

Nomination Letter

HDR, Inc.



21 July 2023

Sara Kay, Hon. AIA

Executive Director | Chairperson AIA Nebraska Honors
AIA Nebraska
335 North 8th Street, Suite A
Lincoln, NE 68508

RE: Alley Poyner Macchietto Architecture (APMA) - AIA NE Firm of the Year

Dear Sara and members of the jury:

It is with great respect that I am writing this letter of nomination for Alley Poyner Macchietto Architecture for the AIA Nebraska's Firm of the Year for 2023. They are a firm that spans several generations of contribution to our great state and its communities. I believe that this contribution is worthy of recognition with this honor.

I know firsthand of the contributions that the architects and interior designers of APMA as they are currently collaborating with us on the Omaha Central Library. The firm has strong reputation for their people centric culture. A culture that has guided them for over 30 years.

They are organized as a collaborative studio that incorporates co-officing model that allows outside groups to mingle within their studio. Their own portfolio of work is understated and elegant. It has created great hospitality environments like the Farnam Hotel and Pitch Pizzeria. They are skilled in the art of adaptive re-use with great projects like the recent Millwork Commons and Hoff Family Arts and Culture Center. They have served in collaboration with international talents like Robert A.M. Stern on the International Quilt Museum and University of Nebraska College of Business Administration, Countryside Community Church with HGA and most currently with Snohetta on the addition to Joslyn Art Museum in Omaha.

APMA is a talented group of architects and designers. Their practice has represented our state and our chapter exceptionally well in both a local and national context. I hope you will join me in support of this nomination for the AIA Nebraska firm of the year. It is a distinction I believe they have earned through hard work and commitment to the people of Nebraska.

Respectfully,

A handwritten signature in black ink, appearing to read 'Trenolone'.

Thomas J. Trenolone, FAIA, NCARB
Vice President, Design Director

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FIRM BIOGRAPHY

About APMA

Alley Poyner Macchietto Architecture has more than three decades of experience producing award winning design in a collaborative, creative, cross-functional atmosphere. We believe good design is about creating beautiful spaces that build community, are functional, long-lasting, and inspiring.

As one of the region's largest studios of architects, interior designers, graphic designers, and construction administration specialists, we serve a range of clients and design solutions that align with their functional, budgetary, and aspirational objectives. Our firm prides itself on our commitment to community; be it through the work we do with non-profit organizations that serve the most at-risk, or through our dedication to promoting diversity in our workplace and in our industry.

Our office is an open studio space and encourages collaboration and idea sharing between teams. At the heart of this collaborative spirit are our founders and firm leadership who play a vital role in supporting design teams on each assignment.



APMA Omaha Office

2

Offices

Omaha, NE and Red Oak, IA

36

Years of Service

Founded in 1987

70

Team Members

Architects, Interior Designers,
Construction Administrators,
Marketing Professionals

58%

Percentage of Female Staff

Diversity of talent creates fresh
perspectives for each project

24

Shareholders

A cross-disciplinary
collection of office
leaders

3

Parts of Our Dedication

Put People First
Advance Design
Build Community

Recent Recognition

- + *Architect Magazine - 2018 Architect 50 - Top 50 in Design*
- + *2018 Business Excellence Award, Omaha Chamber of Commerce*
- + *2020 Bicycle Friendly Business, The League of American Bicyclists*

STATEMENT OF CONTRIBUTIONS

Put People First

44%

Employees who are registered, licensed, or certified

10

Interns and externs hosted in 2022

Since the very beginning APMA has endeavored to maintain a positive and supportive culture - whether by creating diversity and inclusion opportunities or providing paths for professional growth and employee engagement. We believe it is this uniquely human-focused approach that makes uniquely who we are.

Advance Design

69

Regional and national design awards

681

Projects completed in Omaha

Promoting design through advocacy within our firm and community is something we are continually striving for. We encourage innovative design solutions and opportunities with our clients and consultants and utilize sustainable building practices and strategies. In recent years we've committed to implementing tools and technologies that create efficiencies, allowing for delivery of better design.

Build Community

145

Projects completed for non-profit and community partners

8400+

Residential units designed/renovated in Omaha

We strive to build cities and neighborhoods that add to the social fabric. Supporting our community through charitable donations, volunteer activities, and pro-bono efforts has always been a hallmark of APMA. In addition we provide services that positively impact the under-served and cultivate meaningful connections in our community.



