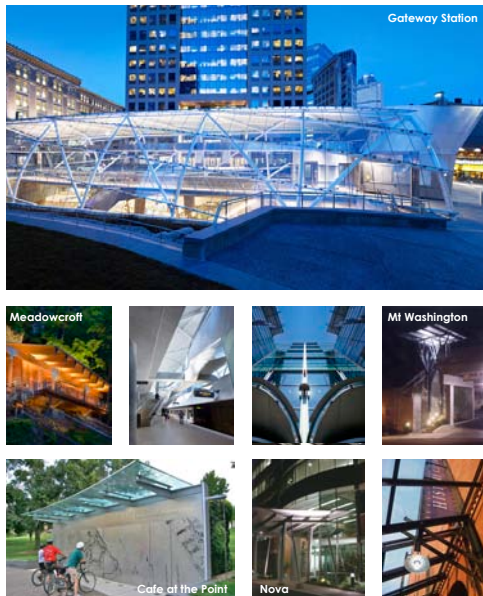




PFAFFMANN + ASSOCIATES

LIBRARY QUALIFICATIONS

Our Firm



At Pfaffmann + Associates, innovative approaches to architecture, urban design and preservation are central to our design process and values. We know that a project's success depends on listening to and learning from our clients—and exploring solutions together. Successful planning and construction projects require a thorough understanding of each client's unique set of goals and concerns, as well as creating responsible solutions that respect program, budget and place.

This approach allows us to understand the facilities needs of institutions of all sizes—from the region's largest centers of learning like the Carnegie Library of Pittsburgh, Carnegie Mellon University, the University of Pittsburgh, and the Heinz History Center to all-volunteer neighborhood nonprofits like the Millvale Community Library and the Rachel Carson Homestead. Our understanding of the needs of library clients is distinguished by our staff's experience in the role of both planner and client—Rob Pfaffmann previously served as an architect in the Syracuse University Office of Facilities Planning and Jeff Slack worked for the Public Services Division of the Arlington Public Library in Virginia.

Our work has been recognized with three Silver Awards for Design Excellence (the highest honor conferred by the American Institute of Architects, Pittsburgh Chapter) and four Pennsylvania Historic Preservation Awards. In addition to the affirmation we receive from our clients, we are honored to have received the Community Design Center's award for Outstanding Community Outreach.

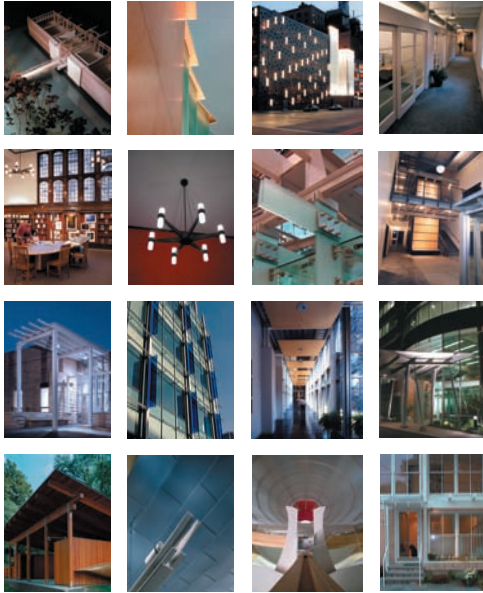
We'll bring to your project an experienced staff with broad experience who love to learn. Skills include project feasibility analysis, site development, building and zoning code compliance, LEED certification, life cycle maintenance, historic preservation, interpretive and exhibit design, lighting and streetscape design and grant writing.

Our projects are distinguished by a commitment to sustainable design and a responsiveness to the environment in its broadest sense. LEED-certified projects include Powdermill Nature Reserve—where the entire building serves as a green principles demonstration and teaching tool, the Carnegie Mellon Cafe, the Hill District Library; and the LEED-pending Point State Park Cafe. Other green projects include the Meadowcroft Rockshelter Enclosure and Visitors Center.

