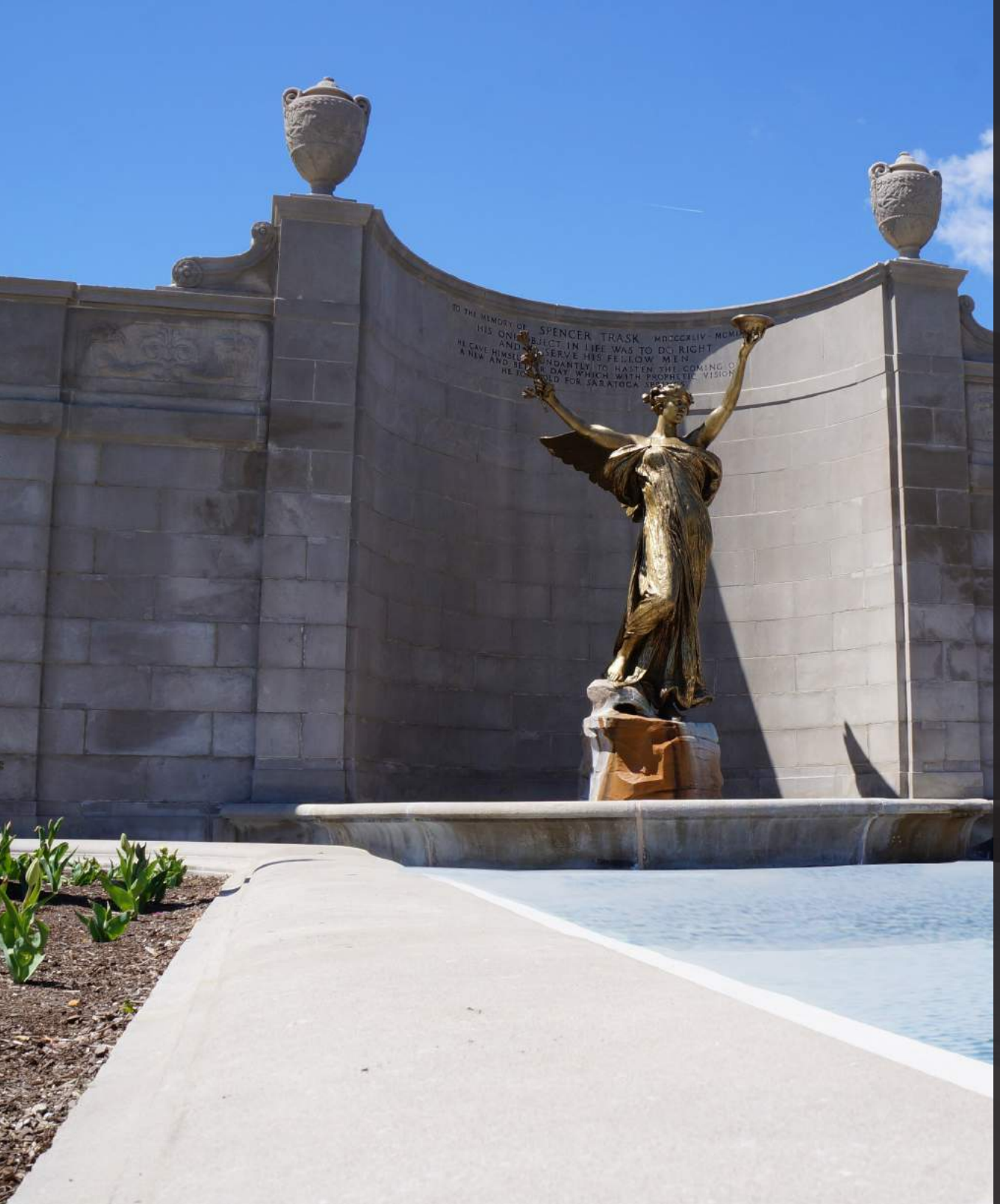
Lacey Thaler Reilly Wilson

Architecture & Preservation, LLP

Restoration of the Yaddo Mansion - Saratoga Springs, NY



Lacey Thaler Reilly Wilson Architecture & Preservation, LLP is a full-service architecture firm specializing in the renovation, restoration, and adaptive reuse of our nation's existing and historic buildings. Located in historic Albany, New York, we provide a disciplined but nimble approach to the preservation and reuse of our existing building stock.

