



John L. Edwards School Building

Adaptive Reuse Feasibility Study

Prepared [March 2019]

Bällina
GROUP, LLC

Contact Information

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Dear Advisory Committee,

The Ballina Group, LLC is an established full service architectural and engineering firm based in Dunmore, Pennsylvania offering professional services throughout the United States. Previously operating as Ballina Design Group, PC, the structure of the firm has shifted to provide clients a wider array of services for an enhanced streamlined project experience. Ballina is independently owned and operated by Brian A. Clark and Jordan G. Clark with principal business at 1610 Adams Avenue, Dunmore. The main contact is Jordan G. Clark; he can be reached at jclark@ballinagroup.com or 570-218-8335.

Our engineering consultant, GPI, is our exclusive engineering consultant and we work together for all of our A/E projects. We have performed over 90 design contracts with GPI as our consultant in numerous states. They have a location at 80 Wolf Road, Suite 300, Albany, NY that will ensure timely responses and in person requests. The main contact at this branch is Patrick Kenneally, he can be reached at pkenneally@gpinet.com or 518-435-431.

Ballina Group, LLC, in conjunction with our consultant, are willing to perform all services listed in the Project Scope and will abide by terms set forth in the RFP and its attachments.

Brian A. Clark, R.A.
Managing Principal/Partner

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A. Timeline

Project Milestone	Work Days
Project Kickoff	6
Condition Survey(s)	20
Preliminary Results Analysis	12
Client Meetings	2
Program Formulation	12
Program Impacts	5
Client Meetings	1
Construction Estimating	15
Final Summary	6
Public Presentations	2
Total Days	81

B. Key Personnel

Brian A. Clark, AIA, Ballina Group, LLC, Managing Principal / Partner

BS Architecture and Planning, Catholic University of America in

34 years of experience

NY Registration No: 023 461-1

- Mr. Clark is the founder and co-owner of Ballina Group, LLC. As the needs of architectural industry evolved, so too did the genesis of this company. Ballina Group was proceeded by Ballina Design Group, PC, and Clark Architects with its sister company the August Corporation. All companies were owned and started by Mr. Clark. Mr. Clark is responsible for general oversight of all aspects of operations and management. In keeping with the operational philosophy of the firm, Mr. Clark also is directly involved with the design and administration of key projects.
- Project Reference
 - Yonkers School District – Yonkers, NY

Jordan G. Clark, AIA, Ballina Group LLC, Managing Principal / Partner

BS Architecture, Catholic University of America

Master in Architecture, Lawrence Technological University

10 years experiences

- Mr. Clark is a dedicated architect specializing design and implementation of modern building systems with an emphasis on building codes and ADA accessibility, all while

keeping the project budget at the forefront. Practical and hands-on, adept at successfully and effectively interacting with contractors across multiple construction sites.

Experienced in both new construction and renovation projects. Experience with high-profile clients on the design of multi-million-dollar properties throughout the country.

- Project Reference
 - Yonkers School District – Yonkers, NY

Marissa Yannuzzi, Ballina Group, LLC, Overall Project Administration

BS Interior Design, Indiana University of Pennsylvania

1 year of experience

- Ms. Yannuzzi recently took the role of project administrator for The Ballina Group. Her applications of technology, organization and ability to implement project-based systems has become an essential part of each project's success. Marissa also works with clients utilizing her interior design background to ensure overall design aesthetic and proper product installation.

John Havenstrite, PE, LEED, AP, Mechanical Engineer

BAE, HVAC Engineering, Penn State University

18 years of experience

NY State Registration No: 095 296-1

- Mr. Havenstrite has extensive experience in HVAC design for the new construction and renovation of K-12 schools. He has performed engineering field investigations and studies as well as on site evaluations of existing and new HVAC systems. His past experience also includes the design of classrooms, auditoriums, restrooms, cafeterias, swimming pools, gymnasiums, and libraries. In addition to his K-12 experience, his portfolio includes mechanical HVAC design and construction administration duties for various project types such as higher education, dormitories, laboratories, hospitals, offices, open-end contracts, federal government, cultural facilities, and data centers. Mr. Havenstrite excels in working in a multi-discipline team environment to integrate mechanical systems with other trades on the project.
- Project References
 - Bear Creek Charter School – Bear Creek, PA
 - New 64,000 sf K-8 School
 - Western Wayne School District – South Canaan, PA
 - New 10,000 sf Elementary center with engineering concepts and new technology to achieve LEED Silver certification
 - Jersey City School District – Jersey City, NJ
 - New 123,000 sf elementary school with LEED certification

