

THE CHARENTE



edition 1.1 – summer 2022

a **studio+** quarterly

Summer





charette noun

cha·rette

variants: charrette \ she'ret \

definition: the intense final effort made by architects to complete their solutions to a given architectural problem in an allotted time.



THE CHARETTE

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damon's desk:

A letter from the CEO

I'm proud of the team here at Studio+.

Here at Studio+, we are always focused on the next big thing. I think any successful firm shares the same sentiment. Because of this, it can be easy to lose sight of the little victories that enable our team to fulfill the much larger ones.

I think The Charette is capturing something we say as part of our mission, but don't always take time to acknowledge: how the work of our architects and designers shape and frame the lives of so many people.

The following pages are stories of how our team has pushed forward through a difficult few years of "pandemic living" to improve the way we operate internally, which positively transforms the spaces we design. We've turned our own lived experiences into design lessons, and as you'll see, we've created new types of environments that not only keep people safe and healthy but also inspire creativity and collaboration.



There are also stories of how we've continued to grow our company despite the world's challenges. Nine new hires around the country and the acquisition of a Los Angeles-based architecture firm—are just some of the new ways Studio+ continues to transform lives.

Damon Romanello
CEO | Founder
Studio+



We create design

solutions that

transform lives



THE CHARENTE

summer edition 1.1

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studio+

Studio+ provides a wide array of services within architecture and interior design across numerous markets including education, healthcare, senior living, and corporate. We unite these services to bring a unique product to our clients - seamless services that deliver results beyond typical expectations.

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about the cover.

NeoGenomics Laboratories, World Headquarters

Fort Myers, Florida

NeoGenomics is a ground-up leading-edge cancer diagnostic testing facility and a three-story global business headquarters. The two buildings of 150,000 square feet sits within a professional office campus and were designed to maximize efficiency and workflow by employing a programmatic layout that enables scientific learning and research to flourish.

The exterior of the two buildings highlight the authentic qualities of natural materials including large glass windows, wood-look cladding, and exposed polished concrete. Large open spaces with interior wood wrapping from floor to ceiling allow for the natural elements to take center stage and express the visual beauty in a minimalistic concept. Team members will have access to a courtyard between the two buildings, an outdoor dining area, a fitness path, cafes on each floor, and multiple teaming spaces encouraging interaction.

With this new campus, NeoGenomics will catalyze future corporate growth in Southwest Florida and will serve as a premier employer in the region.

the editors.



BRIANNA QUIGGLE

communications & content strategist
studio+

From internship to senior associate, Brianna is a Studio+ veteran of eight years. We like to call her a jack-of-all-trades since she has had a hand in everything from public relations and marketing to finance and operations. She is a graduate of Florida Gulf Coast University with a BS in Marketing and currently guides strategic content messaging and proposal pursuits at Studio+. A Florida girl, despite her New England origins, Brianna resides in Naples, FL. When she is not seeking out information for the next content piece, she puts on her mom jeans and becomes CEO of the Quiggles.



JOY BROWNWORTH

creative director
studio+

Joy is an award-winning designer with a proven track-record of developing brand identities, strategic marketing campaigns, and new business development. Today you'll find her as the Creative Director at Studio+, where she is dedicated to company marketing and branding. Born in Texas, raised in Georgia, Joy graduated from the Savannah College of Art and Design with a BFA in Visual Effects. Outside the office, you can find her making plans to visit a new country or trying to lower her handicap on the golf course.

questions, comments, or concerns? email us at marketing@wearestudioplus.com

california expansion

**Studio+ has acquired
TDM Architects, Inc.**



Studio+ has acquired TDM Architects, Inc., a full-service architectural and planning company founded in Los Angeles in 1994.

Recently rebranded as Studio+, the firm has 30 years of expertise in education, including K-12 schools, higher education, religious, athletic, school modernization, child development centers, multifamily, senior housing modernization and aerospace.