SUPPORTING MATERIAL



Hometown Heroes

Born and raised in Omaha, APMA is especially passionate about projects that make our hometown a more vibrant, thriving, and equitable city. While we have an impressive portfolio of building projects located in 9 states and 6 countries, what we love most is urban planning and urban design that focuses on creating walkable, inspiring, and inclusive neighborhoods that elevate the daily experiences of Omahans.

Historic Preservation

Some of our first work was preservation and adaptive reuse projects. The conversion of the Roseland Theater on South 24th Street, exhibits our commitment and unique approach to community development. In 1987 the building was slated for demolition, but had been identified by the city as an important building to save. Our founders proactively worked to develop a concept that would qualify for historic tax credits (an early use of them in our city) and then recruited a developer to make the project happen.



The Fair Deal Marketplace



The Union for Contemporary Art

Pro-Bono Work

Giving back has always been at the core of our practice. We believe design is an act of optimism and our approach to pro-bono work reflects that. Over our firm's 37 year history, we have consistently worked with non-profit organizations that serve at-risk communities. Many of these endeavors are passion projects for our team members. Whether it's an orphanage in Ethiopia or programming for a community center that serves Omaha's growing South Sudanese community, our current portfolio of work is filled with projects that come from the heart.



UNMC College of Public Health | APMA/BNIM



Countryside Community Church | APMA/HGA



International Quilt Museum | APMA/RAMSA



UNL College of Business | APMA/RAMSA

Collaboration is in our DNA

“APMA has consistently brought partners to the table who not only reflect their culture and values, but through excellent management provide the specialized knowledge to make each project successful, whether a museum, classroom building or medical facility.”

*Rebecca Koller,
former Director of Facilities
Planning & Management
University of Nebraska*



UNL College of Nursing | APMA/HGA



Joslyn | APMA/ Snehetta



Omaha Central Library | APMA/HDR



The Ashton Building + Millwork Commons Park

Community Focused

APMA has had the privilege to work with many non-profit clients who work to make our city stronger and more equitable for all. These community-driven projects have reinforced our awareness that the buildings we design have the ability to be so much more than just shelters for living, working, and playing. Designed conscientiously, they can act as places of refuge, providing environments that support and uplift the human spirit. We understand that it is the human element that we're designing for. The most successful projects are the ones that nourish the spirit.

“I have long felt that Alley Poyner Macchietto is not simply in the business of building buildings — they are building communities.”

Brigitte McQueen
Executive Director,
The UNION for Contemporary Art

Omaha Economic Development Corp

OEDC strengthens the quality of life in North Omaha and for its residents through comprehensive economic opportunities and community development.

19 Completed Projects
1 In Progress

Seventy-Five North

Seventy Five North exists to facilitate the revitalization of a healthy, sustainable, mixed-income community in North Omaha's Highlander neighborhood.

8 Completed Projects
8 In Progress



Highlander Townhomes



The Margaret



Siena Francis Human Services Campus

OneWorld Community Health Centers

OneWorld exists to partner with the community to provide access to quality health care services for all people in health care, dentistry and behavioral health.

27 Completed Projects
4 In Progress

Siena Francis House

The Siena Francis House welcomes, shelters and empowers individuals experiencing homelessness to navigate their path to housing.

8 Completed Projects
4 In Progress

Holy Name Housing Corporation

The mission of Holy Name Housing is to provide quality affordable housing options and homeownership education in Omaha and surrounding communities.

21 Completed Projects
1 In Progress

Lied Lodge



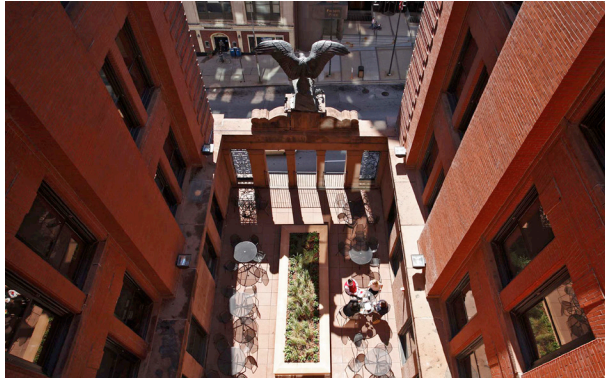
Nebraska City, NE | 1995

Lied Lodge is a one-of-a-kind meeting and retreat facility while also serving as a spectacular visitor's center. The lodge is a part of the National Arbor Day Foundation's 260 acre National Historic Landmark site which APMA master planned. APMA was also hired to design additions and renovations to the building over the years, always with sustainability in mind. The building and adjacent parking areas are, partially below grade to minimize heat gain/loss and site grading requirements. A "mini forest," was created from contributed trees, surrounding the parking areas to combat urban heat islands and to shield the building from wind and noise. The facility is structured with un-milled timber columns, beams and trusses.

