renovation of this historically and culturally significant building preserves a marker of both segregation and achievement, providing a sustainable future for a building with a meaningful past.



Photo: @Anice Hoachlander

PROJECT PROFILE

The Kanahwa

Reported to be one of the first apartment buildings built in Georgetown, this pedigreed building went from poorly maintained and awkwardly renovated to a restored treasure. Designed by Leon Emil Dessez—architect of One Observatory Circle, better known as the Vice President’s house—this 1901 building now provides 14 luxury one-, two-, and three-bedroom units. The four-story structure stands on stately Dumbarton Street in Georgetown, an historic neighborhood predating Washington, D.C. Such a coveted location puts occupants in a highly walkable, urban area close to jobs, restaurants, and retail.

The colonial revival brick building was stripped of two 1950s steel fire escapes in lieu of more modern sprinkler



systems. This was step one in returning the Dumbarton-facing façade to former grandeur. Next came restoration of decorative herringbone brick pattern set within masonry arches, along with a wall composed of header and stretcher brick faces, and 3-dimensional detailing. Then, original windows were refurbished and improved with high-tech weather-stripping. The original entry lobby and interior main stair with glass skylight were refurbished with new flooring, treads, and lighting.

Photo: @Anice Hoachlander

PROJECT PROFILE

The Sanctuary

The Sanctuary is a Gothic Revival Church that was adaptively preserved and repurposed into a contributing structure of the Capitol Hill Historic District. The project encompasses three buildings, the church and two adjacent townhouses, with a gross floor area of 34,693 square feet. Meticulous restoration and careful space planning transformed the purpose-built spaces into 30 unique residential condominiums. Each unit has a distinctive floor plan focusing on maximizing original features such as exposed brick and cast-iron columns. The church’s original stained and leaded glass windows were carefully reassembled by hand, using the original glass or historically accurate reproduction glass. The interior was entirely gutted, leaving only the first and second floor framing, a restored existing stairwell and the shaped ceilings on the top floor.



Photos: @Anice Hoachlander

BONSTRA | HARESIGN ARCHITECTS

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Haresign ARCHITECTS have brought their innovative design thinking to proffer ingenious solutions. “Adaptive use projects extend the life and viability of our urban areas and promote an authentic physical environment,” says Bill. “We have brought design solutions to complex problems, and in turn helped improve residents quality of life, boost economic vigor and strengthen communities.”

With a goal to improve living conditions through an understanding of the needs and lifestyles of today’s society, Bonstra | Haresign ARCHITECTS absolutely believes in housing for all. “We design for a wide-range of housing types and socio-economic groups,” states Bill. “We assist our clients seeking to mend neglected urban environments, and we believe that affordable housing is a basic human right. Our firm actively pursues affordable housing projects and projects that provide community facilities.” To date, Bonstra | Haresign ARCHITECTS has completed over 15,000 units of housing, as well as community facility space, in Washington, DC, Virginia, and Maryland. “We are dedicated to designing dignified affordable housing projects which deliver the same high-quality design as market-rate housing and seamlessly integrate into their communities,” states David. “Focusing on redevelopment and community

revitalization is paramount to us, and we are proud of our work with non-profit affordable housing clients.”

In direct correlation to the firm’s passion toward housing for all is their expertise in entitlements. “We have extensive experience working with local code review branches, zoning commissions, and historic review agencies in the District of Columbia, Virginia, and Maryland,” continues David. “We prepare a thorough code analysis for our projects which highlights areas requiring particular attention, such as egress from specialty areas, ADA requirements, etc.” Effectively shepherding projects safely and deliberately through the regulatory process, Bonstra | Haresign ARCHITECTS have built strong relationships with community groups and building/planning officials. “We meet with local code officials to verify code issues subject to interpretation,” adds Bill. “This allows us to prepare coordinated construction documents satisfying the local authorities, including zoning and historic review branches.”

Excellent design is certainly paramount to every project, but what really matters to Bonstra | Haresign ARCHITECTS is complete client satisfaction, and total project success. Many have given testimony about the firm’s overall great design that artfully responds to each client’s needs and to each site’s unique context.

“Over the last 15 years or so, UIP and I have completed more than a 2 dozen projects with David, Jack Devilbiss and their team of talented architects.

There is a practicality to their approach that I have not found elsewhere. Jack recognizes that the client has good ideas and should provide strong input to achieve great aesthetics and pragmatic design. This, along

with their deep knowledge of the code, allows for dramatic and functional renovations of older buildings. As our shop has grown, we have come to depend on Bonstra Haresign for some of

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PROJECT PROFILE

The Aldea

The artsy, vibrant H Street Corridor called for a mixed-use residential building as youthful and stylishly quirky as the nearby businesses, bars and restaurants. The fresh design begins with a façade featuring an imaginative composition of materials and colors including gray brick veneer, cream stucco, black steel and jade green tile. Oversized windows punctuate the textural exterior, wrapped in black steel shadowboxes for depth and emphasis. Enlarging the glazing proportions mitigates the building’s size to better blend with smaller neighbors.

Organized in a ‘T’ shape layout, the residential floors contain 3 co-living apartments each with 5 bedrooms, open kitchen, dining area, and living room. Generous floor-to-ceiling windows allow sunlight to fill the common area and frame urban views of the Federal City to the south. Every bedroom has an en-suite bathroom and private balcony. The layout offers the residence a blend of privacy and communal spaces ideally suited to the co-housing model, and also adaptable to office use in the future.



Photo: ©Anice Hoachlander

BONSTRA | HARESIGN ARCHITECTS

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the more complicated renovations/restorations we have performed. Bonstra Haresign's ability to dissect a project and define scope based on existing conditions and desired "as complete" parameters, makes them UIP's "go to" architecture firm. Needless to say, their experience with Historic structures and landmarks furthers their utility when it comes to commercial residential development." – Steve Schwat, Principal, The UIP Companies, Inc

"I have had the opportunity to work with Bill and his team on several unique projects over the past 18 months. I find him very creative, easy to work with, timely, open to suggestions, and very supportive. His knowledge especially when it comes to a historic building like ours is invaluable, as we all know, navigating through the restrictions of the district and the historical society is no easy feat. We are grateful for his assistance and guidance." – Elias Assaly, General Manager, The St. Regis Hotel, Washington DC

"A firm commitment to excellence, captivating designs, well-thought-out built environments that our residents love to dwell in, and an intimate level of familiarity with all aspects of the municipalities in which they serve are but a few of the benefits that we enjoy by working with Bonstra | Haresign