The partners are recognized experts in the historic preservation field, with over a century of combined project experience on dozens of local, state, and federally-designated landmarks. We creatively solve the challenges of modern occupancy and efficiency requirements without compromising the integrity of existing structures.

The Partners have worked on projects that have won over two dozen design and preservation awards around the country, including two projects achieving the National AIA Honor Award for Architecture, our profession's highest honor. We have been privileged to work on many college and university campuses, including the SUNY System, Siena College, and Bard College, as well as complex projects to renovate landmark buildings at Princeton, Cornell, and Michigan State Universities, University of Virginia, United World College, the United States Military Academy, and the United States Naval Academy.

Lacey Thaler Reilly Wilson Architecture and Preservation, LLP is passionate about bringing new life to college and university campuses, locally and nationally. We are dedicated to the renovation, restoration, and adaptive reuse of existing structures.

Restoration of the Spirit of Life & Spencer Trask Memorial - Saratoga Springs, NY

Services

- Restoration and Renovation of Existing Buildings
- Preservation and Conservation of Historic Buildings
- Adaptive Reuse of Existing Buildings
- Envelope Restoration
- Interior Design
- Facility Renewal
- Additions
- Preparation of National Register Applications
- Assistance with Historic Preservation Applications
- Preparation of Historic Tax Credit Applications
- Historic Structure Reports
- Building Condition Reports
- Feasibility Studies
- Program Development

Restoration of the Joseph Henry Memorial Building - Albany, NY

Partners

Beth Lacey, AIA

A founding partner of the firm, Beth has broad experience in the management, design and implementation of a wide range of projects, both large and small. She has extensive experience and depth of knowledge in creating design and technical solutions for many building types. She employs a highly responsive programming and design approach that yields specific and unique results for commercial, educational, residential, and religious structures.

Mark Thaler, AIA, NCARB

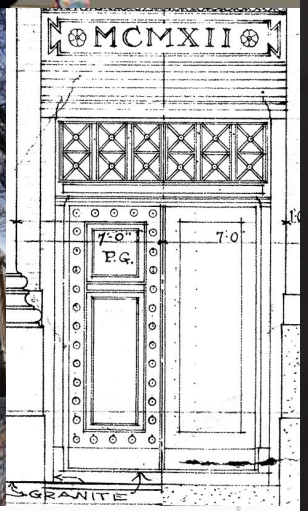
As a nationally recognized expert in Historic Preservation, Mark has been responsible for the renovation and restoration of some of our nation's most significant landmarks, including buildings at Ellis Island, Valley Forge, the Washington State Capitol, and numerous colleges and universities across the country. His collaborative working style enables holistic solutions that incorporate the best of what our past has to offer.

Stephen Reilly, AIA, LEED AP

Steve is a AIA member and LEED Accredited Professional with more than 25 years' experience working on some of the most important historic structures in the United States. He has a strong materials conservation and technical background, and is particularly experienced with projects involving preservation, restoration, adaptive reuse and contextual additions.

Daniel Wilson, AIA

Dan has been a practicing architect for over twenty years. He has worked for one of the most respected historic preservation firms in the nation. During this period of time, Dan was involved with the restoration of many historic landmark buildings including the Basilica of the Assumption, African Meeting House, and the New York State Assembly Chamber.



RESTORATION & REUSE

SCHUYLER BUILDING - UNIVERSITY AT ALBANY

ALBANY, NY

This project involves the comprehensive renovation and adaptive reuse of the former Albany High School, constructed in 1912, to become the new College for Engineering and Applied Sciences at SUNY Albany's Downtown Campus.