Community-based planning and design is an important component of our work. Working with neighborhood groups and diverse stakeholders, we have developed master plans for Oakland, Lawrenceville, Millvale, the Northside, Polish Hill, Penn Avenue's Bakery Row, and the Garden Theatre Block among others.

Our firm thrives on its diverse experience in the scale and type of projects we undertake. We believe that the unique qualities of each project are a reflection of our ability to listen and collaborate to achieve your goals and those of the broader community.

Our Values



Design Excellence

Architecture isn't for architects. It's for people—who work, live, learn and play in places that matter to them. A good design process provides a language to inspire clients and help them define problems, innovate and generate solutions that have value. We see our role as catalysts in this process. By being visionary, yet pragmatic, we can help you arrive at memorable solutions that are intuitively usable, anticipate changing demands, and provide lasting and affordable performance.

Sustainability

Sustainable design involves more than just energy efficiency. For us, sustainability is about fostering connections to communities that are environmentally, economically and socially healthy and adaptable. Since buildings of today incorporate a community's hopes for tomorrow, this requires a long-range perspective. We'll help you analyze options and develop a comprehensive strategy. This may mean an addition or new construction—but often we find that the greenest building is the one that already exists.

Placemaking

The quality of a place matters. A new design never stands alone—it's part of the larger community. This is true not merely in a visual context—but from user and economic perspectives as well. In this era of virtual connectivity, physical spaces have become more, not less, important to our sense of belonging, identity and local well-being. With your community providing the inspiration, we'll cut through the complexities of the design process to collectively root your project in place and time—creating a design that respects the past and is inspired by the future.

Leadership



Rob Pfaffmann, AIA

Registered Architect in PA, NY, ME, NCARB-certified

AICP-Certified Planner

Rob is known for a wide range of award-winning architecture and urban design projects. After graduating from Syracuse University, Rob worked for the University Facilities Planning Office, where he met Peter Bohlin. At Bohlin Cywinski Jackson in Pittsburgh, he led key award winning research-and-development and higher-education projects, including Carnegie Mellon's Software Engineering Institute and Intelligent Workplace, and the University of Pittsburgh's Biotechnology and Bioengineering Center.

After founding Pfaffmann + Associates in 1996, Rob's design leadership has continued with a diverse range of award-winning projects like the Homewood and Hill District branches of the Carnegie Library of Pittsburgh, the Meadowcroft Rockshelter enclosure, and the Powdermill Nature Reserve.

Rob's urban planning is grounded in his passion for the Pittsburgh area's historic neighborhoods and riverfronts. He is known for his willingness to advocate for good design, historic preservation and urban policy through his writings, drawings and pro bono community involvement.



Jeff Slack

AICP-Certified Planner

Jeff is an accomplished planner and creative teacher distinguished by a decade working in a public library.

He joined Pfaffmann + Associates in 2006 to advance the firm's library and historic preservation planning activity. He has successfully managed library programming and design projects for the Carnegie Library of Pittsburgh, the Carnegie Library of McKeesport and Millvale Community Library. He is currently leading a master planning project for Monroeville Public Library.

Prior to joining P+A, Jeff was a youth services specialist and designer at the Arlington Public Library in Virginia. There he developed and implemented a renewal of youth services spaces in seven branches, founded a public art program, designed signage for the central branch, and was part of a team recognized by the American Library Association for excellence in after school programming.

