HOSPITALITY QUALIFICATIONS
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WHO WE ARE

OUR VISION
Delivering client success, creating opportunities for our people, and building our future.

OUR MISSION
• Driven by the pursuit of our clients’ success.
• To provide an ethical and responsible service experience through fresh thinking and creative problem-solving.

OUR VALUES
• Our People
• Integrity & Ethical Service
• Excellence
• Teamwork & Collaboration

Contact Us
Frank Russo, AIA - Senior Project Manager
(215) 391-4196 | frusso@bergmannpc.com
WHY BERGMANN?

When you hire Bergmann, you are hiring our people. As a result, you will get our passion, our expertise, and our outstanding service, on each and every project.

Bergmann is a full service, multi-disciplinary design firm employing some of the most talented practitioners in the industry. We are exceptionally innovative and responsive, and proud of our extensive experience and rich portfolio of work that features everything from innovative design to branding and retail rollouts.

Bergmann represents over four decades of culture built upon the work of our dedicated, client focused experts. Our core business segments include commercial, hospitality, research and manufacturing, energy, transportation systems, and community planning.

Your Bergmann team will deliver what we promise, on-time and within budget. You will be interacting with design professionals who pride themselves on the highest level of integrity, dependability, ethics and quality of work. Our client list spans multiple market sectors and regional areas throughout the United States.
The 1959 New Orleans Oil & Gas Building designed in the international style by August Perez & Associates and Edward B. Silverstein & Associates resides on the National Register of Historic Places. It serves as one of the few examples of this style of architecture in the central business district of New Orleans.

Today, the building serves as a framework for an adaptive reuse as a 154 room full-service Canopy brand Hilton hotel with a 4,200 SF street-level restaurant. The building’s rehabilitated curtainwall provides for maximum daylight and views from all guestrooms and the rediscovered rooftop offers unparalleled views of the French Quarter with an expansive rooftop bar.

Canopy is a new life-style brand that was developed by Hilton to accommodate the needs of the contemporary leisure and business traveler. The key element of the brand is to celebrate the unique components of the region in which they are located.
The Commons, a new 131 key hotel in downtown Ithaca. Canopy is a new Lifestyle brand that was developed by Hilton to accommodate the needs of the contemporary leisure and business traveler. The key element of the Brand is to celebrate the unique components of the region in which they are located. The exterior brick and rainscreen façade was selected to allow the building to seamlessly blend in the existing urban fabric and compliment the natural, sustainable materials used on the interior. Repurposed factory window sashes were utilized as interior design elements to reflect the nature of the regions industrial past. Sliding glass walls open up to the dining patio on the exterior and further support the ability for the guest to experience the neighborhood.
This dramatic adaptive reuse and infill project creates a new 15 story AC Hotel incorporating an historic 2 story building for lobby and public functions. The historic base building was originally the Warner Brothers Film Distribution building designed in 1946 by William Harold Lee. More recently, the building served as the headquarters of NFL Films.

The new AC Hotel is designed for the urban millennial guest; it includes a two floors of skylit lobby, a bar, dining room, indoor pool and meeting rooms with 12 tower floors above comprised of 150 guest rooms. The rooftop is accessed from the penthouse level which incorporates a fitness center and a rooftop bar/lounge overlapping Center City.

The building is seeking LEED Gold Certification.
SHERATON
PHILADELPHIA, PA

Bergmann provided architectural, engineering and specialty design services required for the redevelopment, and rebranding of an existing hotel in Center City Philadelphia. Utilizing the conceptual design package developed by the interior design consultant on the project, our work includes the refinement, development and documentation of the design concepts proposed for the complete renovation of the first floor, including the lobby, reception, and food & beverage café as well as the Club Lounge restaurant. The goal of the collaborative design team was to create a design that, while being progressive, iconic and daring, honors the core values of the Brand; and to establish a unique yet timeless sense of place that is expected by the Sheraton Hotels guest and welcomed by the visiting public in Philadelphia.