Awards

+ 1995 AIA Nebraska, Architectural Honor Award

Kutak Rock



Omaha, NE | 2014

Kutak Rock's 1889 Omaha Building was Omaha's very first skyscraper and, for many years, the city's tallest building. It was one of Omaha's first exemplars of architectural historic preservation. The imaginative vision and commitment exhibited by founding partner Robert Kutak when the firm renovated and first occupied the building in the 1970's was both unconventional and daring. Fast forward to 2014, to accommodate Kutak's need for increased office space and the relocation of certain departments, APMA's interior design team reconfigured several floors to allow for additional attorney offices and an overall better flow and use of the space. In addition, the finishes of the recently remodeled space were updated to match current attorney floor finishes and layouts.

Heartland Family Works



Omaha, NE | 2016

Heartland Family Services realized the need to provide specialized care for women with children and pregnant women; providing them with a safe place to live while seeking treatment for substance abuse, and spaces for the complementary programming that helps get these families back on their feet. Tasked with being good stewards of the client's resources, and met with the challenge of bringing new life to a derelict apartment building, the design team turned to modernist principles, using the contrast of warm colors and textures to complement the cool palate of the existing concrete. The result is a space with a residential feel that is a hopeful place of healing for the families who live there.

Awards

+ 2017 AIA Housing Design Awards,
Specialized Housing

River's Edge Pavilion



Council Bluffs, IA | 2017

The design of River's Edge Pavilion sought to blur the edges between infrastructure, landscape, and architecture through the sculpting of public space. Conceptualized as a 'front porch' for the revitalized Iowa riverfront development, the building acts as a continuation of the ribbon of the Bob Kerry pedestrian bridge that leads into the Tom Hanafan inter-state park trail system.

Awards

- + 2018 A|N Best of Design Awards, Honorable Mention in the Public Category
- + 2018 AIA Nebraska - Architectural Honor Award

Film Streams Dundee Theater



Omaha, NE | 2017

The restoration and addition to Omaha's last surviving single-screen neighborhood cinema included a complete gut of the building and the adjacent bar, leaving only major structural elements and historically significant pieces in place. A reconfigured entry and concession facility offered improved accessibility. A 25-seat microcinema, small book and video store, and full-service restaurant were added to the space encouraging additional exploration of film, while the historic 300 seat main theater was brought back to its former glory.

Highlander Neighborhood



Omaha, NE | 2018

Highlander is a new, vibrant residential neighborhood that the nonprofit Seventy-Five North Revitalization Corporation is developing. The site is located in a part of Omaha that has been routinely underserved, on 23 acres straddling 30th Street between Parker and Patrick Streets. APMA is one of three architecture firms working with Seventy-Five North to design a holistically minded neighborhood that gives the community access to mixed-income housing, educational opportunities, and community wellness. APMA has completed 9 projects with Seventy-Five North, with several more currently in design and construction.

Core Bank



Omaha, NE | 2018

Set in a suburban location, the building aims to contrast the neighboring architecture through simplified form, a timeless material palette, and refined detailing. The building's location on the site allows for optimal solar orientation, allowing for an infusion of natural light throughout. A weathered zinc shawl floats above an all-glass base, while the interior features a double-height lobby with white oak accents, highlighted by a steel plate stair cantilevered from an exposed concrete cast-in-place core. Materials were selected for their permanence and stability, a physical manifestation of Core Bank's stable and solid reputation in the community.

Awards

- + 2019 AIA Nebraska - Interiors Merit Award
- + 2019 Build Nebraska \$10-\$20 Million Category

Norfolk Public Library



Norfolk, NE | 2018

The City of Norfolk hired APMA to study its existing public library and devise a plan for an improved facility that considered projected space and technological needs over the next twenty years. APMA worked with city, steering committee, and library staff to confirm the program before refining the space plan and building design. The final building is an inspiring new space that nearly doubled the collection capacity; included dedicated space for children and young adults; and added a reorganizable main entrance, a secure exterior courtyard, a maker's space and heritage room.