Selected Recognition



- 2012 **Silver Award for Design Excellence**, AIA Pittsburgh: Gateway Station (with Edge Studio)
Regional and Urban Design Award, AIA Pittsburgh: The Oakland 2025 Masterplan
- 2011 Grassroots Advocacy Award, Preservation Pennsylvania: Presented to Rob Pfaffmann
- 2010 Community Design Center of Pittsburgh: Outstanding Community Outreach
- 2009 Award of Excellence in Open Plan, AIA Pittsburgh: A Civic Renewal (Pittsburgh's Civic Arena)
Certificate of Merit for Design Excellence, AIA Pittsburgh: Hill District Branch Library
Pennsylvania Historic Preservation Award: 502 West North Avenue
- 2008 **Silver Award for Design Excellence**, AIA Pittsburgh: Meadowcroft Rockshelter Enclosure
Pennsylvania Historic Preservation Award: Meadowcroft Rockshelter Enclosure
Building Excellence Award, Master Builders' Association: Meadowcroft Rockshelter Enclosure
Certificate of Merit for Design Excellence, AIA Pittsburgh: Powdermill Nature Reserve
Green Design Citation, AIA Pittsburgh: Powdermill Nature Reserve
Annual Preservation Award, Historic Review Commission of Pittsburgh: Allegheny Observatory
- 2007 Award of Excellence in Architectural Detail, AIA Pittsburgh: SEI Visitors Center Security Desk
Excellence in Design Initiative Award, PA Housing Finance Agency: ELDI, Inc. Housing Prototypes
Annual Preservation Award, Historic Review Commission of Pittsburgh: The Catalyst Building
- 2006 Honor Award in Interior Architecture, AIA Pittsburgh: The Center for Turning and Furniture Design
Award of Excellence in Architectural Detail, AIA Pittsburgh: Smithfield Liberty Parking Canopy
Award of Excellence in Open Plan, AIA Pittsburgh: Oakland Civic Center Conservation Study
Annual Preservation Award, Historic Review Commission of Pittsburgh: 502 West North Avenue
- 2004 Pennsylvania Historic Preservation Award: Homewood Branch Library Renovation
Honor Award for Design Excellence, AIA Pittsburgh: Alcoa Business Services Center
Award of Excellence in Open Plan, AIA Pittsburgh: Gateway Center Station
Certificate of Merit for Design Excellence, AIA Pittsburgh: Church of the Ascension
Certificate of Merit for Design Excellence, AIA Pittsburgh: Carport Pavilion
Annual Preservation Award, Historic Review Commission of Pittsburgh: Homewood Branch Library
Award of Excellence, The Pennsylvania Parking Association: Smithfield Liberty Garage
- 2003 Build-to-Suit Award, NAIOP: Alcoa Business Services Center
- 2002 Award of Merit, The Pennsylvania Parking Association: Shiloh Street Parking Plaza
- 2001 **Silver Award for Design Excellence**, AIA Pittsburgh: Ft. Duquesne and Sixth Garage
Award of Excellence, The Pennsylvania Parking Association: Ft. Duquesne and Sixth Garage
- 2000 Citation of Merit for Design Excellence, AIA Pittsburgh: River Lofts

What Others Think of Us



Pfaffmann + Associates' public participation process for the Hill District Library was very sensitive to context, site and neighborhood concerns. This helped us get the results we wanted for the facility, respond to community needs and establish civic ownership of the library. One user exclaimed, "I feel like I helped to design this!"

—Jane Dayton, former Assistant Director,
Carnegie Library of Pittsburgh

We know the architects have succeeded because their ingenuity has reconnected the original dignity of the structure with the current needs and continued effusive spirit of its users.

—Charles Rosenblum, architectural historian and critic,
on the renovation of the Homewood Library



Pfaffmann + Associates helped us view the Library in its totality instead of as isolated improvements. Placing the Library in context—history, community, program goals and facility needs—allowed us to prioritize strategic initiatives and develop long-range, holistic and cost effective improvements.

—Christy Fusco, Director,
Monroeville Public Library

Pfaffmann + Associates makes creative use of green technology while addressing rigorous program demands. They have proven themselves good listeners with a shared passion for preservation and history.

—Betty Arenth, Senior Vice President,
Heinz History Center



I have worked with Pfaffmann + Associates on the Homewood Library and Powdermill Nature Reserve. In both instances the P+A team impressed me with their dedication to understanding the full set of issues and opportunities and exploring them with the client and a team of top consultants to realize exceptional outcomes.

—Craig Dunham, former Associate Vice President,
Carnegie Museums/Library of Pittsburgh

Simply superb!