HILTON GARDEN INN
RIVERTOWNS SQUARE
WESTCHESTER, NY

Rivertowns Square is the gateway to the historic Village of Dobbs Ferry New York. The town center is a multi-use main street combining custom retail shops, restaurants, entertainment, apartments, and at its center, a 132 guest room Hilton Garden Inn as the hospitality anchor of the project.

The Hilton Garden Inn building is a combination of the adaptive reuse of one of the research buildings on the former brownfields site, and new construction for the guestrooms and the dedicated parking deck behind the hotel. The hotel’s lobby, dining and guest amenity spaces are at the second floor of the repurposed building, with shops and restaurants adjacent to a street level guest entry. Lobby on the first floor below.

While adhering to all HGI technical and branding criteria of the prototype design, the interior decor of the public areas and of the 132 guestrooms is based on the historic character of the village, one of the original Hudson River Towns.
AC MARRIOTT
HOTEL DORAL | MIAMI, FL

Along the densely developed urban strip leading from Miami, past Mia, the busiest airport in Florida, into the heart of Dade County and its inland recreational area, a number of new hotels are under development. One of these is the proposed AC Hotel Doral, located on a site with other new hospitality properties. The design and planning of the hotel adheres to the AC design and technical criteria.

To differentiate the hotel from the other new construction, and to tie the theme and design into the Doral community while having a distinctive identity from the highly traveled roadway, Baywood engaged our organization to redesign the exterior of the project and to assist in securing developmental approvals.

To bring the sense of local color and festive style into the design, we propose a series of naturally colored terra cotta rain screens in the blues of the Florida sky and the greens of the native trees and ferns visitors so frequently identify with the area and access roads.

HILTON GARDEN INN
FREMONT, CA

The Hilton Garden Inn for Fremont, just south of San Francisco and one of the fastest growing technology centers in the country, is based on the newly released branding and technical prototype issued by Hilton Worldwide. The exterior design, materials and massing of the hotel represent a radically different approach than the previous design criteria. The 136 guestrooms also follow these new HGI prototypes in layout and specific detail.

The design of the hotel is also influenced by the stringent urban design criteria of the community, requiring that all new buildings be located along the street front. Restaurants and public spaces, with pergola covered outdoor terraces are to be at the sidewalk. All parking, loading, covered porte-cocheres are to be located behind the building. The urban design goal is to start the development of a more urban streetscape throughout the city.
TRU
BY HILTON | WASHINGTON, DC

88 room, 6 story boutique hotel with public amenity areas and café-bar designed to serve the millennial guest, and programmed in accordance with the tru design standards. 20 below grade parking spaces, car elevator access, are part of the project. The design is responsive to its historic District of Columbia neighborhood, featuring use of textured and colored cast stone façade materials and setbacks at the entry and the upper levels to create guest room roof decks.

HAMPTON INN
SYRACUSE, NY

As a part of the redevelopment of the historic retail and restaurant district in downtown Syracuse, the 152 guest room Hampton Inn will add a missing hospitality component to a newly thriving area adjacent to a hospital and office center in the city. The hotel design follows the prototype Hampton technical and branding criteria in a more vertical format as dictated by the dimensions of the urban site.

A full complement of guest amenity spaces and dining areas are located at the lower levels of the structure and include open terraces along the creek. The use of brick, over-hanging canopies and cornices in the building design recall the adjacent four story brick commercial structures which are the architectural feature of the neighborhood.
MIXED USE + MULTI-FAMILY
PARCEL 2
BUCKINGHAM PROPERTIES
ROCHESTER, NY

Known locally as Parcel 2, this site is slated to usher in a new revitalization in downtown Rochester. Conceived as a mixed-use and multi-family project, this building sits on the main artery that welcomes visitors into the city. Situated directly adjacent to Xerox Tower, the design was intended to project a new architectural vocabulary for Rochester and help establish a clear direction for new projects throughout the city. Bergmann worked to maintain a connection to existing parks while also designing for an exterior experience that promotes engagement and interaction.