ARCHITECTS. It is my pleasure to recommend them, without reservation." – Hiram C. Brown, Senior Project Manager, Wesley Housing

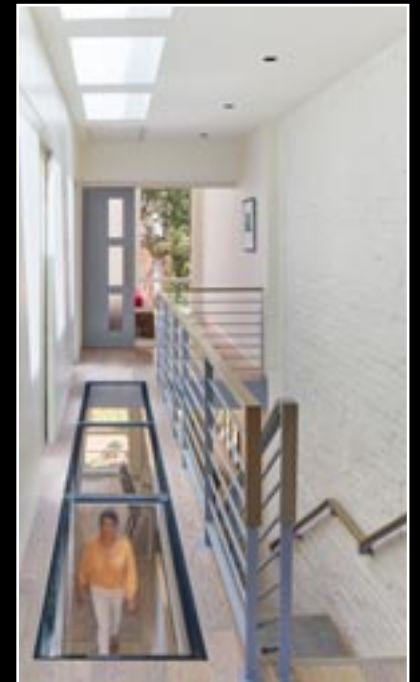
"I have known Bill and David, as well as their work, for decades. Bonstra | Haresign ARCHITECTS does not exist to implement the aesthetic tastes and wishes of a solo "starchitect" or prima donna designer with a signature style, yet design artistry is an essential goal of the firm. This complements Bill's and David's fundamental commitment to create contextually modernist architecture as an agent of positive change beyond each project's site boundaries.... The consistent quality of Bonstra | Haresign ARCHITECTS' award-winning work and transformative effect on communities demonstrate the firm's mastery of the art, science, and business of architectural practice." – Roger K. Lewis, FAIA, Foreward in Designing Community, Bonstra | Haresign ARCHITECTS

Celebrating more than two decades of dedicated collaborative effort, Bonstra | Haresign ARCHITECTS has succeeded not only in high quality design within a wide-range of building typologies at a variety of scales, but also have influenced the human condition by making a memorable impression through architecture. Maintaining their commitment to be rooted in community, the firm continues to foster new client relationships while nurturing existing clients with an astounding 75% repeat rate. "Our projects succeed based

PROJECT PROFILE

Clear View in Foggy Bottom

The modern renovation of this 1880's row house in Foggy Bottom creates open floor plans and light-filled spaces in a 125-year-old brick structure less than 12 feet wide. The project innovates spatial expansion, natural daylighting solutions, and architectural details while preserving the client's family legacy. A heavily glazed rear façade provides a contemporary contrast to the existing brick front façade, left alone to satisfy historic guidelines. Given the long, narrow footprint, the team devised a floor plan which maximized the house's width taking advantage of both exterior walls strengthening indoor-outdoor connections. Living areas located at the exterior faces while utilitarian functions line up along the center of the house opposite a sculptural steel and wood stair. Three linear skylights running along the roof's center, with a single stringer stair and corresponding glazed floor panels, allow light to filter through all levels, allowing the stair to visually 'float' through the house.



Photos: @Anice Hoachlander

on our ability to listen to our clients, to communicate effectively with each member of our team and to maintain a balance between a view of the larger picture and a precise focus on the details," states David. They will also remain steadfast in recognizing the importance of

effective and timely engagement with surrounding communities. "Our mission will always be to create memorable, authentic architecture that fosters community in our urban environments," adds Bill. In short, transforming communities and inspiring people.

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Photos by: Anice Hochlander

Hibar

Builders

Building Relationships by
Solving the Unsolvable



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"The secret to success is to do the common thing uncommonly well."

— *John D. Rockefeller, Jr.* Coming from such a successful person, this quote has no doubt inspired many to go beyond the ordinary and strive toward excellence.

Applicable to an industry as old as there is, construction has continued to evolve as both technology and ingenuity have made what seems impossible to be buildable. Along with this, of course, comes challenges that require the ability to solve issues that are not always common or even noticed. For one Washington, DC based contractor, successfully doing the common AND uncommon things well has rightly earned them a name synonymous with integrity, commitment, and client satisfaction. Since their inception, Hibar Builders has been forging strong client relationships and a reputation for project success by finding solutions to hard to solve problems, all while providing the quality and hands-on engagement from two of the DC's markets seasoned experts.

Started in 2017, Hibar Builders was born from the passion of two individuals that had learned the contracting world from the ground up. Hibar owners, Brian Gianfagna and David Rubando, had spent many years at HITT Contracting gaining valuable experience working on a wide variety of construction marketplaces, including a seemingly impossible 4-month renovation of the Hay-Adams

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PROJECT PROFILE

Heyday Spa — Bethesda, MD

In February of 2020, Hibar began the interior fit-out of a new high-end facial spa in Bethesda, MD. After only 2 progress meetings, this project was shut down due to Covid and then idle for almost exactly 12 months. Luckily it started back up again in April 2021 and later that year, Heyday Spa opened it's doors for service.

The Spa consisted of a front retail space, an open room with 20'+ open ceilings and 10 individual treatment spaces and also a back of house area with laundry facilities, kitchen, storage rooms and offices.

The spa took a retail space that previously held several generations of restaurants. Each of those renovations left behind a labyrinth of abandoned waste pipes below the concrete slab on grade. This included an underground grease trap, several floor sinks, drains, cleanouts and other hints of the kitchen that's now long gone. With no as-built drawings available, Hibar took this next hurdle in stride and systematically deciphered each old abandoned line that was found and determined if it was definitely abandoned or if perhaps it was also downstream of, in some cases, a floor drain in the next door tenant space. There was always a fear that some old waste pipe would get missed and not capped off. Then in a few months there'd be some terrible grease smell coming from under the slab on grade somewhere. Not a good thing for a high-end facial spa, and certainly not an easy thing to find or fix later. So Hibar took great care to not let that happen.

Eventually all the hurdles were jumped, the facials began, and Hibar and their team made it out of this spa looking.... simply marvelous, Daa'ling!



Photos are property of Hibar Builders

PROJECT PROFILE

Lee Graham Pool – New Pumphouse

This project consisted of the demolition of an existing concrete building that housed all of the filters and pumps for the property's 2 commercial pools and then rebuilt a newer/larger version of it. This out-of-the-ground project highlighted the breadth of Hibar's abilities. Although it was a relatively small and simple project, there were many complexities that had to be overcome. The razed structure was, and the new structure is, half underground. That meant that every step of the way, the large, steep slope on the back side of the construction site was always an issue. This was a very tight site; there was only one site access point for all trucks from a narrow one lane service road. Every concrete truck, crane and delivery truck that had to back down that tiny service road had mere inches to spare.