—Patricia Lowry, Pittsburgh Post Gazette,
on the renovation of the Homewood Library

Library Services

For over fifteen years, Pfaffmann + Associates has helped libraries serve their communities better. Our extensive planning and design experience allows us to apply a deep understanding of library functionality as we help clients define and accomplish their goals.

Experience

We specialize in the knowledge, skills and creative thinking to successfully execute both library planning studies and physical improvement projects. We'll bring the following to your project:

- Broad understanding of the origins, development and future directions of libraries.
- The ability to view libraries from multiple perspectives, such as user, owner and architect.
- Holistic capacity—from space planning to historic preservation to mixed-use development.
- An evolutionary design approach that emphasizes creative collaboration.

We can assist you with a wide variety of projects, including:

Architecture

- New buildings and additions
- LEED / sustainable design
- Renovation plans
- Site selection / evaluation
- Code analysis
- Project management

Preservation

- Adaptive reuse
- Structural evaluations
- Building systems assessments
- Energy audits / power quality studies
- Preservation plans

Planning

- Vision / master planning
- Feasibility studies
- Space needs assessments
- Capacity studies
- ADA assessments
- Cost estimating
- Public participation / workshop facilitation

Workplace Design

- Interior design / finish selection
- Technology assessments / planning
- Custom furniture design
- Contract furniture selection
- Lighting evaluation and design
- Acoustics / Sound masking
- Displays / interpretive design
- Signage and wayfinding



Homewood Library community meeting

Fund Raising

We regularly coordinate our services to best assist clients with finding the financial resources they need to accomplish their projects. Our efforts can cover the whole cycle of project assistance from identification of funding opportunities, to writing applications for support, to administration of awards. Additionally, we can provide illustrative renderings and other visual materials to support capital campaigns. To date we have helped clients obtain over \$1.7 million in grant assistance.

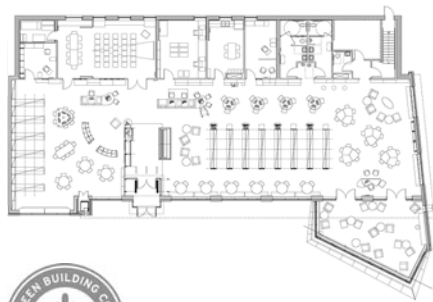
Problem-Solving Tours

We offer complimentary walk-throughs of your facility to help clarify challenges and opportunities and begin to identify solutions.

Hill District Branch, Carnegie Library of Pittsburgh

The Hill District Branch of the Carnegie Library of Pittsburgh is the first LEED-certified project in the Hill (LEED-NC Silver). Located on the site of an abandoned gas station, the library is oriented toward a high pedestrian- and transit-oriented population. The building includes reading areas for adults, teens and children, community spaces for public use and a wall-size map of sites related to late-playwright August Wilson. The lobby space includes self-checkout stations, book returns, library exhibits, and community bulletin boards. Key green features include displacement under floor air, solar shading, an urban bioswale and high emphasis on managed natural light.

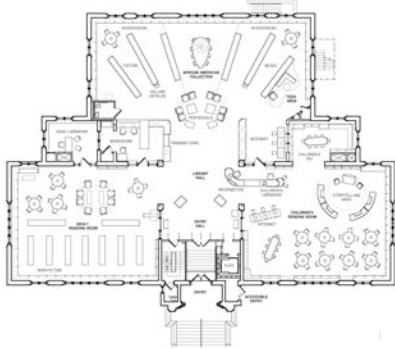
2008 | 8,300 SF | \$3.2M



Homewood Branch, Carnegie Library of Pittsburgh

Built in 1910, the Carnegie Library of Pittsburgh's Homewood Branch was designed by Alden & Harlow. As part of a major capital campaign, Pfaffmann + Associates completed a historically sensitive renovation that has made the building more welcoming, physically accessible, and technologically advanced. An intrusive mezzanine from 1973 was removed from the main reading room, a new children's room was designed with custom furniture and artist-designed lighting, a lower-level auditorium was renovated for concerts and community events, and all woodwork was either restored or integrated into new features.