PROJECT HIGHLIGHTS
• Master planning + architecture
• Residential
• Retail + restaurants
• Urban design guidelines

AVON APARTMENTS
REYBOLD
NEWARK, DE

As the first phase of a 600,000 sf mixed-use project in Newark, Delaware that will eventually provide retail, offices and multifamily housing on the 42-acre site, the three four-story buildings will provide more than 220 apartments with a range of residential amenities. Apartments will range in size from studios to three bedrooms with generous balconies built above parking.

PROJECT HIGHLIGHTS
• Architectural
• Building Engineering
• Site Plan Design
The Dobbs Ferry site was an industrial and lab multi-building site for Arno chemical. Bergmann worked with Saber Real Estate Advisors for the development of a new mixed use project at over 200,000 sf to be the new front door to the town of Dobbs Ferry. Project included new housing, market, cinema & restaurants. A new active streetscape was created that includes outdoor dining areas, lush plantings, pedestrian scale lighting, site furnishings and decorative paving.

**PROJECT HIGHLIGHTS**
- Master site planning + architecture
- Retail + restaurants
- Hospitality + movie theater
With over 1.1 million square feet of retail space centered in the greatest concentration of Rochester’s suburban retail market, Marketplace Mall is re-purposing some of its excess GLA into diverse programming to better serve the community. With the addition of a lifestyle center, a hotel, a movie theater, and the orthopedic outpatient medical center, the mall is re-positioned to comprise a unique grouping of businesses, entertainment venues and health services that will remain an economic catalyst in the community.

**PROJECT HIGHLIGHTS**
- Master Site Planning
- 330,000sf Orthopedics Center
- Hotel and Theater
- Exterior Lifestyle Center
1500 LOCUST
PHILADELPHIA, PA

This project consists of the interior renovation of a 45 story rental apartment building in downtown Philadelphia. Design scope included a new expanded lobby, new typical corridors, penthouse multi-purpose room, new fitness club and new roof decks.

8200 GERMANTOWN AVENUE
BOWMAN PROPERTIES
CHESTNUT HILL, PHILADELPHIA, PA

The mixed-use structure of retail and luxury condominiums engages the excitement of the busy Germantown Avenue retail district. The twenty residential units, parking, retail space, and a new neighborhood Fresh Market specialty grocer are included in the contemporary design. The use of complementary materials, fine detail and a sense of scale blend 8200 Germantown into the historic Chestnut Hill neighborhood.

PROJECT HIGHLIGHTS
• Planning, entitlements, and architecture
• Residential and parking garage
• Grocery Anchor
2400 CHESTNUT
PHILADELPHIA, PA

This project consists of the comprehensive renovation and upgrade of all public spaces throughout this 367,000 SF, 34-story mixed-use high-rise tower in Center City Philadelphia. Exterior improvements include a new entry vestibule, parking garage upgrades, building signage package and an all new exterior lighting scheme.

The renovated 3,800 SF lobby incorporates new finishes and lighting throughout including a new reception desk and visitor area, high-rise elevator vestibule, 400-box mail room, package room, central server space and new executive leasing and management offices. A total area of 6,500 SF was renovated in this project across three floors, including six completely new toilet rooms.

LINCOLN CENTER
BEAR, DE

Bergmann formulated the design guidelines for the development of Lincoln Center in Bear Delaware, a lateral mixed-use complex comprised of residential townhomes, single story retail, office buildings and mixed use mid-rises. Bergmann was tasked with establishing universal design principles that would not be overly prescriptive, but would assist all parties involved in creating a millenial vernacular to this mixed-use development. Bergmann is currently engaged in the design development of the ‘core-feature’ buildings on the site. These four mixed-use structures are comprised of retail on the ground floor and living units above.
In this new high-rise campus apartment building, we designed the public lobby and tenant amenity floors including the 1st floor entry, the main floor living, sports rooms & rooftop gardens.