Awards

- + 2019 AIA Nebraska - Architectural Honor Award
- + 2019 IIDA Great Plains IDEA Award - Product Design - Play Fort
- + 2019 IIDA Great Plains IDEA Award - Best in Show
- + IIDA Great Plains IDEA Award - Community & Civic

The Foundation Offices



Omaha, NE | 2018

The existing building presented a significant structural challenge, including an irregular footprint with tight, winding and poorly lit corridors. The design team also had to take into consideration the safety and comfort of multiple tenants that would occupy the space during construction. Focusing primarily on the existing double-height atrium, the design improved the space through lighting, selection of materials, and wayfinding. Opening up the existing floor plan flooded the previously dark space with light, while steel catwalks created a layered view of common areas, conference rooms, and outdoor green space.

Awards

- + 2019 AIA Central States - Interiors Merit Award
- + 2019 IIDA Great Plains IDEA Award - Honor Award
- + 2018 AIA Nebraska - Architectural Merit Award
- + 2018 AIA Central States - Architectural Merit Award

Swanson Elementary



Omaha, NE | 2019

The interior of this new elementary school takes cues from the midcentury modern architecture of the building it replaced that was a compliment to the residential architecture and the school's neighboring arboretum. A mostly neutral color palette of black and white, with an accent of bright blue, allow the colorful activities within to be the primary focus. Natural light can be found in all occupied spaces and large picture windows help to bring the landscape of the adjacent park indoors. Custom wall murals create a unique sense of place with forest animals and various tree species highlighted in the super graphics and act as wayfinding and add character.

Awards

- + 2020 AIA Nebraska - Architectural Honor Award
- + 2020 IIDA Great Plains IDEA Award - Honor Award

Hoff Family Arts & Culture Center



Council Bluffs, IA | 2019

APMA worked with the Iowa West Foundation and Pottawattamie Arts, Culture and Entertainment (PACE) to design the Hoff Family Arts & Culture Center, a world-class facility that features the 282-seat Schlott Performing Arts Theater and a multi-use facility with artist studio space, exhibit areas, classrooms, rehearsal space, and more. This complex serves as a permanent home to Chanticleer Community Theater and the Kaneshville Symphony Orchestra, as well as administrative offices and rehearsal space for the American Midwest Ballet and the Kitchen Council, a food startup incubator.

Awards

- + 2022 AIA Nebraska - Architectural Honor Award
- + 2022 Margaret Keyes Preservation Project of Merit Award
- + 2021 Preservation Iowa's Best Community Effort
- + 2020 AIA Central State - Historic Preservation and Adaptive Reuse

Southeast Community College



Lincoln, NE | 2023

APMA began working with Southeast Community College on the Student and Academic Support project in 2017. The project started with early master planning and programming and developed into a complex renovation and two-story addition. The refreshed space creates a vastly improved first impression of SCC and includes a more welcoming front entry with intuitive wayfinding for prospective and current students. Various indoor and outdoor gathering spaces foster greater student and staff interaction and collaboration, while also providing opportunities for rest and reflection. With student satisfaction and retention at the forefront of the design imperatives, the new space provides a setting where all students can feel welcome and comfortable.

Letter of Recommendation

Mark Dahir, CEO



Heart Ministry Center

DIGNITY FOR ALL

Compassion Community Accountability Excellence

Date: 7-17-23

To: Whom it may concern

From: Mark Dahir

Re: Alley Poyner Relationship

My name is Mark Dahir and I am the CEO of the Heart Ministry Center. I have worked at the Center for 10 years and have been the CEO for close to 3 years. Our mission is "Providing food, healthcare, and a way forward to people severely affected by poverty in the Omaha area". We are the largest food distribution center in the state and have an interdisciplinary healthcare clinic (4 medical exam rooms, 4 dental chairs, vision clinic, PT/OT, full time mental health therapist) on campus. We also have a Willing Partner Program, 15-week Fresh Start job placement program, and 2 social enterprises (Fresh Start Laundromat which is on Campus and FRESH FLORAL which is off Campus). Our guiding motto is "Dignity For All". I was also a commercial banker for 15 years, who specialized in relationship banking and development lending.