“The acquisition of TDM allows Studio+ to expand our already-growing footprint in California, where we have offices in Orange County and now Los Angeles,” said Jason Dontje, principal, Studio+. “Additionally, with the knowledge and relationships that TDM has built, we are able to grow our portfolio in the education field. Culturally, we both place a great emphasis on our clients and quality work. Our values really align, and we are proud to welcome the TDM team to our Studio+ family.”

Celebrating a decade of design, Studio+ has grown from eight employees in an 800-square-foot building to more than 50 employees with four office locations. The TDM team will maintain its L.A. office with the company’s principals and staff continuing to serve clients as Studio+.



“From the TDM team perspective, we now have more depth and horsepower to pursue projects,” said John Tegtmeier, principal with TDM. “The combined resources, the strength of the Studio+ organization, and access to new assets and capabilities will be invaluable to serving our clients for many years to come.”

The acquisition completed during Studio+’s 10th year in business and greatly expanded the team’s ability to serve clients in California.

“In terms of completing our first acquisition, we couldn’t have asked for a better experience,” said Mike Lendino, chief financial officer, Studio+. “Both companies have a strong track record of building repeat business and a similar service approach of designing to meet the clients’ needs. The addition of TDM to Studio+ sets us up for continued growth in California as we seek to hire client leaders with architectural experience to join us in creating impactful projects and elevate our mission to create design solutions that transform lives.” +





global award winner

The Architizer A+Awards recognize breakthrough projects and creative talent from around the globe, with thousands of projects being submitted each year for consideration. Venture X, Naples is a winner in the Commercial Coworking Spaces.



venture x, naples:

Inspiring great work through visionary design

Venture X, Naples isn't just another coworking space.

It is a luxury office environment with aspiration and achievement woven into its core. It seeks to elevate the ideas and the work of the entrepreneurial minds occupying it. It embodies the creativity and drive of the people who use it.

In short, we designed Venture X, Naples to be the future model of work.

But what makes a coworking space great?

Inspiring creativity takes more than luxurious finishes and the right furniture—it requires an understanding of the psychology behind great work. Venture X has learned about working environments through the design and construction of 50+ facilities around the world. Our designers sifted through the data and information of the lessons the Venture X team have learned over time and translat-



ed it into a design that distinguishes this office while maintaining the core Venture X brand.

Our team incorporated several core elements that governed the design language of this space:

Life. The interior space needed to come alive and reflect the outdoor elements of the surrounding coastal city.

Health. In a post-pandemic age, design had to work to protect Venture X's tenants' mental and physical health.

Empowerment. Mental wellness, stress relief, professional development, and simple fun needed to come together to cultivate an environment that encourages tenants to love coming to work.



How does an office space come to life?

Most of us have worked in offices that sapped our energy and drained our creativity. Our design team wanted to ensure that everyone coming to Venture X, Naples would feel motivated to achieve greatness while working in the space, so **we threw away the conventional playbook** when it comes to interior detailing.

You won't find drab cubicles or empty white walls here.

We partnered with Miami-based biophilic design studio Plant the Future to create a living, breathing indoor environment with a distinctly outdoor feel. Vertical living gardens and moss walls share the office space with its tenants, bringing a lush, verdant atmosphere to the sweeping, airy common areas. Botanical table art and planters provide colorful, beauti-

ful backdrops to conferencing spaces. Reclaimed wood and tall cacti interact with concrete and steel to create sharp, distinguished contrast.

Even the furniture reflects the aesthetic. Fabrics, finishes, and materials were all hand-picked to speak the same design language. At Venture X, Naples, every design element works to bring the space to life.

Can an office building encourage wellness?

We think so, and we think in a post-pandemic era, it is more important than ever to ensure architectural environments are promoting the health and wellness of the people using the space.

Physical wellness at Venture X, Naples begins with incorporation of touchless technology, space planning, and pathfinding into the built environment. Our design team crafted a layout that allows **Venture X, Naples members to travel from their vehicle to their desk without touching anything.** Touchless doors, touchless elevators—every potential point of contamination through touch was eliminated.

We also endeavored to protect the air quality in the facility. The indoor air quality is enhanced with ultraviolet lighting, advanced filtering systems, and routine fresh air exchanges. This space works to protect its inhabitants.