The new structure has a waterproofed concrete deck that will also be used as the foundation for a future field house. Hibar has already completed 2 successful projects for the pool, so hopefully when the time comes to build the new fieldhouse, Hibar will get another chance to dive right in at the Lee Graham Pool!



Photos are property of Hibar Builders



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Hotel, Reagan-National Airport build-outs, Department of Justice office spaces, ESPN Zone, a \$60 million FBI facility, Holton Arms School, high-end venture capital and law firm tenant spaces, and many others. "Brian and I were both there for over 13 years each," explains David. "We both knew how and when to get into the weeds to solve problems that nobody else would solve. I was lucky enough to spend over half of my years at Hitt as an on-site project manager. That hands on experience for problem solving in the field, combined with a background of engineering, construction management, and persuasion skills, lends itself very well to our business model. Brian has an amazing ability to juggle everything at once and not let things fall through the cracks. He is relentless on completing the necessary submittals, contracts, invoices, and procurement necessary to support the work in the field."

After 13 years of working at HITT, often putting in 70- or 80-hour weeks, David decided his mind and body needed a break. Touring the country on his motorcycle and then investing in rental properties, David eventually ended up working for a large developer in DC. Brian, meanwhile, maintained his tenure at HITT, but the two future partners stayed in close contact. After a few months of planning and discussions in 2017, David and Brian decided it was time to take their hard-earned knowledge

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PROJECT PROFILE

Luxury Condos Punchlist & Service Work

A new 25-story luxury condo building in Tyson’s corner asked Hibar Builders to perform all final punchlist work as the units were turned over to their respective buyers. This included easy touchup items like paint and caulk, to more difficult items like “why is my entire kitchen out of square with the walls?” These multi-million dollar condos and their understandably demanding owners require a level of quality, diplomacy and organization that is top notch.

The success of the initial turnover to the owners was such a success, that Hibar has continued to work in the building on new unique service projects of all sizes. From chips in wood floors to replacing glass off a swing stage off the 26th floor roof level. Most projects take a few days of preparation and a few days of work. Others are ongoing repairs throughout the building that have to be scheduled and completed in several units. Examples of this include working with the MEP engineer to solve a lack of Return Air issue in several tiers of condos. Each tier of units has it’s own complications and opportunities for Hibar to show off their problem solving skills. New return grills and holes needed to be cut above drywall ceilings in strategically placed areas to allow free air flow back to the individual condos’ HVAC units. Each of those locations had to be blessed by the homeowners as well as the engineers. If you thought engineers were sticklers, wait until you meet Mrs. well, that’s a story for another day.



Photos are property of Hibar Builders



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and start something great. “Our first service work project was for Federal Realty Investment Trust at their new development Pike & Rose. They needed someone to remove a tub from a recently sold condo. Not just any tub, it was a very recently completed high end condominium project and a very expensive soaking tub,” states Brian. “But the new owners hated it, and they insisted it was to be removed if they were going to buy this condo. There was almost no chance of getting it out the bathroom door, down the hall, and around a corner. Not to mention there was no access to the ceiling below for cutting the drain pipes or formwork to fill the hole in the concrete slab. We said ‘no problem’ and figured it out.” This seemingly small job led to many other task orders from Federal Realty (FRIT) because, simultaneously, the GC that was building the building informed everyone that they were no longer accepting any change orders. “A GC telling an owner that they are ‘no longer accepting ANY change orders’ was a completely unheard thing to us, but that prompted us to tell FRIT, that we would gladly take all their change orders, which we did,” continues David. “As they completed the building, we took all the changes that FRIT and new condo owners wanted. It worked out surprisingly well with our forces working alongside, and in constant communication with, the GC’s team. This all led to bigger and better projects between Hibar and FRIT for the past

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several years.”

Today, Hibar continues its legacy of challenging projects, lean overhead, and smart growth, all while continuing the challenge of finding ways to make the seemingly impossible projects come to life. Maintaining a small but nimble size, the firm really specializes in three distinct areas: Interior commercial construction, punch list and service work for newly constructed condominium buildings, and special projects that require the kind of problem-solving and can-do attitude they are known for. Licensed in MD, DC and VA, Hibar has most of their projects concentrated in the Washington, DC metro area. “The operation is all run and managed by David and myself,” says Brian. “I handle most of the management, bidding, accounting and paperwork, while Dave handles most of the field supervision, but these roles vary from project to project.” Coming from a world of construction where things were done right – or done over until they were right, Brian and David agreed that they would always strive to get things done the correct way, no excuses accepted. “We took that commitment to the level of quality that we wanted so seriously, that we incorporated it into our name. Hibar – HI BAR. It is not a coincidence that we named our company after the exact goal that we want to focus everything on,” adds David.

As a smaller company doing projects for large clients, Hibar is

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PROJECT PROFILE

DC Townhouse Renovations

Although Hibar is mainly a commercial construction company, there is always the occasional cross over to Residential. This townhouse near Adams Morgan neighbourhood in DC was unfortunate enough to have a large apartment building developed right up against its north wall. This apartment building had a lower level parking garage and during development, significantly undermined the 3 story back porch and also the front porch of the townhouse.

Hibar’s initial scope of work included a new front/back porch and a new liner to the chimney flue. The major difficulties of this was the lack of access to the rear of the building. There was no alley here, only the private parking lot of another apartment building. Secondly, the new back porch foundations were deep foundations on the north side to match the adjacent underground parking structure but only 36” deep on the south side to match that adjacent property’s foundation depths.

In an epoch example of ‘scope creep’, Hibar continued to perform multiple other projects while mobilized. These included Rat-proofing the front and back landscaping with underground metal lath. A flood remediation after a 100 year rainstorm. Interior crack repair throughout from building settlement after the construction next door.

The most notable added scope would be to sandwich new 14” deep wood roof beams to all of the existing 100yr old wood 12” roof beams and their masonry bearing pockets. This was done with only 20” to 48” of attic clearance. Because new masonry bearing pockets were needed, it required temporary shoring of each beam from the 2nd floor up through the ceiling to the actual roof beams. Temporary AC was pumped into the attic because this was done in the summer. There was no room to install new full length beams into the tight attic, so steel plates were used to splice the new beams together. Amazingly this was done while there were occupants living in the house.