Based on extensive field investigations and archival research, Lacey Thaler Reilly Wilson's scope of work includes the development of preservation hierarchy and prioritization in the building, as guidelines for developing the design; NYS code and building envelope analysis; and programming and space planning phase of the project.

One of the major challenges of the project is to develop a phased approach to renovation and occupation of the building, since SUNY will fill the 127,000 sf of space over the course of several years.

LTRW's efforts will also include design, bid and construction phase services for the duration of the project, with a focus on the restoration of the building envelope.

Work at the interior includes complete rehabilitation of traditional secondary school spaces for use as modern college classrooms, offices, labs and support facilities, while restoring the historic features such as major corridors, entry foyers, stairways, skylights, and a 1200-seat auditorium. It will also include disciplined coordination of systems integration within the historic fabric.

ENVELOPE RESTORATION

YADDO

SARATOGA SPRINGS, NY

Originally constructed in 1893 for Spencer and Katrina Trask, Yaddo is an artists' retreat located on a 400-acre estate in Saratoga. Its mission is "to nurture the creative process by providing an opportunity for artists to work without interruption in a supportive environment," and welcomes more than 200 artists in residence each year. On March 11, 2013 it was designated a National Historic Landmark.

Lacey Thaler Reilly Wilson is currently working on the comprehensive exterior restoration of the mansion. We utilized conventional means of field documentation in combination with infrared thermography and point-cloud laser surveying and then converted the information to Revit. This provides incredibly detailed surface mapping as well as a three-dimensional model of the building envelope for more precise documentation of problems of repair, especially at transitions from ground-to-wall and wall-to-roof assemblies.

The work includes restoration of leaded glass windows, decorative wood and cementitious panels, stucco, stone and brick walls, and slate & metal roofing, in addition there is selective underpinning of structural stone piers and improved site drainage.

Since the majority of the building is closed and unheated during the winter months, an additional goal is to improve energy efficiency and system controls engineering at the interiors of the servants' wing and dining room using envelope performance software like WUFI and thermographic scanning.

"I whole-heartedly recommend Lacey Thaler Reilly Wilson Architecture & Preservation on any project that requires an attention to detail and a knowledge of Historic Preservation or adaptive reuse."

Teddy Foster, Universal Preservation Hall

RESTORATION, RENOVATION, AND ADDITION

UNIVERSAL PRESERVATION HALL

SARATOGA SPRINGS, NY

Elbridge Boyden designed the Hall in 1871 for the Methodist church to host their annual regional meeting. In 1976 the Methodists sold the building to the Universal Baptist Church, who occupied it until the building's deteriorating state made it unsafe. In 1999 citizens of Saratoga Springs joined with members of the Baptist Church to rescue the Universal Preservation Hall from collapse.

Lacey Thaler Reilly Wilson Architecture & Preservation is currently working with Universal Preservation Hall on the exterior restoration and interior renovation of the building and the design of an addition. UPH was awarded grants from the NYS Office of Parks, Recreation, and Historic Preservation and the New York Landmarks Conservancy Sacred Sites Program. We also assisted in securing a Technical Assistance Grant from the Preservation League of New York State for preparation of an accessibility study which was completed in 2014 and a 2015 grant from the Empire State Development Corporation. Additional work has included a code analysis and programming for the upcoming interior renovations, as well as providing assistance with securing state and federal Historic Tax Credits.

Once completed this former Methodist church will function as a premiere professional performance venue.

REHABILITATION

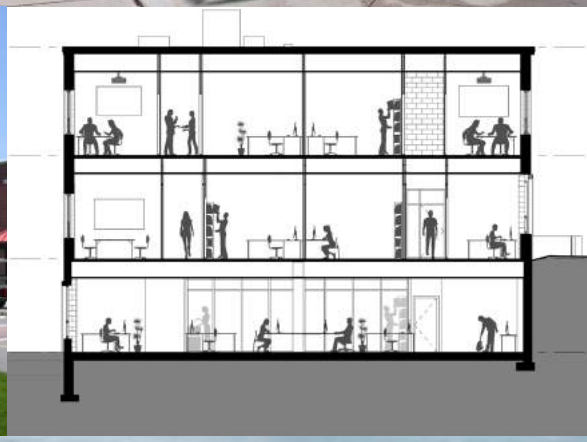
ALUMNI HALL

SUNY ONEONTA - ONEONTA, NY

Alumni Hall was built as the campus library in 1960 and converted to administrative offices in the mid-1970's. Since then, the three-story, 48,000 square foot building has had minor renovations. This project will be a complete building renovation to house the School of Economics and Business and the college's Advancement and Alumni offices.