John Murphy, PE, IEEE, Electrical Engineer

BS, Electrical Engineering, Penn State University/ Harrisburg

33 years of experience

- Mr. Murphy is responsible for the firm's design management in electrical/telecommunications engineering. He is responsible for the overall coordination of electrical systems with architectural design and other specialties, scheduling production and manpower, establishing design criteria, specification writing, cost control, and construction supervision. John serves as one of the branches top project managers on large

institutional and commercial projects. He has been integral to past K-12 renovation and new construction projects. John's experience includes major projects in the following categories: K-12 public and private schools, retail centers, college and university buildings, correctional and commercial facilities, government projects, indoor/outdoor sports facilities and many major electrical, power, and utility infrastructure projects.

- Project References

- Bear Creek Charter School – Bear Creek, PA
 - New 64,000 sf K-8 School
- Jersey City School District – Jersey City, NJ
 - New 123,000 sf elementary school with LEED certification
- Riverside School District – Old Forge, PA
 - HVAC study of East Elementary school

David Johns, PE, Structural Engineer

Bs Civil Engineering, Widener University

20 years of experience

NY Registration No: 092 987-1

- Mr. Johns serves as the Director of Building Engineering and oversees all mechanical, electrical, plumbing, and fire protection services. His experience includes roof replacement projects, open-end contracts, and projects for the state. He provides structural engineering designs utilizing software systems and has assisted in the design and construction administration of various building projects ranging from college and university projects to high-rise structures. His college and university experience including facility upgrades, assessments and studies, and dormitories. Additional experience includes research centers, long-span structures, office buildings, and corporate office buildings. Mr. Johns is highly knowledgeable in structural analysis, structural materials, and foundation engineering. He provides construction management services to a various array of public and private sector clients. Included in this aspect of his experience is construction monitoring, developing and monitoring CPM schedules, on-site problem resolution, value engineering

- Project References

- Lakeland School District – Jermyn, PA
 - Provided structural engineering services for HVAC upgrades, roof replacement, toilet room, locker room, classroom renovations, and structural deficiencies.
- Susquehanna County Prison – Montrose, PA
 - Engineering services for prison roof replacement project
- Scranton Fire Station #10 – Scranton, PA
 - Replacement of roof system and roof deck

Joe Stachokus, PE, Civil Engineer

BS Civil Engineering, Penn State University

35 years of experience

- Mr. Stachokus provides project management, construction phase services, and engineering design on a variety of civil engineering and land development projects for private and governmental clients. These projects include corporate land developments, industrial and residential subdivisions, stormwater, flood plain analysis, erosion and

sedimentation control, roadways, and infrastructure. Mr. Stachokus has held numerous positions with local engineering firms in addition to being the owner / operator of his own business for 12 years. At GPI, Mr. Stachokus provides leadership to the civil engineering department, along with overseeing projects and participating in business development initiatives.

- Project References
 - Pittston Area School District – Hughestown, PA
 - Prepared land development plans for a new primary center, which included a sports complex with six athletic fields
 - Bear Creek Charter School – Bear Creek, PA
 - Provided MEP/Civil engineering for building enclosure to be constructed around existing sewer treatment plant.
 - Dallas Township Alternate Review Engineer – Dallas Township, PA
 - Reviewed land development plan submission for the Williams and Chief Gathering Natural Gas Line

Harry M. Andes, PLS, Lead Surveyor

AS, Surveying Technology, Penn State University

44 years of experience

- Mr. Andes performs survey, design, and management tasks on a wide range of civil engineering projects, including K-12 school projects for numerous clients. He has extensive experience on various site-development projects for flood protection, roads and highways, parking areas, heliports, and subdivisions. He leads virtually all civil design efforts, such as stormwater control systems, site planning, surveying, erosion and sedimentation controls, and wastewater treatment and collection systems. Mr. Andes's responsibilities encompass topographic and property surveys as well as design and supervision for the preparation of contract documents involving demolition, layout, grading, drainage, profiles, details, and specifications. Additionally, he is responsible for cost estimating, scheduling, report preparation, project correspondence, shop drawing review, and departmental quality control.
- Project References
 - Western Wayne School District – South Canaan, PA
 - New 10,000 sf Elementary center with engineering concepts and new technology to achieve LEED Silver certification
 - Lakeland School District – Scott Township, PA
 - Capital improvements, renovations, and assessments to various facilities
 - Spring Grove School District – Jackson Township, PA
 - New athletic facilities including new stadium, multiple playing fields, synthetic track, and field surface, drainage, walkways, utilities and parking facilities.