Photos are property of Hibar Builders



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certainly sophisticated in the procedures and requirements that they are accustomed to from those much larger GCs. “Whether it is submittals, paperwork, quality of the work on site, or how we interacted with subcontractors, our clients know we are an extension of them from project inception to completion,” states David. “Most of our clients are repeat customers and they have come to understand that this is how we operate.” The result has been strong and lasting relationships built on trust and respect. “Once clients start to work with us, they soon realize that they don’t have to worry about much,” continues Brian. “We consider ourselves part of their team, and we certainly do not look for every chance possible to take advantage of mistakes, delays, or changes that they may have caused. They know that Hibar will give them complete honesty up front and throughout the project.”

All three main construction types that Hibar concentrates on are rooted in this team approach, and it has proven essential to project success and client satisfaction. “Our interior commercial construction projects range from small retail spaces like Evoluxxy at Pike and Rose, to small office build outs,” explains Brian. “Hibar also often has requests from clients for several ‘white-box’ projects after a tenant has moved out. We have done several of these after restaurants, stores and offices have closed and

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PROJECT PROFILE

Escapology – Bethesda, MD

This escape room project is located in Pike & Rose Development in North Bethesda, MD. Hibar’s contract included demolition of the existing office tenant space, splitting the space in half with new demising walls and building four exciting and challenging escape rooms.

One of the ongoing challenges throughout this project was to split one office-use tenant space into two. One would become Escapology and one was to remain an office. Thus, all of the Plumbing, Electrical and Mechanical also had to be split. Hibar selected MEP subs that they new would be up to this challenge. Most notable was R&R Electric, who completed all of the electrical and low voltage wiring.



This interesting project includes hidden doors, lots of secret surprises, an imitation 1980’s Air Force One experience, and much more! All of these tricks and hidden features required significant pre-planning. Many of them had to be designed on the fly as these rooms are mostly only designed schematically on paper. Hibar and franchise owner had to work together to figure out all the details of how to make all of the great design ideas a reality. Then they had to work even harder on how to get all of these solutions acceptable to Montgomery County Inspectors.

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the landlords want the space to look clean and presentable to future potential tenants.”

A second construction type, condominium service work, has brought Hibar to several new construction condominium properties for different developers that have a need for substantial punch list work just prior to each unit that is sold. “Typically, the original GC for these projects has been done and signed off for a long time before many of the units sell and get turned over to the buyers. In that time, lots of things can happen in each unit,” states David. “Often an entire multi-page punch list is created by the new unit owners prior to closing and this work needs to get addressed quickly and efficiently. Commonly, items on the list have never been dealt with because they are very difficult to fix when units are completed. A kitchen island built out of alignment, custom cabinets that have issues, wood floors with gouges, tubs not sloping properly with marble surrounds, multiple units that lack proper return air in the HVAC design, replacement of poorly repaired kitchen countertops and backsplashes, or an entire building that failed to design range hoods with the proper CFM for their very expensive 36” Viking gas ranges are just a few examples. We pride ourselves in not only effectively completing the easy items but also addressing the very difficult issues as well. Many of the service projects we complete are these building-wide or unit type wide issues that require a

PROJECT PROFILE

11777 Parklawn Ave

This retail building has an upper level parking deck with retail space below it. Unfortunately, it was built decades ago when waterproofing such decks was not as proficient as it is today. Over the years, the water migration made its way to the perimeter steel beams holding up the parking deck. Some of these beams literally rusted away. Gone. No beam left. It was a miracle that the parking deck didn’t have a collapse.

When Hibar was brought on board, we immediately (within 10 seconds) realized the severity of the situation and insisted that this area of the raised parking deck be closed off to traffic. Ultimately, the entire side of the building was torn down and rebuilt, the raised deck was exposed where it meets the building for new waterproofing and topping slab, and many of the old window bands were all replaced. This was all done while the building remained occupied with a furniture store. That was accomplished by installing shoring posts along the effected building perimeter and then installing a false drywall wall to hide the shoring posts. The furniture store lost a few feet of space and their windows for a few months but at least they were open for business. Even when trenching, waterproofing and pouring concrete at the main entry of the building, Hibar somehow managed to sequence the work in a manner to keep the front doors accessible to the public.



Photos are property of Hibar Builders

very deep understanding of how to fix shared flaws.”

These examples all point to a major strength of Hibar Builders; the ability to find solutions to difficult problems. This is so often the case when they take on special projects, and both David and Brian are certainly no strangers to solving issues to major obstacles. “One of these was a retail building that had a parking deck over some of the retail space. The building was over 50 years old and the waterproofing under that deck had been failing for decades,” says David. “When I first stuck my

head above the ceiling to see how bad things were, I called the building owner and immediately instructed them to close off the parking deck. There were entire steel beams that had literally rusted out to nothing. Completely gone. The slab was holding itself up with no beam under it in multiple locations. This turned into a multi-year, multi-phase project to shore-up, dissect, and rebuild the entire side of the building, as well as re-do all the parking deck waterproofing underneath the topping slab, all while keeping the building

occupied.”

This ‘can-do’ attitude has led to numbers of difficult projects from clients that need the expertise and experience of the Hibar team. “We received a phone call one day from a client that said he needed to meet us tomorrow and discuss a project he only wanted us to take on, starting as soon as possible. He never even asked for pricing or if we were available,” states Brian. “It turned out to be a very unique project consisting of turning a 40’ bay boat into a rooftop deck bar. The difficulties

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in accomplishing this were deeply concerning to the clients as there was hair salon and a clothing store directly under the roof deck where the boat would be. These open and occupied spaces had ceilings at 10' and another 10' above the ceiling packed full with ductwork and other utilities serving ground

level retail spaces and the 20-story hotel/condominium structure above. The boat bar required several floor sink drains, 6" and 8" conduits for soda and beer lines, sprinkler lines, water lines, electrical feeds, and communications lines. These all needed to be fed through the busy space above the

retail shops and up into the boat." Eventually, David and Brian figured out a way to make all this happen, the result being an amazing rooftop boat bar at the fun and delicious restaurant, Hello Betty at Pike & Rose. Yet, there were other problems that Hibar Builders needed to overcome to bring this amazing project to fruition. "The newly created steel frame for the boat structure had several posts that required base plates and anchor bolts into the structural slab," adds David. "Then, because it is an exposed rooftop deck, all penetrations and anchor bolts had to be waterproofed. To make it even more difficult, the roof deck had a topping slab and then terrazzo above the waterproofing layer. So, if there were ANY leaks later from these anchor bolts, all the plumbing penetrations the beer/soda line penetrations etc., the repairs would be extremely difficult. This project was a complete success and we could not be more proud of the work we accomplished there."