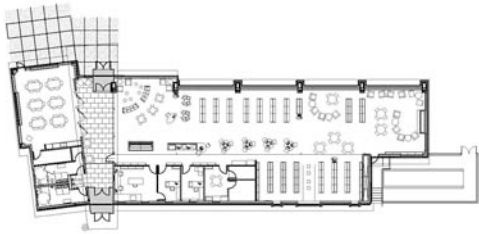
2003 | 29,000 SF | \$3.5M



Bridgeville Public Library

Designed as “a place for people,” the Bridgeville Library provides inviting classroom and seminar spaces for the community to collaborate, learn and grow. Inspired by the library’s former location in a historic train station, the new design features low overhanging roofs, natural daylighting, clapboard siding and is oriented to take advantage of views and avoid solar heat gain.

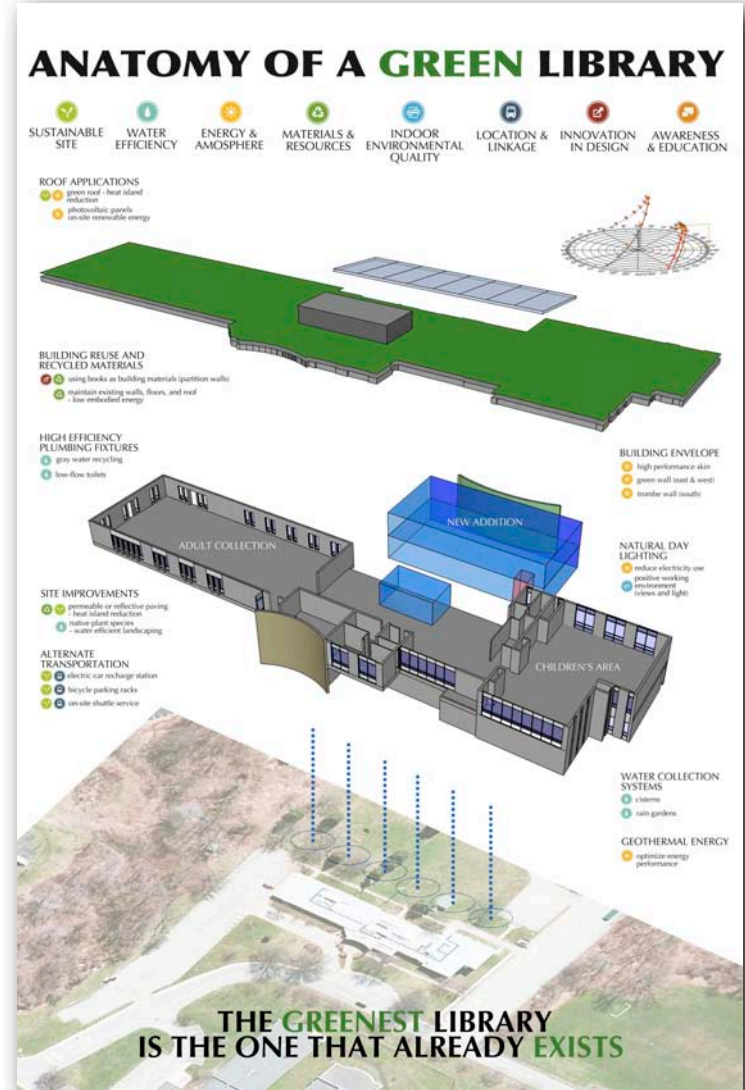
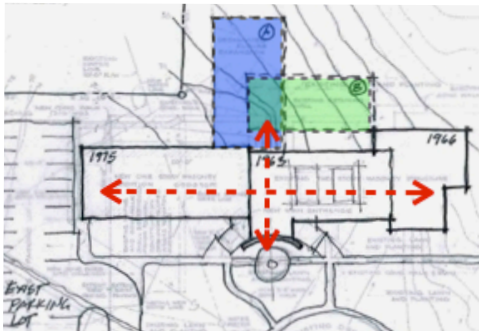
2008 | 7,800 SF | \$2.7M