How does the built environment at Venture X, Naples make work better?

Beyond protecting the physical health of its members, Venture X, Naples is designed with top-tier amenities to encourage mental wellness, creativity, and productivity.

We made sure Venture X, Naples's members are well taken care of. Feeling stressed? Head to the meditation room. Have something you want to share with the world? Visit the podcasting booth. Need a break? Head to the café. Looking to expand your professional abilities? There's a 40-person training room for that. By providing an unparalleled range of amenities, we've helped our client maintain a competitive edge through a world-class membership experience.

Venture X is designed to develop an environment and community where people love coming to work every day. +



one of a kind

Sustainable luxury office designed for health and wellness





talent is talent

At Studio+, remote work is a natural solution for continued firm growth

Hiring challenges present opportunities for disruptive innovation

Ask any hiring manager the biggest hurdle they will face this year, and the answer will likely be the same across the board: finding, hiring, and retaining the right talent is becoming increasingly difficult given the current job landscape.



Qualified healthcare and educational designers have become “unicorns”.

So the challenge is clear: an increasing workload with a decreasing pool of local, specialized talent. We have evolved our practice to maintain growth through this challenging year by effectively implementing a robust remote employment program that successfully captures our company culture, collaborative process, and rigorous design standards.

Working digitally pushes the boundaries of where design happens.

Studio+ has always been highly collaborative and mobile, so the framework for incorporating remote workers was already in our company DNA. Our architects and interior designers frequently host design charrettes with project stakeholders such as nurses, doctors, and teachers in a variety of environments: emergency rooms, nursing units, classrooms, and other places far from our own studios. This involves collaboration between Studio+ staff in the field and our in-office team. We have used GoTo Meeting video-conferencing and the Microsoft Teams communications platform for long-distance presentations for years prior to Covid-19 lockdowns, so our jump to include remote hires in our process was natural.

To further support remote employees, we've stretched our organizational abilities within our Revit-based design software, BIM 360, to produce standardized work regardless of where work is taking place. Our software ensures consistent data is being communicated across our teams, which allows Studio+ project managers to oversee successful projects.

Inflation and increased cost of living is disrupting life, and the desire to uproot and move across the country is dwindling. The experience of the individuals we interview at Studio+ has been no different. To complicate the issue, specialized firms like ours—we practice healthcare and educational architectural design—are interested in recruiting highly specific types of candidates. Qualified healthcare and educational designers have become “unicorns.”

While the search for talent has become more challenging, opportunities for new architectural projects are rising. We've watched the construction industry as a whole ramp up over the past year—and it is happening around the nation. The demand for design and build work is growing, creating a rapid need for workers in our industry.

Studio+ has always been highly collaborative and mobile, so the framework for incorporating remote workers was already in our company DNA.