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PROJECT PROFILE

Air Dampers, Old Town Alexandria



This project was in an exclusive condo building in Old Town Alexandria. The building was fully renovated in 2015 but had significant fresh air issues to all units. They soon found out there was no way to regulate how much fresh air was going to each unit. Theoretically, the original design called for air regulator devices inside the 6" fresh air round duct to each unit – but nobody knew where these devices actually were – if they were even there at all. This became a problem of major lawsuit proportions. Eventually, a solution was proposed by the engineers to seek out each of the air regulator devices in each 6" round air duct that supplies fresh air to every unit. Then relocate them all to above the hall ceiling with an access panel in the drywall to access and test them. The problem

was, nobody really knew where all of these devices were in the 6" ducts in 67 units, or if there was going to be access in the hall to install each air device above the jam-packed hallway drywall ceilings, or if there would be sufficient straight duct lengths on both sides of the new device for it to function properly. In addition, the individual condos are more like working in museums than condos. Priceless artwork, Steinway grand pianos, crystal chandeliers, and custom wall finishes in just about every unit, all made working in there with ductwork "tin knockers" even more exciting.

When most other GC's avoid jobs like this, Hibar gravitates to them. David was on site playing duct-work detective; analyzing all the clues, using a mini-camera scope and the 20% accurate as-built drawings to make an educated guess where to start cutting open drywall ceilings or walls to locate where the 6" fresh air duct and regulator device was.

After years of having issues with their HVAC systems, the building management and unit owners were all very grateful to have Hibar complete these difficult tasks. You could say, quite literally, that this project completion was... a breath of fresh air!



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The fact is, this ability to take on difficult projects without hesitation has become a hallmark for Hibar, and endeared them to clients throughout the DC Metro area. “When other companies tell you ten reasons why something can’t be done, we’ll come and tell you what needs to be done to make it happen. We are problem solvers and do not take no for an answer,” says Brian. “Sometimes it is just about having a fresh set of eyes on the problem, someone that does not have any bias whatsoever about whose fault it was something happened, or who is going to pay for it, or what is the easiest way possible and still get it approved. None of that matters to us when we are brought in to solve a problem.” Often brought in to act as a liaison between the developer and the condo owner who may be very upset that a particular problem is not fixed yet, Hibar understands that all parties involved want to see a solution that works for everyone. “We understand that all stakeholders need to be satisfied to actually solve the problems – not just the ones paying the bill,” continues David. “If the unit owners are satisfied too, then the client paying the bill is going to much be more appreciative that we made everyone happy.”

A prime example of this was a small condo unit in a large new tower that was already turned over to and signed off by the unit owners. After a few months they noticed their wood floors, their kitchen island, and their walls were not all aligned properly. The

PROJECT PROFILE

Warby Parker Façade, Pike & Rose, MD

This project consisted of combining 2 small retail tenant spaces into one. This included interior demolition as well as an entire new storefront façade that seamlessly incorporated both spaces. This included re-framing, full waterproofing of the substrate and installing new storefront and metal cladding.

The two biggest hurdles for this project were the schedule and the site logistics. Warby Parker had very strict requirements for the colors of the storefront. Those custom colors would have significantly delayed the project completion. Hibar proposed using stock white color storefront and aluminum doors and painting them all on site.



The second hurdle was building a temporary wall on the sidewalk allowing enough room to work on the storefront but also allowing sufficient space for pedestrians on the sidewalk side of the wall. There was simply not enough room for this. In addition, there is no easy way to secure the temporary walls to the building without damaging existing to remain materials. On previous storefront work, the client, Federal Realty, had had significant temporary wall problems in the extremely high winter winds at Pike & Rose. That included a Christmas Day wind storm that blew over a 25’ high temporary plywood wall.

Hibar proposed a solution that not only worked better than a temp wall on the sidewalk, but also saved the client over \$10,000. The solution was to use the 24’ high studs from the existing demising wall that was being demolished between the two tenant spaces and rebuild a temp wall 4’ /inside/ of the storefront wall (parallel to the storefront wall). This allowed a lockable space inside to store materials, but still allowed work to commence on the storefront. Hibar has since used this technique on 3 other façade renovations for Federal Realty with great success.

Photos are property of Hibar Builders

developer asked Hibar to get involved. So after an extensive, detailed survey of the walls, floors, and island, it was confirmed that nothing had been installed square. “We explained to them the very low likelihood that the developer

was going to completely demo half of their entire unit and start all over again,” explains Brian. “We worked with them and the developer on a solution that made it almost impossible to notice any imperfections.”

Without a doubt, a key element to making situations like these come to fruition is Hibar’s ability to effectively communicate the key points and positions of all parties involved. “We often think

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Hibar Builders

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of ourselves as translators, speaking and interpreting the many different languages of those involved in a construction project,” says David. “The owner is speaking his language, the Architect is speaking his language,

the engineer is speaking his language, the end-user is speaking his language, the subcontractors are speaking their language, and the on-site foreman are speaking their language. The result is they all think they know what the others are saying, except they all hear only what they seem to think the other is saying. Our job is translating to the owner that what the engineer just said is going to cost him money, or to explain to the subcontractor that what the owner just said means he is going to have to make a change order disappear or else he is going to

have other problems. We act as facilitators, helping everyone to work as a team.”

Having such dedication to ensuring their client satisfaction and overall project success, it is certainly no surprise that Hibar has earned high praise for keeping their problems to a minimum while bringing their visions to life.

“Hibar has been a great partner for their work at the Verse condominiums in Tysons. Whether it’s a large or small work task I know Hibar will be quick in their response and professional in their execution.” – Tom Boylan, Senior Vice-President Development, TMG

“I have worked with Hibar since Dave and Brian started, and I’ve found them to be a great fit for a variety of projects, both complex and simple. Their responsive and proactive approach has made them a company I often turn to.” – Kevin Shearer, Sr. Director of Construction & Tenant Services, Federal Realty Investment Trust

“I have done many successful projects with Hibar. They consistently deliver our jobs on schedule and within budget, and provide technical and management skills that are rare for a company of their size.” – Dave Rudorfer, President PM Net

Looking ahead, Brian and David have every reason to be confident and excited about the future of Hibar Builders. In just over six years, the company has firmly established their reputation for finding solutions to the most difficult problems while building relationships that last. As they continue to forge ahead, both owners understand that the experience and knowledge they gained from decades of hands-on commitment has been a catalyst to Hibar’s success. They also realize that maintaining that

success is tied directly to their involvement in every project. “Our goals for the future are to grow at a slow enough pace that we do not jeopardize quality or quality of service,” states Brian. “One of our strengths which we like to think makes us unique is low overhead costs and our commitment to the highest quality.” As Hibar begins to take on more projects, they understand the need to take on additional management, supervision, and administrative help. “Our personal goal is not to be known for being the biggest General Contractor around,” adds David. “We would rather be known as the GC that can take on the most difficult projects, solving the most difficult problems that other GC’s shy away from because they’re too time consuming, or there’s too much easy work around.” In summary, doing what Hibar Builders was born to do - Building Relationships by Solving the Unsolvable.

