

SKETCH

| events |

■ **Paul Falkenbury, AIA, REFP** and **Elizabeth A. Rosendorf, LEED AP** administered the Samaha booth at the Association of School Business Officials ASBO Annual Convention in Ocean City, Maryland for the second consecutive year.

| leadership |

■ Samaha presented to the Metropolitan Washington Council of Governments (MWCOC) Built Environment and Energy Advisory Committee on the strides Loudoun County has made in sustainable design.

| service |

Providing a Unique Service

Developing RFP & Bridging Design Documents for Design-Build

As experts in Requests for Proposals (RFP) Design-Build (D-B) implementation, the Samaha team is dedicated to providing exceptional service to our clients. While the majority of our RFP D-B experience has involved working as the client's representative, Samaha has also participated as a member of the contractor's D-B team.

Our RFP D-B service develops design "bridging" documents that link design directly to construction. These documents set the design, technical performance, architectural standards, and engineering requirements, enabling the D-B teams to submit technical proposals.

Procurement awards a single contract for both architectural/engineering design and construction. As a result, it eliminates the conventional

arrangement that separates contracts from design professionals and contractors.

This approach centralizes design and construction responsibilities in a single entity and answers the client's requirement for a single point of contact and supervision throughout the process. This reduces risks and overall cost to the owner. The D-B approach with the architect as master builder goes back centuries, but it is only in the past two decades that government agencies have rediscovered this approach.

RFP D-B approach is particularly appropriate for new construction projects that are technically challenging. D-B procurement also encourages innovation, promotes efficiency, reduces risk and cost, and accelerates project delivery. Samaha has a

proven track record of success, completing over 25 RFP Design-Build projects. See our **Success Sketch** article for one recent example.

D-B Experience as Client's Rep

- Communications & Eng. Facility, MD
- Patuxent River Child Development Center, MD
- Electromagnetic Research & Eng., VA
- Aegis BMD Facility Expansion, VA
- Maritime Technology Info Center, MD
- Glenn Warner Soccer Facility, MD
- Patuxent River Air Ops/Fire Rescue, MD
- Bolling Chapel Center Addition, DC
- Navy Museum Annex, DC
- DC Water Administrative Building, DC

D-B Contractor Support Services

- Quantico Child Development Center, VA
- ATC Laboratory Facility
- Ft Myer Child Development Facility, VA
- Arcadia Aviation Hangar, MD
- Ft Meade Child Development Center, MD

| design |

Ashburn Sheriff's Station

Innovative public safety design in Loudoun County

The 18,000SF Ashburn Sheriff's station included a co-location study of multiple county facilities on a single property within the One Loudoun development in Ashburn, Virginia. This new cultural hub at the intersection of Rt. 7 and Loudoun County Parkway will be host to residential and commercial mixed-use development including a new baseball stadium. The proposed sheriff's station will serve the One Loudoun development and the entire Ashburn community.

Design of the station coordinates with the architectural language established throughout the development with added considerations for the safety and security of the personnel stationed on site. Samaha began the design process by coordinating specific programmatic spaces for both the sheriff's operations and for community use.

As the design process continues, Samaha will be analyzing multiple mechanical



systems to determine which is the best performing and most cost effective for the expected life of the building. A large photovoltaic array will provide over 60,000 kWh of energy annually and contribute to Samaha meeting the "2030 Challenge" adopted by Loudoun County with achieving greater than 60% energy savings beyond established ASHRAE standards.

QUICK FACTS:

Budget: \$7,490,000
Site Size: 13.33 acres
Delivery Date: 2015
Seeking minimum LEED Silver Certification

Supporting Our Troops and Their Families

Launching a new child development center at Quantico



Samaha provided design services supporting the Design-Build contractor in the construction of the state-of-the-art Quantico Child Development Center, which achieved LEED “Silver” certification. This new 300 child, single story facility contains 32,000 SF of care services for children between the ages of six weeks to six years. Our design highlights details of the historic Georgian architecture found at the United States Marine Corps Base Quantico and compliments the residential character of the local neighborhood. It also features a dominant translucent canopy that provides shelter to children and parents as they approach the main entrance and leads to an open island reception desk that allows staff to monitor the entrance and corridors of the building

This facility houses individual age-specific self-contained child care modules designed with warm and colorful finishes, administrative offices, staff training spaces, a service kitchen, and necessary support spaces creating the all important “home away from home” environment for the children as well as the 50 staff childcare givers. An interactive environment stimulates children, giving them supportive and educational surroundings. Ergonomic, child friendly furniture and equipment are integral to creating a

welcoming feeling, and outdoor instructional and recreational areas offer a diverse array of play and social interaction opportunities for children of all ages and abilities.

Sustainable design features include Low Impact Development (LID) techniques integrated into the site, such as bio-retention filters. Mechanical, plumbing, and electrical systems including photovoltaic roof panels provide cost effective, energy efficient design solutions. Regionally sourced and recycled materials and recycling programs contribute to the sustainable goals of the building. Natural lighting in all child development spaces reduces the need for artificial lighting and creates bright, airy, light filled spaces.

A display within the lobby allows children, parents, and staff to monitor energy generated by the photovoltaic roof panels, creating an interactive interface that educates visitors, generates enthusiasm, and demonstrates our commitment to promoting sustainable design strategies and education.

Samaha’s portfolio includes over a dozen successfully completed child development centers for both public and private clients. We are experts in creating interactive, safe, and stimulating environments for developing young minds.

| announcements |

- *William J. Santer, AIA, Principal at Samaha, recently became a member of the Society of American Military Engineers’ newly established National Architectural Practice Committee (APC). The APC has the goal of creating networking opportunities and connecting SAME with our local AIA chapter.*



Reception

Child Development Centers:

- Arlington CDC
- Bolling AFB CDC
- Fort Meade CDC
- Ft. Myer CDC
- Indian Head CDC
- Lord of Life Daycare
- Naval Security Station CDC
- NNMC Bethesda CDC
- Pax River CDC
- Quantico CDC
- Saint George’s Daycare
- Sydenstricker Daycare
- Good Beginnings Preschool

Play Area

awards |

- *2012-2013 Community Appearance Award by the Community Appearance Alliance of Northern Virginia of Great Falls Fire Station #12.*

| high performance |

- *Samaha is proud to announce that LEED Gold certified Cabin John Middle School in Montgomery County ranks among the top performing schools in energy conservation by using only 33.88 KBTU/SF.*

careers |

- *Samaha welcomes Bryan Ireland to our team. Bryan holds a Bachelor of Architecture from Virginia Polytechnic Institute & State University.*
- *Congratulations to Amy M. McCarty, LEED AP, who recently became a registered architect.*

Overview



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service • design • success