– Mike Lendino, CFO

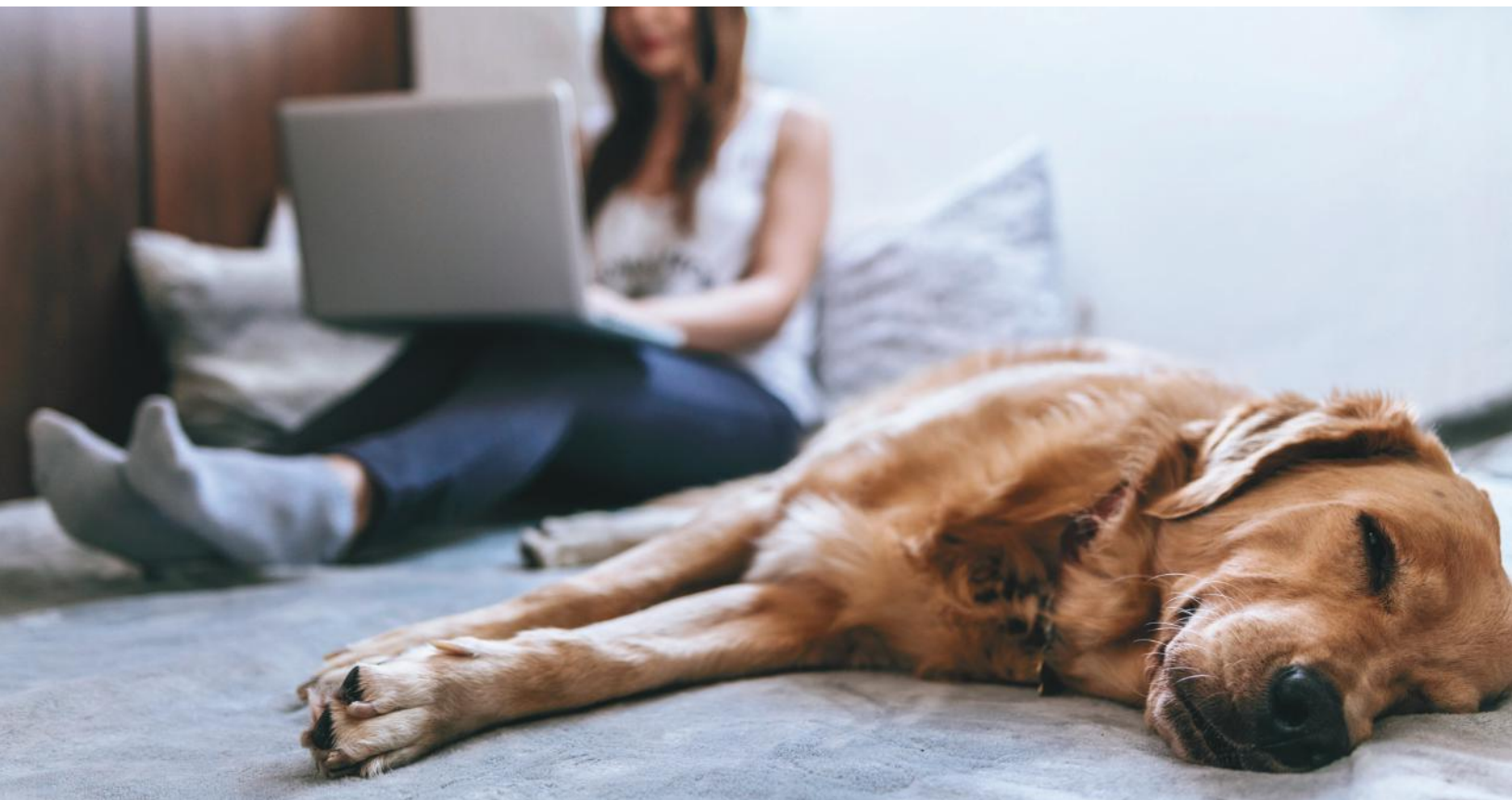
Molly Dyal, the Studio+ BIM manager overseeing the firm's design software, elaborates—"We've been moving to digital documentation and cloud computing for some time now. This makes working remotely easy and efficient. And our organizational filing system and standards help ensure that a document coming out of any of our studios (or our remote workers' home offices) are consistent and high-quality."

With cloud-based design implemented properly, remote work isn't a compromise—it is a competitive advantage. Our commitment to it could not be more clear—by the end of 2022, we aim to be fully cloud-based on BIM 360.

Communication keeps the company culture alive and empowers remote employees to thrive.

At Studio+, we pride ourselves on maintaining a creative, fun, and challenging environment for designers to push themselves to achieve their vision and career goals. We don't want remote employees to miss out on this—good culture is a big part of good performance.

Effective channels of communication are key to sharing our culture, along with our standards and expectations, with a remote workforce.





Chandler Hilton, a Studio+ remote employee, believes effective communication was the key to making her transition from a traditional in-office employee to fully remote worker so successful. “Honestly, the thing that makes it all work is communication,” she shares, “Studio+ puts a big emphasis on communication between project team members and the studio as a whole. **It really reminds me that I am part of something bigger than myself, and that I am making an impact even while working remotely.**”

As Studio+ continues to grow, we will likewise continue adapting to changes in talent acquisition to have the most experienced and knowledgeable team possible in order to continue transforming the lives of our clients and their patients and students. +



Author: Taylor Dupree Brewington is a writer and researcher focused primarily on subjects that express creativity and promote wellness. He frequently collaborates with industry experts to create compelling, publishable work in a variety of fields.