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reform

ARCHITECTURE + DESIGN



**(Re)Solving Problems, (Re)Engaging Clients,
(Re)Considering Making, (Re)Forming Space**



Continued from page 33

Architecture has the ability to transform our daily lives through manipulations of the buildings and spaces we inhabit, and often does so through a multitude of styles, materials, and adaptations. Yet, fundamentally architecture is about the act of making, and inevitably great design involves the process of framing a problem and developing a solution. For reform Architecture + Design (reform, llc), creating places and spaces that enhance our experiences and allow people to become more aware of and fully-present in their surroundings has always been their objective. Their search for ways to turn potentially negative elements into positive attributes for their clients and communities has earned them respect and design awards since their inception. Relying on their creative and academic research to provide a full range of architectural, interior, installation, and furniture design services for a wide range of clients throughout the metropolitan area and beyond, reform Architecture + Design has provided design-driven architecture capable of having a significant impact on our daily lives, our places of work and the culture of our communities for almost two decades.

Founded in 2006 by Luis Boza and Matthew Geiss, reform remains a small, hands-on firm

in Washington, DC. At the time, both Principals were faculty members at The Catholic University of America’s School of Architecture and Planning. Luis was an Associate Professor, and Dean of Undergraduate Studies, while Matthew was an Adjunct Faculty Member and Director of the Graduate Thesis Programs. Both were heavily involved in the Graduate Concentration in Design Technology. Together they participated in several digitally fabricated Design / Build projects at CUA and around the DMV- many of which received local and national AIA awards.

During their time at CUA and because of their expertise, Luis and Matthew received several commissions from local developers and professional architecture firms to design and fabricate components in buildings in DC. At the same time, reform received a few residential commissions. where they explored ways in which conventional building techniques and materials could be slightly modified to create extraordinary effects and experiences. For the next 10 years, reform straddled the academic and professional realms of architecture, drawing on each to push their built work and teaching in new and creative directions. It was these formative years that began to set reform, apart from many architecture firms in the DMV region.

In 2016, Luis and Matthew left their full-time positions in exchange for a full-time commitment to reform. Consciously making the decision not to focus on a specific project / building type, the body of

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PROJECT PROFILE

COSENTINO DC

Project Name:	Cosentino DC
Owner / Client:	Cosentino
Project Type:	Commercial / Showroom
Location:	Washington DC
Size:	3,000 sf
Contractor:	ADI Construction of Virginia LLC

PROJECT DESCRIPTION: reform and Division1 collaborated with Cosentino (the Spanish based, solid surface company) for their showroom in downtown Washington, DC. The 3,000 square foot showroom features a large open reception area with both digital and physical displays of material options and recent installations. Conceived of as an “atelier”, the space enables designers to work with their clients in developing material pallets for their projects. A spacious open kitchen and presentation area allow for larger gatherings while simultaneously featuring the broad range of installation options for Cosentino’s product offerings including Silestone and Dekton.



PHOTO CREDIT: Cosentino, reform

PROJECT PROFILE

NATIONAL CAPITAL NEUROSURGERY

Project Name:

Owner / Client:

Project Type:

Location:

Size:

Contractor:

National Capital Neurosurgery

Washington Brain & Spine Institute

Commercial / Office

Rockville, MD

6,000 sf

The Ablen Group

PROJECT DESCRIPTION: reform was hired by the nationally recognized Washington Brain & Spine Institute to design a new, contemporary office suite and outpatient facility for their headquarters in Rockville, MD. The focus of the design was to develop a unique reception and waiting room area that would draw visitors into a comfortable and engaging space. The exam rooms and offices have a row of clerestory glazing which connects the space of the room with the adjacent corridor and interior rooms beyond which is intended to reduce the sense of isolation that patients might feel while waiting to be seen by their physician. Once the project was completed, reform was asked to transition the original office suite into a new physical therapy area to provide additional in-house benefits to their patients.



PHOTO CREDIT: reform

PROJECT PROFILE

APATOFF PETERS EBERSOHL

Project Name:

Owner / Client:

Project Type:

Location:

Size:

Contractor:

Apatoff Peters Ebersohl LLC

Apatoff Peters Ebersohl LLC

Commercial / Office

Rockville, MD

6,200 sf

Coakley Williams Construction

PROJECT DESCRIPTION: reform’s design solution for Apatoff Peters Ebersohl LCC arranges the reception, conference room and break-out areas along a circulation spine. Occupants of the suite move through and along a ‘thick wall’ which lines circulation of the office but also contains the large quantity of dedicated physical files required of both companies. Clerestories cut into the thick wall allow natural light to filter into the interior offices while maintaining the privacy of the occupants.