From the moment I met the team at Alley Poyner roughly 6 years ago I was impressed. We were in the process of repurposing our previous facilities (just under 10,000 sq. ft. in all) and also building a new two story 17,000 sq. ft. grocery store style choice food distribution center that would be attached by an indoor walkway to our previous facilities. The area where the Heart Ministry Center is housed (2222 Binney St.) lies in one of the most impoverished areas in the country per capita for African Americans. We traveled to New Braunfels, TX to visit one of the nicest food pantries in the country before interviewing potential architect firms. In other words what we were undertaking was a huge deal for both our Campus resource and most importantly the significant need in North Omaha. After meeting with each firm (we interviewed 4) we chose Alley Poyner. What impressed me the most (I was our COO at the time) was the service we received from all layers of their organization. From the receptionist through the principals, we were made to feel important. At the Center, we talk about "meeting community members where they are". Alley Poyner met us where we were from day one. We were introduced to multiple members of their team, and it was clearly explained to us what everyone's function was. They took a significant amount of time both fielding and asking questions and over time a team was customized specifically for us. The core values of the Center are Compassion, Community, Accountability, and Excellence. Looking back, I believe this is why the decision to work with them was so easy and that our relationship has been what it's been and continues to be all these years. Alley Poyner embodies all of the Center's core values. They care deeply, treat you like you are family, do what they say they will, and their work is the best. Further, they live our core value of "Dignity For All" and treat people really really well because it's the right thing to do not because of who they are or what they might get. I know our project was not large in scale compared to other work they do but sitting in the room with them you would have thought it was their only project or perhaps their most important project or one of them.

Our relationship is fully intact today, and I emphasize the word relationship. They have lived our mission with us these last 6 years through designing and playing an integral role in the completing of our Campus which stands out as Excellence in the heart of North Omaha. So many from around the city and country have come to visit and been blown away by their work and the Campus full of resources we dreamt up and created in Community. Literally hundreds of thousands of community members in need have lived "Dignity For All" as a part of our Campus which serves as a oasis in the heart of a food desert in a harshly impoverished community. They have volunteered as a company on multiple occasions, brought their entire company to tour our Campus and hear me talk on what we do, how we do it, where we do it, attended/sponsored our annual fundraiser each year (Eric/Jean nearly stayed until the end one year), met with me and our team on handfuls of occasions to talk North Omaha, our future plans, various feasibility possibilities with land we own in the area and other real estate, and they have always been a phone call away no matter the reason. I can honestly say they are one of the most impactful relationships we have had since my time at the Center. When I began at the Center I was hired as our 4th FT employee. The Center now has a \$6.2M annual operating budget and over 50 FT employees. Alley Poyner has been instrumental as a part of our journey and continues to be ambassadors both on and off the Heart Campus as friends, trusted advisors, business partners, confidants, and champions of "Dignity For All". I would recommend Alley Poyner for anything that involves galvanizing the community, innovation, and excellence in architecture (honors the old/celebrates the new), hugely impactful contribution to north Omaha, and/or honoring an industry of change.

Any questions, comments, or concerns I can be reached direct at 402-880-4746.

Respectfully,

Mark Dahir
CEO, Heart Ministry Center
2222 Binney Street
Omaha, NE 68110
mark@heartministrycenter.org
p. 402.451.2321
c. 402.880.4746
www.heartministrycenter.org

Letter of Recommendation

Annette and Paul Smith

July 17, 2023

AIA Nebraska
335 North 8th Street, Suite A
Lincoln NE 68508

Members of the Architecture Firm Awards:

We are writing today in support of Alley Poyner Macchietto Architecture's (APMA) nomination for Architecture Firm Award.

Our experiences working with the firm are extensive. Specific projects include the Joslyn Art Museum Addition and Renovation, various projects connected to the Millwork Commons district, and most recently the design of our new personal residence.

- For the Joslyn Art Museum addition and renovation, APMA teamed with Snohetta to produce a truly iconic 42,000 square-foot addition to the Joslyn which complements the existing important architecture and will become a landmark addition to Omaha's architectural palette. This project is in construction.
- For the multiple projects which constitute the Millwork Commons redevelopment in downtown Omaha, the APMA team has undertaken roles as architect and as master planners. The architectural scope included renovation of historic buildings as well as development of new buildings. Their unifying vision has been critical to the development. These projects include complete, in construction, and future projects.
- Lastly, APMA has provided architectural and design expertise for a new personal residence for us. This residence will be constructed on one of Omaha's grand streets and will be a proud addition to the architectural tradition of that neighborhood. While at the cutting edge of technology, the home also resonates with a long architectural tradition. The APMA team were able to harmonize these sometimes-competing aspects of the project. This project broke ground in 2023.

In working with APMA, we've experienced amazing dedication to community, and their extraordinary ability to listen and bring diverse viewpoints to a cohesive and creative architectural and design solution. Their expansive portfolio is a true testament to their quality and commitment to produce a great product. We are proud to be repeat clients and personally enjoy watching the continued success of the firm.

Sincerely,



Annette & Paul Smith

ANNETTE & PAUL SMITH
1536 CUMING STREET OMAHA NE 68102