Anthony Secary, Environmental Specialist, ASC Group, Inc

BS, Geo-Environmental Studies/GIS Certificate, Shippensburg University of Pennsylvania

9 years of experience

- Mr. Secary is an Environmental Specialist in ASC's Harrisburg office with over nine years of experience in consultation in both public and private sectors. His professional experience includes Phase I and Phase II Environmental Site Assessments (ESA),

ecological surveys and wetland delineations. He also has experience with Section 106 review report preparation and consultation. He also is certified for Asbestos inspections.

- Project Reference
 - Underground Culvert Replacements, Huntingdon County, Pennsylvania
 - PennDOT District 9-0 Environmental Specialist: responsible for the report preparation and field work for Phase I ESA.
 - Coffee Run Road Bridge Replacement, Lawrence County, PA
 - Environmental Specialist: responsible for completion of field work and the preparation of aquatic resources reports required for permitting of bridge replacement. Also responsible for the preparation of NEPA documentation and clearance for the project.
 - S.R. 94 and S.R. 234 Intersection Improvements, Adams County, PA
 - Environmental Specialist: responsible for conducting field work for wetland delineation and Phase I Bog Turtle Habitat evaluation. Also responsible for coordination of reporting and documentation required for environmental permitting.

C. References

Westmoreland Business Center, Kingston Twp. PA

Conversion of a former 35,000 sf, elementary school into a tenant business center. Performed feasibility/assessment study and located business tenants consisting of internet technology, advertising, medical suite, county government head start and learning center. Design contracts are on-going for tenant fit-outs.

Contact Information:

Mr. Scott Ciravolo, Owner

scott.ciravolo@westmorelandworldwide.com

(570) 696-9481

Globe Store Renovations, Scranton, PA

Services performed by our consultant, (GPI)

Perform a feasibility study of an existing 6-story 250,000 sf retail store for potential conversion to consolidation of Lackawanna County Governmental Offices. Study addressed all aspects of MEP and was awarded design contract for \$17,000,000 rehabilitation. County occupied the building in January 2019

Contact Information:

Lackawanna County Commissioners Office

123 Wyoming Ave, Scranton, PA

omalley@lackawannacounty.org

(570) 963-6800

Crossgate Plaza, Scranton, PA

Feasibility study and tenant conversions of 24,000 sf former retail center. Former building had a deteriorated property and low-rent tenant base. Study established strategy to upgrade the structure and attract upscale tenant clients for multiple medical tenants. Contract is on-going.

Contact Information:

Mr. Jerry Raymond, Partner

Raymond801@comcast.net

(570)

D. Approach

The initial phase of the project will be to complete a full site and building survey to determine the soundness of the property, including a life/safety code analysis and environmental studies. Prior to any expenditures for potential upgrades, the facility will undergo an economic analysis of potential end-users and down-select potential types of operations that make economic sense.

Once consensus is reached by the Owners, a further analysis would take place on the required tenant impacts to the structure, systems and site parameters. At this point it would be then prudent to establish potential budgets for improvements with respect to each type of business that would be a valuable partner in the project.

It should be noted that a comprehensive study for economic impact be based upon not only financial feasibility but that of fulfilling the goals of the project with respect to the overall benefit to the surrounding community.

E. Budget

<u>Activity/Task</u>	<u>Rate</u>	<u>Total</u>
Assessment of Building/Property	\$85.00	\$17,500
Adaptive Reuse Assessment	\$125.00	\$10,000
Sustainability	\$125.00	\$8,000
Public Engagement	\$145.00	\$5,800
Supporting Analysis	\$85.00	\$10,200
Presentation Materials	LS	<u>\$2,000</u>
	Total	\$53,500

Rates stated include all mark-ups. Overhead and Profit Multiplier averages 2.1