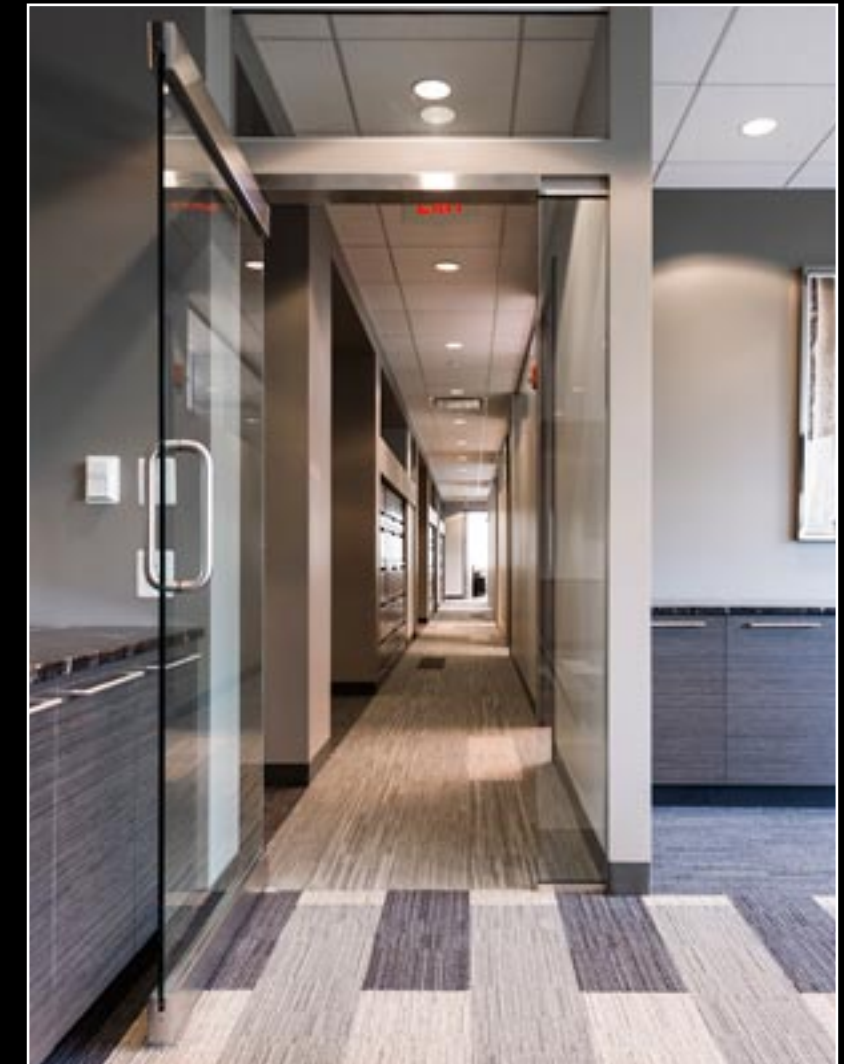


PHOTO CREDIT: Pepper Watkins

PROJECT PROFILE

DANVILLE RESIDENCE

Project Name:

Owner / Client:

Project Type:

Location:

Size:

Contractor:

Danville Residence

withheld

Residential Renovation

North Bethesda, MD

3,200 sf

R&LM Construction

PROJECT DESCRIPTION: reform gave new life to this beautiful, but dated mid-century modern home through a series of small additions and a comprehensive interior renovation in North Bethesda’s Luxmanor neighborhood. In an area where McMansions are typically constructed on the lots of 1960s and 1970s tear-downs, the clients saw the untapped potential of this small, ranch style home and asked reform to design additions and interior updates that would make the pre-fab house work for their family. One addition provided a new breezeway entry leading to a new mudroom and two-car garage. The other addition generates a light-filled primary bedroom with walk-in closet.



PHOTO CREDIT: Tod Connell

PROJECT PROFILE

CARMICHAEL RESIDENCE

Project Name:

Owner / Client:

Project Type:

Location:

Size:

Contractor:

Carmichael Residence

withheld

Residential Renovation

Bethesda, MD

3,500 sf

Moderne Homebuilders LLC

PROJECT DESCRIPTION: Whereas general consensus in the neighborhood assumed that this worn-down mid-century modern residence would be razed in favor of a developer funded spec-home, reform saw otherwise. They recognized that the house, though requiring substantial alterations, held tremendous promise for the clients’ growing family. While remaining sensitive to the modernist aesthetic of the home and the surrounding neighborhood, they envisioned the renovation process to be a curatorial editing and spatial simplification; rather than one of expansion or addition. The resulting design exploits the relationships between the interior (living) and exterior (central courtyard and rear woods) spaces by blurring the two and creating a unique experience as one moves throughout the home.



PHOTO CREDIT: reform

PROJECT PROFILE

CLEVELAND PARK RESIDENCE

Project Name: Cleveland Park Residence
Owner / Client: withheld
Project Type: Residential Renovation
Location: Washington, DC
Size: 350 sf
Contractor: Mersoa Woodwork & Design

PROJECT DESCRIPTION: reform was asked to renovate a cramped, underutilized, 350 sf attic space and create a home office, guest bedroom, laundry room and storage space. Defining convention, reform considered the renovation as a large piece of furniture rather than a small room. To do so, the space was “wrapped” with a series of seven programmed ribbon, each from custom finished plywood, that extend from floor, to wall, to ceiling Each ribbon contains all of the programmatic elements of the room (including the stairs, a radiator, desk space, filing cabinets, a printer cabinet, a day bed, a screened shelving unit and additional storage) which allowed an exceptional amount of program to be packed into every surface of the room.



PHOTO CREDIT: Tod Connell

PROJECT PROFILE

SW WATERFRONT RESIDENCE

Project Name: SW Waterfront Residence
Owner / Client: withheld
Project Type: Residential Renovation
Location: Washington, DC
Size: 500 sf
Contractor: Something Different Contracting

PROJECT DESCRIPTION: reform identified an extraordinary opportunity in accepting the challenge of remodeling this tiny, 500 square foot, studio apartment along the burgeoning waterfront of Washington, DC. The focus of this design was to identify a way in which to maximize the storage and functionality of such a small space for a couple who enjoy cooking and entertaining guests on a regular basis. The solution was to wrap the space using cost effective IKEA storage units in order to open the main living areas that flow seamlessly to an expansive, outdoor patio.



PHOTO CREDIT: Pepper Watkins



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work grew- including residential renovations and additions, ground up houses, commercial office / retail interiors, public art commissions and fabrication installations.

Today, reform continues to bring a design methodology that ultimately yields a transformative and unique approach to each project. By attentively listening to their clients and asking poignant questions, followed by a period of dedicated research, Luis and Matt form a dynamic team. "We collaborate with our clients in reframing our design methodology by developing thoughtful, conceptually rigorous and responsible solutions relative to context, program and budget," explains Matt. "We thrive on the fact that problem solving is inherent in good design." In fact, reform believes that focusing on design as a problem-solving process leads directly to innovative opportunities. "We view the design process as a series of variables and constraints which can be navigated toward thoughtful as well as functional relationships that eventually turn into new and innovative opportunities," adds Luis. "At reform, we are always searching for ways to turn potentially negative elements into positive features for our clients and their communities."

This design philosophy is not only a focus of reform, but a collaborative process which includes contractor, MEP, client, developer, landscape designer, sub-trades, and others.