CLIENT
RPG EPISCOPAL

COLUMBIA PLACE RESIDENTIAL CONDOMINIUMS
REYBOLD
WILMINGTON, DE

Bergmann was responsible for the design of (two) four-story residential condominium unit buildings within the new residential townhouse development situated on the edge of Brandywine Creek State Park in Wilmington, De. The highly fenestrated, multi-family unit buildings are positioned to form a focal point and terminus within this dense urban development. The buildings incorporate underground parking, common area amenity spaces, and a combination of 1- and 2-bedroom units on three levels with luxury penthouse units at the upper level. The outdoor terraces provide uninterrupted views across the development into the adjacent park. The exterior materials selections, including cast stone, brick, and metal panels are arranged to form a sophisticated composition that minimizes the scale of the building, while complimenting the highly detailed design of the interior open plan units. Luxury bath fixtures and kitchen appliances complete the design.
DREXELINE TOWN CENTER
MCB REAL ESTATE, LLC.  
DREXEL HILL, PA

MCB’s design goals for the redevelopment of the Drexel Town Center is to enhance the vitality and productivity of the mixed-use center while maximizing the value of the real estate. Because of its excellent location, the design is focused on being more inviting to shoppers and clients and creating connections between the center’s various components and the adjacent community.

The redevelopment includes nearly 140 market rate lifestyle lofts, community oriented retail, restaurants and a new 75,000 sf medical office building above an expanded ShopRite grocery store. The site design improves access to bus routes and the rail line to encourage the use of mass transit.

Drexel Town Center will become the new front door to Upper Darby Township.

PROJECT HIGHLIGHTS
• Master planning + architecture
• Retail + restaurants
• Medical office building
• Grocery anchor
• Residential

BELLEVILLE
BELLEVILLE, NJ

Redevelopment of an existing Shopping Center site as a mixed-use residential and retail destination. The site as currently developed does not provide the best possible return for the value of the property and its central location in the Newark/New York City residential corridor. The new plan provides connectivity between the transit station and the retail core of the village, and brings the existing supermarket back into the center of the town.

The program is 232 rental units in a mix of micro/studios, one bedroom and two bedroom units. The residential buildings are four stories on a podium over parking and retail as well as a proposed 15,000 sf fitness center tenant. All parking is on grade, with a landscaped courtyard between the buildings. In addition to the landscaped courtyard, a tenant amenity space will be provided on the second floor that will include a lounge, game room and a roof deck.
The redevelopment of Arnot Mall in Horseheads, NY will replace a closed anchor store with a Town Place plaza surrounded by a new Holiday Inn hotel, restaurants and pad sites.

Towamencin Center is a mixed-use development at a key interchange of the PA turnpike, north of Philadelphia. The program includes a town square bounded by a hotel, and a six story medical office building, both with retail on the street level. Restaurants and a cinema, a grocery anchors, and multi-family housing complete the developments along a main street. Abundant parking is hidden in the grade changes, while the streetscape and pedestrian experience is heightened by landscape design. The development attempts to provide a “Town Center” for a suburban community lacking an identity.

**PROJECT HIGHLIGHTS**
- Master planning
- Retail + restaurants
- Grocier anchor
- Movie theater
- Medical office building
- Hospitality
- Residential
ASBURY PARK
MADISON MARQUETE
ASBURY PARK, NJ

A new master plan for the Boardwalk district of Asbury Park, NJ. Includes the restoration of the casino building at one end of the Boardwalk as well as the design and restoration of facades for the retail stores. At the other end of the historic Boardwalk, the Paramount Theater, home of the New Jersey Film Festival, and the Convention Hall, made famous by Springsteen band rehearsals, are also undergoing exterior renovations and interior improvements. The master plan provides for private development sites along Ocean Avenue, for two or three blocks inland. The Asbury Park redevelopment is the result of an extensive public-private partnership, pairing the City with a master developer for the Boardwalk area.

PROJECT HIGHLIGHTS
- Master planning
- Community and Historical Entitlements
- Historic Renovation
- Retail and Restaurants

HAMILTON SQUARE
UNIVERSITY OF PENNSYLVANIA
PHILADELPHIA, PA

As a part of its vision to link the campus to the City, The University of Pennsylvania asked Bergmann to imagine a new retail and entertainment area at its crucial 40th and Walnut Street intersection in West Philadelphia. Hamilton Square includes renovated community shops and restaurants, an 800 space parking structure and the new 40,000 sf FreshGrocer gourmet market. The project includes “The Bridge” brand theaters, which combines state-of-the-art auditorium and projection with richly colored public spaces and the sleek “12 Lounge” to provide a unique movie going experience. The architecture team worked closely with National Amusements, Inc. and their designers to complete the unique cinema.