Monroeville Public Library, Master Plan and Renovations

Pfaffmann + Associates is undertaking a comprehensive planning process for the transformation of this mid-century Modern library into a twenty-first century model for sustainable design. The master plan builds on a series of incremental studies and improvement projects by P+A to support this holistic vision, including a building systems assessment, energy audit, power quality study, new windows and curtain wall replacement, ADA toilet room upgrades, new program room finishes, furniture upgrades, new art gallery lighting, signage, Children's Room renovations, upgrades to the circulation desk, and design guidelines.

2008 - Present | 23,500 SF



Heinz History Center Library and Archives

The History Center is an adaptive reuse of the Chautauqua Ice Company warehouse, built in 1898. Primary programmatic features include a museum shop; core exhibit, discovery and educational center; and rotating exhibit space. The library and archives are the area's premier historic research facility, featuring comprehensive temperature and humidity control and state-of-the-art object storage. The History Center has received numerous awards for its careful yet bold adaptation. Rob Pfaffmann was project manager for the renovation project, when he was senior associate at Bohlin Cywinski Jackson. P+A continues to work with the History Center today on a number of planning and exhibit projects.

1996 | 15,000 SF



South Park Township Library, Interior Renovations

Working within a very limited budget and tight schedule, Pfaffmann + Associates transformed a dated, uninviting library in a partial basement into a more functional, welcoming space for library users and staff. To accomplish this, P+A reorganized spaces, creating new areas for audiovisual materials, computer training, web searching and casual reading. New lighting, comfortable seating and a fireplace further enhance the space. A planet-themed mural and vibrant furniture transformed a windowless back corner into a children's room with space for storytelling and events.

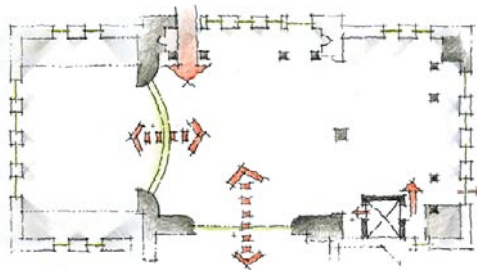
2006 | 8,750 SF | \$160K



Carnegie Library of McKeesport, Children's Room Renovations

Pfaffmann + Associates completed two projects for the Children's Room of the 1902 Carnegie Library of McKeesport. The first phase included a feasibility study to improve the allocation of space and customer service. The basement space had not been renovated since it was converted from an auditorium in 1970. The second phase implemented key improvements, including relocation of shelving and service points to improve sight lines; design of a custom reference desk and computer counters; new carpet, paint, and window treatments; and redesigned storage. A feature of the renewed space is the restored hardwood stage, which serves as a flexible space for reading and programs.

2009 | 4,300 SF | \$120K

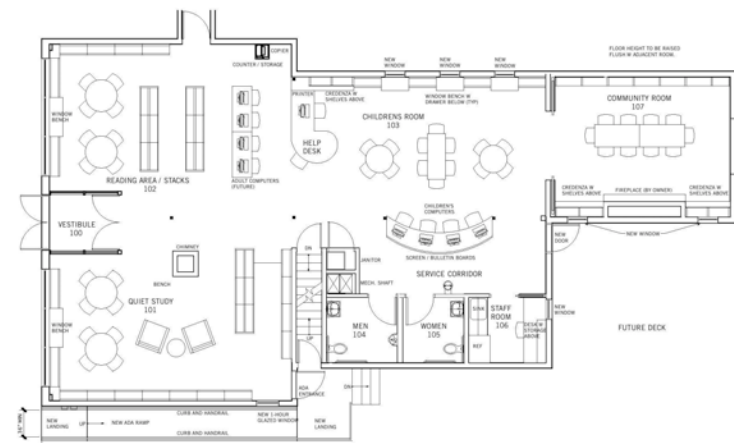


Millvale Community Library

As part of a community-driven effort, Pfaffmann + Associates designed the transformation of two historic 1870s storefronts into the first library in the borough of Millvale. The new space features an inviting reading room with views to and from the pedestrian-friendly business district, a dynamic room for children's collections and programs, and a community meeting room with a fireplace and shelving for special collections.