PROJECTS ON THE RISE

recently awarded and projects approaching completion.

recently awarded

BABCOCK RANCH William & Mary Ann Smith Sports Complex

Babcock Ranch is committing 22 acres to a dedicated sports and park complex to be shared with the Babcock community residents and neighboring schools. The project will feature football and soccer fields with a surrounding 400-meter track, softball/baseball fields, bleachers, a 15,000 skate park, dog parks, park trails, parking, and more.

topping off

ST. JOHN SENIOR PROPERTIES The Greens at St. John

New construction senior living facility offering Assisted Living and Memory Care. The project is approximately 87,000 square feet with assorted amenities and a full-service kitchen.

recently awarded

PASADENA USD Continuing Services Contracts

The modernization and continuing maintenance of existing and new projects within Pasadena Unified School District's 23 schools over four years.

topping off

CITY OF HOPE Administration Offices

Studio+ completed a series of finish upgrades to several suites in the COH Irwindale administrative campus totaling over 130,000 SF. Desiring to enhance collaboration and interaction across all departments, Studio+ designed open offices, multi-purposes spaces, and a break room underneath a large atrium.

topping off

BABCOCK RANCH **High School & Field House**

Construction is nearing completion of Babcock Ranch's first state-of-the-art high school and 40,000 square foot multi-purpose field house, serving both as an emergency shelter and recreation center. Both facilities are being designed and built concurrently and should be ready for the 2022-23 school year. Consisting of approximately 43,000 square feet, Babcock High School is designed to reflect the project-based learning and STEAM education offered to this hometown community. BHS will include 26 classrooms, science labs, multiple assembly areas, wood-working areas, media rooms, and administrative offices. The new high school is situated south of the existing Babcock Neighborhood School, which serves kindergarten through 8th grade students, providing an easy transition into the high school years.

topping off

NCH HEALTHCARE SYSTEM **Catheterization Laboratory**

The North Naples Hospital Cath Labs, recovery area and support spaces have completed CD's and were approved by AHCA with no comments.

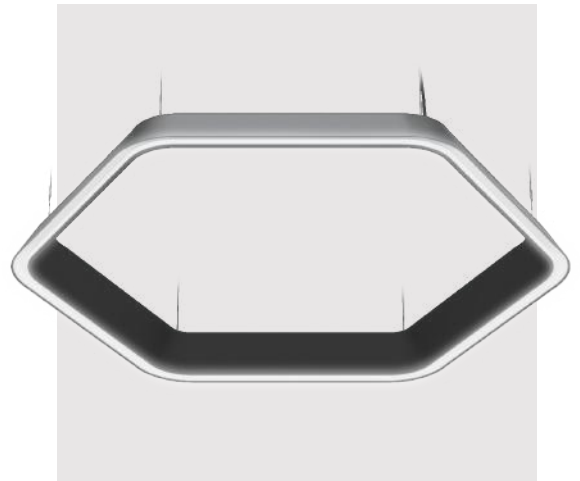
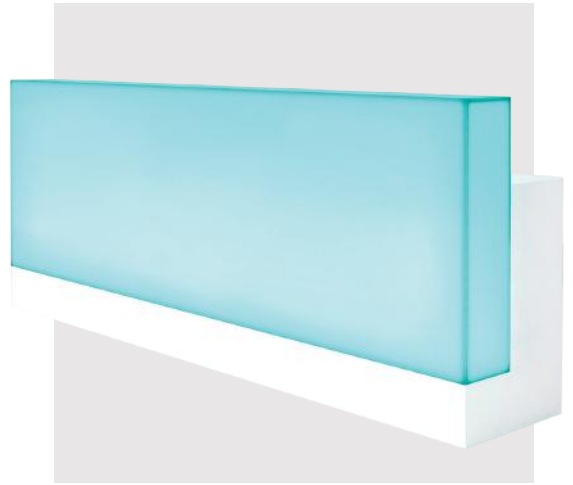
topping off