PROJECT HIGHLIGHTS
- Planning, architecture + community approvals
- Grocery anchor
- Parking garage
- Movie theater
- Retail + restaurants
Designed as a seamless extension to the existing Shires shopping centre, this $700 million mixed use development includes a Cinema De Lux with 12 screens and 2,691 seats.

Incorporating the city’s first multiplex cinema, the new Shires development will include contemporary city-living style accommodation with open streets and squares centered around a new retail core with a new cafe and restaurant quarter at its heart.

CLIENT
National Amusements, Inc.
TRIA WINE ROOM
PHILADELPHIA, PA

Trias Wine Room is an intimate 35 seat wine bar at the edge of the University of Pennsylvania campus. Situated in the former Pennsylvania Railroad Depot national historic landmark building, the wine room fit-out is a delicate insertion into the historic fabric with a cleverly executed wood deck lounge overlooking the street. A full-height operable window wall connects patrons at the bar to the outside deck lounge.

Inside, a custom blackened steel and glass framed wine vault serves as a lantern to beckon passersby. Reclaimed and remilled oak timbers grace the floor while former water tower redwood planks form bar and table tops illuminated by refabricated industrial lighting fixtures.

OYSTER HOUSE
PHILADELPHIA, PA

The Sansom Street Oyster House, a Philadelphia institution since 1976, has received a full renovation and reconstruction as its operations transfer to the third-generation of family ownership.

The design of the newly branded Oyster House features a dramatically opened interior with an expanded dining room and the revival of both cocktail bar and raw bar. A new custom-fabricated wood storefront and entry door with enlarged glazing and operable windows allow for air circulation and natural light to penetrate deep into the restaurant.

Throughout the interior, finishes and furniture feature materials reclaimed from a variety of regional resources; hardwood flooring from the Philadelphia Academy of Music; reclaimed yellow pine for tabletops; marble bar tops out of large paving slabs from Independence Mall; and reconditioned and repurposed maritime lighting fixtures.
Bergmann works across the Starbucks portfolio on a variety of concepts for new stores. Each concept is unique to the market it serves with a “coffee forward” design approach. We also assist Starbucks on their renovation program to refresh and re-brand existing stores. We provide professional services including architects, interior design, structural, MEP and civil engineers for ground lease buildings, re-use projects, in-line fits and small express stores. Bergmann has been involved with the site due diligence, design and construction document phases for 65+ projects and truly embrace our full service capabilities to best serve Starbucks and be their trust advisor.

PROJECT HIGHLIGHTS
- Architecture and Interior Design
- MEP and Structural Engineering
- Civil/Site Design
- Entitlement
- Field Studies
- MEP and Structural Engineering
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**PROJECT HIGHLIGHTS**

- Architecture and Interior Design
- MEP and Structural Engineering
- Civil/Site Design
- Entitlement
- Field Studies
- MEP and Structural Engineering
PHO HA SAIGON
PHILADELPHIA, PA

Bergmann transformed this existing single-story retail space into a new restaurant with an adjoining upscale take-out noodle market. Utilizing the vibrant color palette of fresh vegetables and exotic spices, the modern design and interior finish selections provide an exciting backdrop and tactile connection to the food being served within.

An expansive glass façade is accentuated with a rainscreen fascia fabricated in a stylized chopstick pattern. The use of natural, sustainable materials and innovative lighting design on the exterior frame the activity within. The open interior concept allows for large, open views across the dining room into the open kitchen. The playful chopstick screen design is utilized on the interior to provide the diners with a sense of privacy and visual separation to the take-out noodle market beyond.