Significant portions of this project were provided pro bono as part of "The 1%," a program of Public Architecture that connects nonprofits with architecture and design firms willing to volunteer their time.

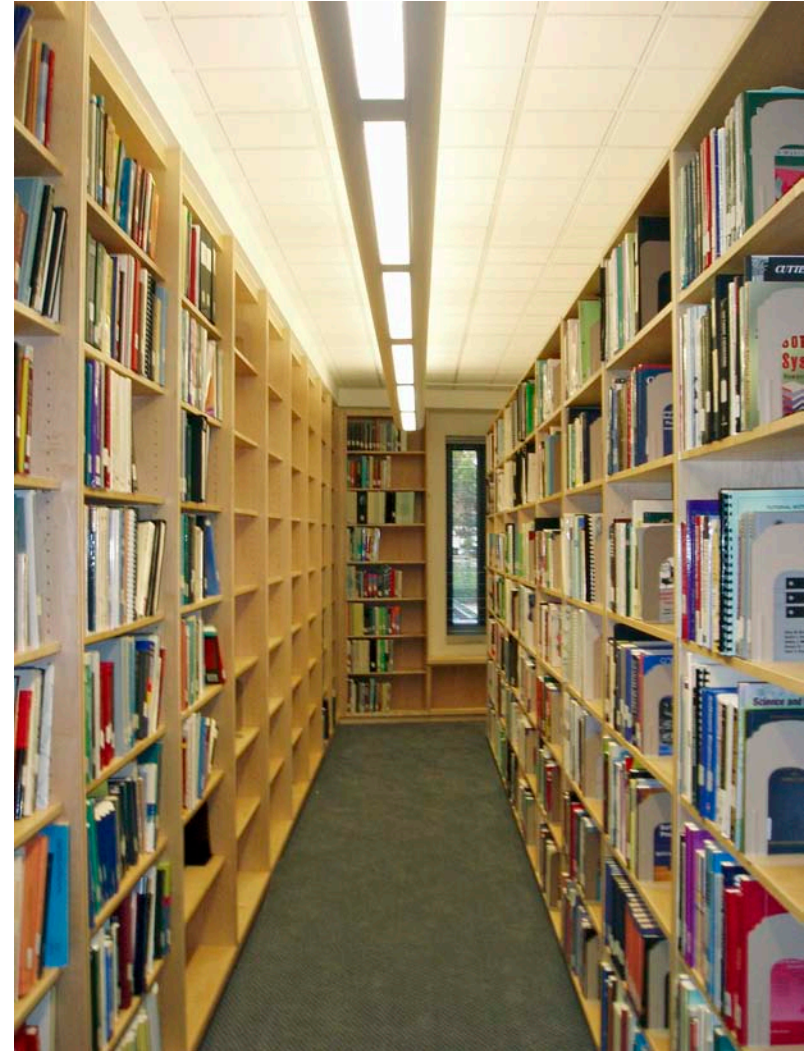
2013 | 2,300 SF | \$300K



Software Engineering Institute Library

As part of a multi-phase effort to update the visitor's experience and interior spaces of the Software Engineering Institute, Pfaffmann + Associates was asked to renovate their library. New lighting was added and book shelves were designed to add space for periodicals and expanded collections. The space also features a new customer service desk and lounge seating.