WILDCAT SENIOR LIVING **Cane Bay Plantation at Wildcat Circle**

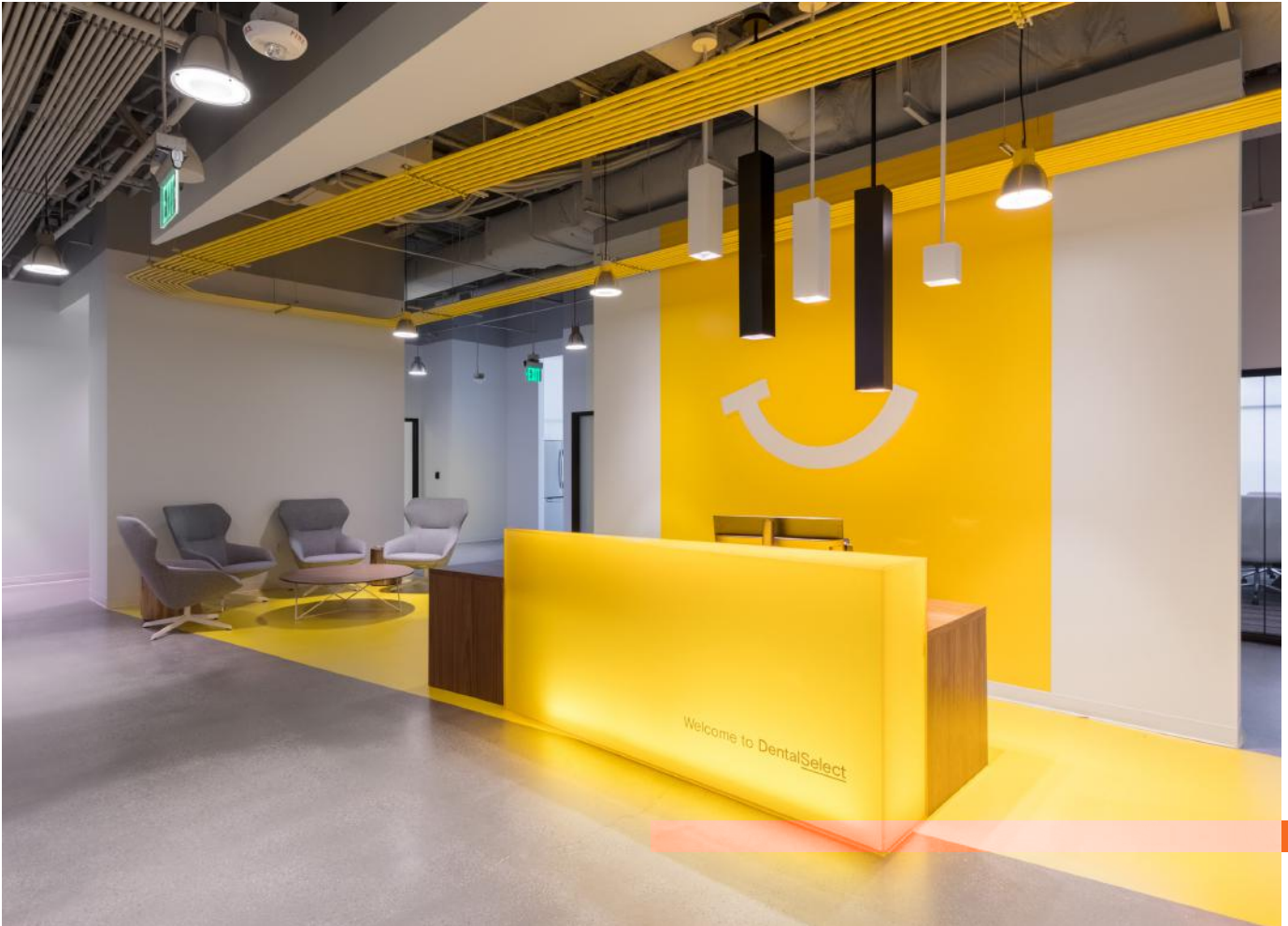
The Wildcat Senior Living community is designed to care for residents in all stages of aging, including independent living, assisted living, and memory care. The entire campus includes 150 units across three buildings totaling to 137,000 square feet of interior space.

product parade

innovative products, from brands we love



Chroma



A thick, optical grade resin panel that delivers high clarity, and incredible light transmission.