RED SQUARE
TROPICANA | ATLANTIC CITY, NJ

A Russian-themed restaurant and vodka bar within Tropicana Casino’s Havana-themed retail complex, Red Square appears to be retrofitted into an empty Russian bank space. The Bar is a 35-foot-long frozen ice bar top, internally lit with red fiber optic lighting. Dining experiences range from the “Main Room” with its grand glass chandelier and red velvet ceilings, a “Private Room” of wood paneled and mirrored walls, and “Intimate Room” with banquette seating and privacy drapes.
Center City Building is UNC Charlotte’s first building constructed outside of its main suburban campus. At 143,000 SF, the building accommodates masters programs in business and urban design, graduate level courses in engineering, health and human services, and continuing education programs.

The 12-story structure is distinguished by its iconic architectural massing and will become the focal point of a proposed new urban park. In addition to its academic functions, the building is designed to serve the uptown community by providing generous public spaces, a 300-seat auditorium, an art gallery, a book store, catering services and a student cafeteria.
OVERLOOK HALL
ASHEVILLE, NC

UNC Asheville’s Overlook Hall, opened for the Fall 2012 semester, and increased the on-campus housing capacity for the University as well as improved the overall quality of student living. The five-story residence hall provides housing for 300 undergraduate students in a diverse array of 4- and 6-person suites, each containing a small living space. The building has three massing elements across a compact site that creates intimate internal communities and distinct exterior landscapes while maximizing student housing.

Overlook Hall and exterior pathways are also designed to improve connectivity and strengthen community to adjacent residence halls, academic quadrangle and athletic fields. Residential floors include common lounges, quiet rooms, kitchenettes, and laundry facilities. The lower level features amenities that can be used by the overall University, including community rooms, lounges, and the Down Under Café.

SUNY ALBANY
STUDENT CENTER | ALBANY, NY

Expansion and renovation of the main student center on campus with the goal of creating a vibrant and active centerpiece for students, faculty and visitors. Bergmann provided the architectural, interior design and engineering services for the project, which included: a new 49,000 SF West addition, a 16,000 SF East addition, and the complete renovation of another 40,000 SF of the existing Student Center. Program elements included a new multi-purpose auditorium, wellness/fitness center, reconfiguration and design of multiple food service venues, new dining spaces, renovation of the existing bookstore and restrooms, reconfiguration for a new central stair, and an upgrade to the general infrastructure systems.

Sensitivity to the existing campus’ architectural vocabulary was a key design factor for the project. The design was intended to be in harmony with the existing Campus Center and beyond.
PLACEMAKING
Bergmann working for South of South Street Neighborhood Association (SOSNA), and its Grays Ferry Triangle’s Committee, developed a design to transform a redundant spur of Grays Ferry Avenue at 23rd and South Streets into a public community space. The design provides for a public plaza, incorporating PWD-recommended storm water rain gardens, while maintaining existing site amenities. Most importantly, the design suggested how public art that spoke to the long history of the contiguous neighborhoods could be incorporated in the plaza to reinforce its sense of place. The intent was to provide a public realm that both supported the commercial hub of Southwest Center City, and to celebrate the communities that will use this critical verge of disparate neighborhoods.
Bergmann provided design solutions to the East Falls Community Development Corporation (EFCDC) for transforming a public parking lot along Kelly Drive into a multiple event venue that could serve a range of temporary programmatic uses. The EFCDC wanted design suggestions that creatively provided programmatic ideas that would allow them to describe how the parking lot could easily change into an event space on a shoestring budget as well as introduce a vibrancy into the neighborhood promoting community engagement and connectivity to the bustling Schuylkill riverfront.
The redevelopment of Xerox Square in downtown Rochester represents the second and largest project for a developer who is helping to revitalize downtown Rochester for both businesses and residents. The goal for this project is to create a sense of ‘place’ by providing users with a focal point that combines a park, residential and commercial space, while also providing a public theater and much needed parking. Bergmann was selected to provide initial studies for the city-block and how best to utilize the existing Xerox Tower. We worked closely with our client in an effort to provide feasibility studies, while immediately providing designs that maintained focus on the creation of a unique and curated experience.