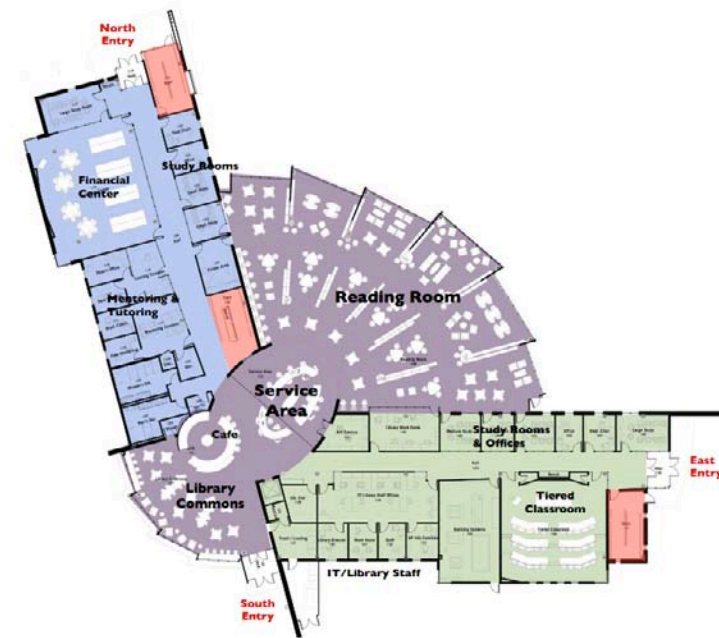
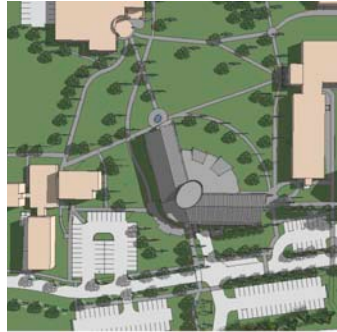
2003 | 1,200 SF | \$140K



Alfond Academic Center and Library, Thomas College, Waterville, ME

Working with Connor Architecture, Pfaffmann + Associates is designing a 36,000-square-foot, two-story library and classroom building. Designed as an information commons with flexible state-of-the-art technology and collaboration spaces, the building will be a 24/7 social and cultural heart for the campus.

Ongoing | 37,000 SF



Nonprofit / Institutional Clients

Pfaffmann + Associates has extensive experience working with nonprofit and institutional clients.

Clients can expect to work directly with the principal and senior associates of the firm along with team members who have demonstrated an ability to both think outside the box and ensure that the end result is a plan that inspires and guides action.



Homewood Library site study



Hill District Library site study

Libraries

Bridgeville Public Library
Carnegie Library of Pittsburgh*
Carnegie Library of McKeesport
Heinz History Center*
Millvale Community Library
Monroeville Public Library*
Software Engineering Institute*
South Park Township Library
Thomas College

Community Development and Nonprofit Organizations

Bloomfield-Garfield Corporation
Central Northside Neighborhood Council
The Design Center of Pittsburgh
East Liberty Development, Inc.
Fineview Citizens Council
Friends of the Riverfront
Lawrenceville Corporation
Mount Washington CDC*
Neighbors in the Strip
Northside Leadership Conference*
Oakland Planning & Development Corporation
PennFuture
PA Association for Sustainable Agriculture
Pittsburgh Voyager
Polish Hill Civic Association
Riverlife*
Shadyside Action Coalition
10,000 Friends of Pennsylvania

Colleges and Institutions

The Buhl Foundation
Carnegie Mellon University
Carnegie Museums of Pittsburgh
Chatham College*
Church of the Ascension
Edinboro University of Pennsylvania
Indiana University of Pennsylvania*
Meadowcroft Rockshelter and Historic Village*
Mercyhurst University*
Pittsburgh Parks Conservancy
Sweetwater Center for the Arts
University of Pittsburgh*
Western Pennsylvania Conservancy

Public Agencies

Borough of Beaver
City of Pittsburgh Department of City Planning*
City of Pittsburgh Department of Engineering
and Construction
Millvale Borough
Pittsburgh Parking Authority*
Port Authority of Allegheny County
Sewickley Borough Planning Commission
Stowe Township
Urban Redevelopment Authority of Pittsburgh

* multiple projects



The Benedum Trees Building

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