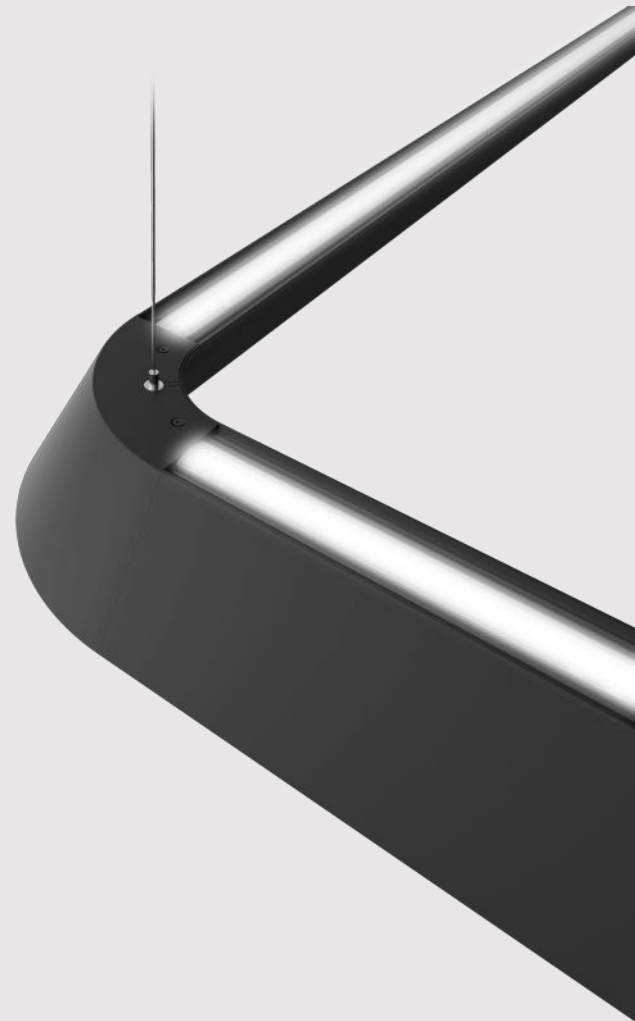
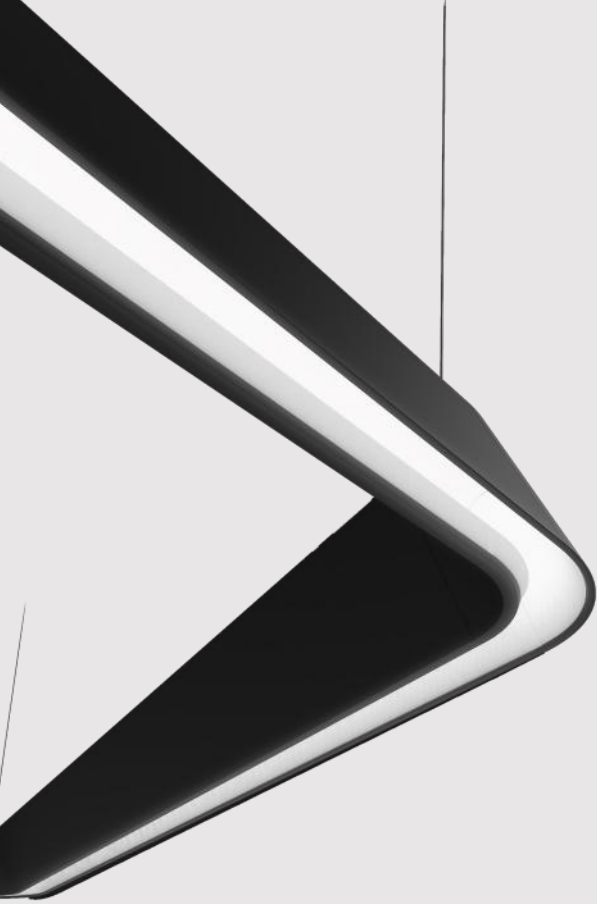
Radiant Resilience

With Chroma, you can add finishes, diffusions, effects, and any one of 250 colors from their carefully curated portfolio and bring it to life.