The design will feature "learning on display" with classrooms, small-group meeting rooms, an innovation center, and a Bloomberg trading room all positioned along a center core. Plenty of glass partitions will allow those that walk through the building; students, faculty, alumni, and donors, to see the wide variety of teaching and collaboration opportunities used on the campus.

The building core will also visually link access from the perimeter loop road to the residential quad on the other side of the building. Strategic improvements to the building's exterior will highlight building entrances and create a recognizable and attractive terminus to the campus's academic spine.



RESTORATION

ST. ANTHONY'S CHURCH

SCHENECTADY, NY

St. Anthony's Roman Catholic Church was severely damaged by fire in March 2014. We were subsequently hired to complete a Master Plan and construction documents for the church's renovation, including both interior fire-related work and exterior work which was required due to deferred maintenance.

Most of the decorative murals that covered the altar area walls and ceiling had been severely damaged. The parish desired to recreate as much of the original decorative interior as funding allowed while also addressing liturgical changes and improving accessibility. We developed a new interior design that highlighted the architecture, including the surviving wood truss ceiling and stained glass windows. Working in collaboration with Evergreene Architectural Arts, we developed a soft hued finish scheme accented by a palette of historic colors. New wainscot, borders, wall treatments and six new murals were created. Stained glass windows which were destroyed in the fire were recreated.

The altar platform was reconfigured to extend towards the congregation while providing accessibility. In keeping with current liturgical design, the tabernacle was placed behind the altar in a newly created devotional area separated from the altar during Mass by closing custom metal gates. Side niches were for the statuary to allow the creation of a reconciliation room and a sacristy behind them. The existing pews were modified to allow for a new custom baptismal font to be placed in the center of the congregation. Design motifs were incorporated into the newly designed custom liturgical furnishings to complete the space.

RENOVATION

SUNY ADMIN. FIRST FLOOR SOUTH

ALBANY, NY

Lacey Thaler Reilly Wilson is currently working with the State University Construction Fund of New York, to provide quantitative and diagrammatic programming/planning analysis, design and construction phase services for the former headquarters and train station of the D & H Railroad, designed by Marcus Reynolds and built in 1914.

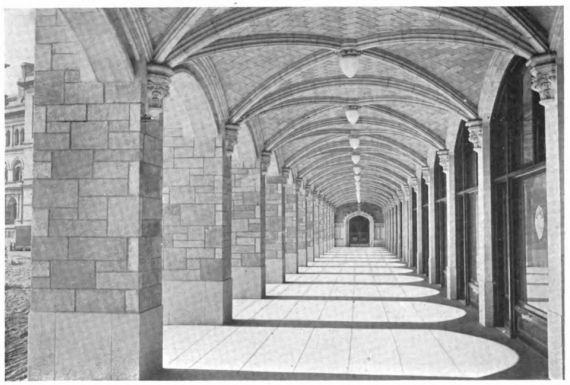
The original construction utilized very modern building materials and techniques for the time, and is one of the earliest steel-framed high-rise structures in the Capitol Region. Originally the street level of the building was largely an open, transitional space for passenger and freight exchange between the city and tracks, and upper floors were reserved for a variety of office spaces on either side of double-loaded corridors.

As uses and space needs have changed, subsequent building layouts have become awkward and less efficiently organized; amongst other goals, the offices need to become more flexible and accommodating for modern SUCF requirements.

LTRW recently completed an interview and programming phase to establish needs and goals of the spaces for the next 20 years, and is currently working on comprehensive analysis, planning and conceptual design of more than 50,000 sf of administrative offices on multiple floors of the building.