"Regardless of scale, construction is a complex process which requires a large, diverse project team," states Matt. "We engage this entire team at the earliest stages to project completion, sharing knowledge and information to identify potential problems and find unique solutions." This dedication to a team mentality has not only built strong partnerships but allowed reform, to meet each client's unique needs and goals. "Successful collaboration amongst the team allows the integration of expert knowledge and inevitably leads to a more successful project and we view each project as a true partnership, especially the client," says Luis. In addition to the commitment to building a complete team for every project, having backgrounds in academia, both Luis and Matt feel it is important to take the time to educate their clients about the process, options, decisions, and their overall impact on the project. "Spending this time with our clients is not only highly valued by our clients, but it makes for a more successful project in the long run," continues Luis.

With the innovation and experience reform brings to each project, their focus on materials and making has also been essential to the design process. "We rely on our foundational knowledge of existing construction means and

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PROJECT PROFILE

K STREET FEATURE WALL

Project Name: 111 K St NE
Owner / Client: Jay Street Development Corporation / Gensler
Project Type: Fabrication / Installation / Public Art
Location: Washington, DC
Contractor: Jefferson Millwork & Design

PROJECT DESCRIPTION: reform, llc was commissioned by developer J Street Development and base building architect Gensler to "anchor" a new steel and glass office tower to its site in Northeast Washington, DC which is defined along one edge by an existing, century old, stone retaining wall. As a means of contextually 'grounding' the building within the site, reform proposed an 'abstraction' of the traits and characteristics of the original stone wall. This abstraction takes place through a delicate choreography between scale, proximity, perspective and material properties, fabrication techniques and form. Constructed from hundreds of cedar wood cubes, the units are consolidated into a single plane. One's perception of the new surface is intended to perpetually shift relative to various physical scales of the surface itself (the unit, the components, and the composition) and at each of the scales at which the surface is viewed (within arm's reach, entry to the lobby and from across the street).



PHOTO CREDIT: reform

PROJECT PROFILE

(DIGITAL) CRAFT

Project Name: Digital Craft
Owner / Client: The Catholic University of America School of Architecture and Planning (CUArch)
Project Type: Fabrication / Installation / Public Art
Location: Washington, DC
Contractor: reform Architecture + Design, CUArch Graduate Students

PROJECT DESCRIPTION: While some argue that digital design and fabrication is a dissociation between the hand and the making of things, we asked if the opposite could be true. This key question was considered through the design and fabrication of a permanent installation in the School of Architecture and Planning at The Catholic University of America in a reform led digital design/build studio. The installation was programmed to contain space for various student groups, a student lounge and a viewing balcony open to the exhibition space below.



PHOTO CREDIT: reform



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methods, but we are also continually searching for opportunities to innovate through new technologies in design and construction as a means of providing additional quality and value to our clients,” states Matt. Their extensive experience in traditional and innovative methods of design and fabrication has instilled a belief that the key to any successful project is the sharing of knowledge and information. “Our work is rooted as much in the process of materials and making as it is in the conceptual underpinnings or technical aspects of the project,” adds Luis. “Research, collaboration and production are fully integrated into the design process and our portfolio of award-winning work reflects this philosophy.”

Few architecture firms can boast such an extensive background in both academics and project success, and this has allowed reform to focus on a diverse range of project sizes and styles. “Variety is truly the spice of life, and at reform we have made the conscious decision to work across project scales and types,” explains Matt. “This freedom allows us to ask pertinent questions, build a broad knowledge base and generate more innovative solutions through a carefully

curated “cross-contamination” of ideas learned across program types and scales. We do not focus on any one niche.” This also plays directly into the customized approach reform takes with each project. “The uniqueness of our firm comes from the fact that we take a new and unique approach to each project,” states Luis. “No two projects are alike, whether the program is different, the site is different, the desired functionality is different – we feel that every project deserves a customized solution, tailored to these unique parameters. While it may be easier to recycle elements from project to project, we also know that it is not the best way to deliver optimal results for our clients.”

A firm such as reform has numerous strengths that set them apart, as mentioned above, but one that certainly stands out is their focus on and attention to detail. “No matter the size, scale or program of the project, there is no part or piece that can be overlooked,” continues Matt. “As soon as you lose focus on what may be considered an otherwise irrelevant aspect of a project, that irrelevant component or detail may suddenly become the thing that detracts from everything else the project is intended to do or to be. We invest a lot of time and energy to ensure project goals are clear and that the focus on design is what always comes first.” This includes attention to detail with respect to customer service. “Our firm is small,” says Luis. “This means that both founding partners are not only involved in the day-to-day management of

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reform

ARCHITECTURE + DESIGN

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the firm, but also in all projects from Pre-Design through Construction Administration.”

While Luis and Matt have rightly earned the excellent

reputation reform, llc, enjoys, they understand the measure of true success is complete client satisfaction and project success. The following client quotes give testimony to the dedication reform, llc gives to every project:

“Luis and Matt at reform. llc are amazing! Our project was a small CO-OP space of 560 square feet that had not been touched since the mid-1960s. We wanted to maintain a mid-century modern aesthetic while

making the small space functional and unique. They accomplished both and more. From initial design options through to construction management, reform exceeded our expectations. If you expect attention to detail, solid recommendations throughout design and construction, and a professional relationship, reform will make you smile.” - Craig Corl

“Matt and Luis are very professional, creative, and responsive. They really listened to what we were looking for in our remodel, which was reflected in their detailed drawings. I would definitely work with them again and would recommend them to anybody looking for an architectural firm that produces high quality and detailed project

designs on time and within budget.” - Susanna Reck

As reform Architecture + Design looks ahead, there is certainly a prosperous and bright future as the firm continues to set the bar for excellence in architecture. Believing that design has the power to choreograph our movements and behavior, Matt and Luis will continue fostering collaboration amongst the team to allow the integration of expert knowledge at pivotal moments, inevitably leading to a more successful project. “At reform we listen, absorb, discern and re-present information in unique ways to our clients and consultants,” says Luis. Yet, to ensure that their clientele continues to receive the excellent attention to detail and hands-on involvement throughout the design process, reform understands that a smart growth policy while remaining flexible and diverse is essential. “reform has stayed small intentionally, but we do have aspirations to grow our design and production staff to be able to take on a larger and more diverse set of projects,” adds Matt. “We feel the ideal firm size for us would be in the 5-10 employee range. This would allow us to grow our commercial and residential portfolios while continuing to produce high quality design focused projects that provide maximum impact for our clients.” As always, Matt and Luis will thrive on resolving any constraints into thoughtful and functional relationships – creating new, not previously considered opportunities. In short, staying true to reform.