In addition to the modernization of various architectural/ environmental elements, the work includes the replacement of all existing mechanical, electrical, plumbing and fire protection systems, renovation and enlargement of three toilet rooms to meet ADA requirements, and the renovation of the adjacent office spaces & south lobbies.

LTRW will then provide full design and bid documents as well as Bid and Construction Phase services for the renovation project.



ARCADE ON FIRST STORY

MASONRY RESTORATION

DELTA KAPPA EPSILON LODGE

CORNELL UNIVERSITY - ITHACA, NY

Lacey Thaler Reilly Wilson Architecture & Preservation was engaged to design the repair of the Delta Kappa Epsilon lodge entry stairs and elevated walkway. The lodge is a robust Richardsonian Romanesque fraternity house built in 1893. A concrete landing platform collapsed in 2014. With its repair Cornell requested a more holistic repair approach to the entry sequence from the street to the front porch.

Large marble block stairs in the landscape that connected the main entrance radial stair and sidewalk, had settled and pitched unevenly over the years.

A new structural foundation frame was designed to support the stairs in the original position with additional care taken to protect the health and stability of the adjacent Norway spruce trees that were planted by Governor Theodore Roosevelt in 1899.

The stones composing the radial entry stair and landings will also be removed and reset over a new integrated structural frame. Landing railings will be rebuilt to match the existing while new bronze rails will provide continuous accessibility to the sidewalk. New LED exterior building lighting will be incorporated to continue the dramatic presence of the building. Work is scheduled to be complete in the fall of 2019.

MULTIPLE PROJECTS

SUNY COBLESKILL

COBLESKILL, NY

SUNY Cobleskill has hired us to complete over a dozen campus-let projects over the last three years, including the following:

- Renovation of the second floor Private Dining Room of Champlin Hall. The renovation consisted of all new finishes and furnishings, new lighting, and modifications to the mechanical and fire-detection systems. The space is now used for special events and outside groups are able to rent the space for their own functions. We then completed the second phase of the project which entailed creation of new offices, re-working two adjoining dining spaces, and the creation of two new bathrooms with access from the main lobby of the building

- Envelope, roof, and window restoration of the Old Gym, a 1924, 70 ft tall brick and limestone masonry envelope with a slate roof, wooden double hung windows, and attached granite and concrete entry stairs. The project includes goals to significantly increase the weather-tightness and overall energy efficiency of the building.

- Adaptive reuse of a 1890 carriage house into a retail outlet to sell products generated by the college, including fruits and vegetables, dairy products, meats, baked goods, flowers, and dry goods. It will also provide space for a student run cafe.

- Roofing restoration of Vroman and Wieting Halls, sister residence halls at the heart of the SUNY Cobleskill campus. The project replaced two 14,000 square foot spray foam insulation and polyurea assembly with a 90-mil fleeceback system that will provide a 30-year warranty, over an improved insulation assembly to exceed the current NYS Energy Code.

TERM CONTRACT

STATE UNIVERSITY CONSTRUCTION FUND

MULTIPLE LOCATIONS

In addition to individual projects featured herein, Lacey Thaler Reilly Wilson was awarded a SUCF Architectural State-Wide Term Contract in 2016. To date, projects from the term have included:

- An update to the 2008 Campus Wide Facilities Master Plan for SUNY Potsdam. Once completed, the FMP will assist the Campus in providing guidance for future facility development improvements that support the College's academic mission and vision. The Update will also identify opportunities to enhance, maintain, or improve the built environment to support learning and student development.

- Masonry survey of building envelopes for SUNY Plattsburgh. Investigations into brick, stone, and masonry to source traces of infiltration and specific failure mechanisms for the envelopes of 6 buildings on campus. Design and Construction Documents for 1 of the 6 buildings, Memorial Hall, are underway and scheduled to go to bid in spring 2019 with an anticipated envelope repair/construction phase in summer 2019.

- Window Replacement for SUNY Farmingdale's Lupton Hall, a 1952 two story 183,354 square foot structure. The building has over 20 different window types that have all significantly deteriorated over time and are in need of replacement.

- Repair and reconstruction of multiple entrances to the historic Old Main classroom building on the SUNY New Paltz Campus.

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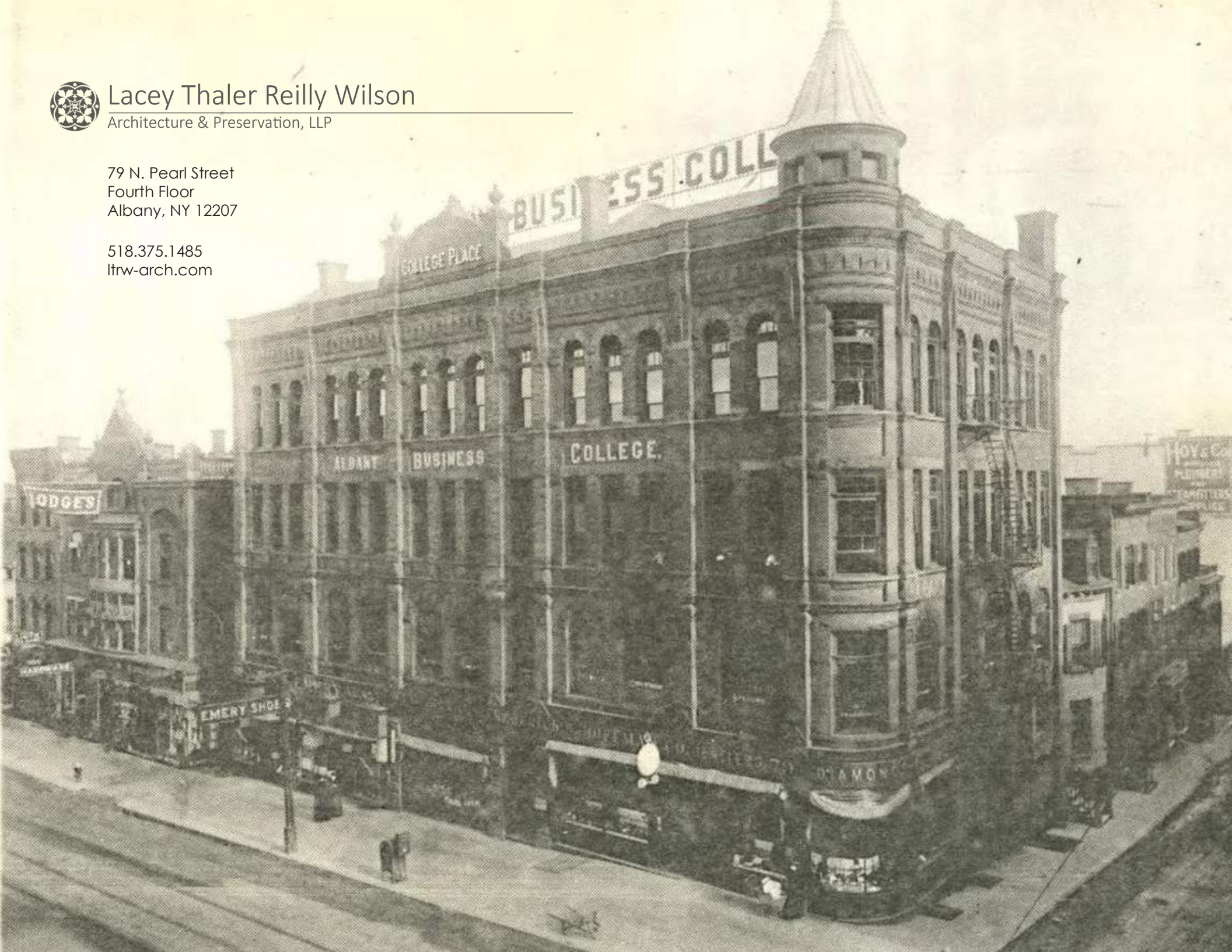
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