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Juliana Sharkey | juliana.sharkey@3-form.com
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a · light

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FENIX®

representative contact

Christy Millsap | christy.millsap@formica.com
fenixforinteriors.com



culture: breeds CREATIVITY



Nine New Faces at Studio+

09

We've Been Busy Hiring

At Studio+, we never stop searching for top talent. And since September of 2021, we have been doing just that – welcoming nine new team members to three of our office locations, and even full-time remote hires. So instead of us listing out our new hire's achievements and accolades, we thought we would speak more about who they are – which is ultimately why we hired them.

Let's not beat around the bush...

We care about award winning project experience, but we also care about who you are and how you fit into our team. So when hiring, we tend to seek out people based off their unique path, influences and experience, and dive deeper into their intellectual biography. This allows us to understand more about their work, without them even mentioning it.

By Brianna Quiggle

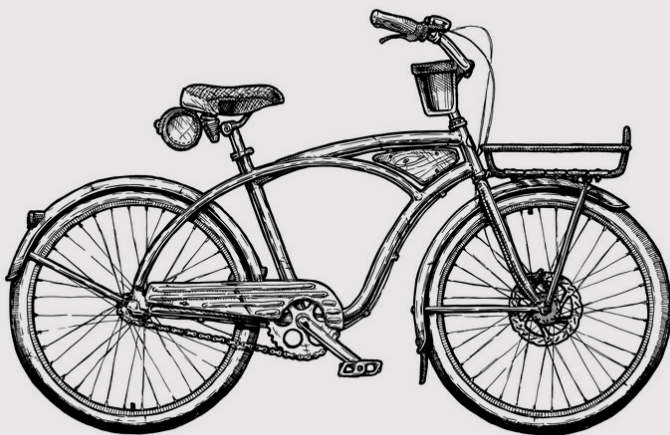


Top left: Scott Mann, Top center: Austin Newcomb, Top right: Steve Bull
Center left: Karina Santos Dayton, Center: Celso Vargas, Center right: Melissa Cohen-White
Bottom left: Dushan Milinovich, Bottom center: Hemal Tilwala, Bottom right: Chandler Hilton

Dushan Milinovich

Title: Sr. Project Coordinator

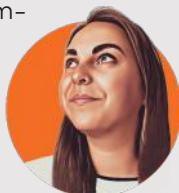
Facts: Car Connoisseur and gentleman Dushan Milinovich still owns his first car – a 1951 Chrysler Windsor Club Coupe. He even has a blog about it. Despite his love of cars, Dushan is seen fashionably wearing a bow tie while riding his 1969 Raleigh Superbe bicycle to work every day. Born to immigrant Yugoslavian parents who stressed higher education, Dushan received a civil engineering degree and a master's in architecture. He gains inspiration from his Serbian heritage, 19th-century English literature, vintage electronics, and research in design history.



Chandler Hilton, RA, NCARB

Title: Project Architect

Facts: Collegiate marching band member, Chandler Hilton is one of Studio+'s first full-time remote hires. Despite being thousands of miles away in Michigan, she remains our office's Ray-of-Sunshine. Previously working in our Fort Myers office, Chandler's team can say she is an optimistic team member enthusiastic about taking on new responsibilities. You can find her actively hiking, biking, or painting when she isn't working.



His loving wife is a dad-joke survivor..."

Steve Bull AIA, LEED AP BD+C

Title: Principal

Facts: Education-focused architect of 25 years, Steve Bull, feels most comfortable in waders fishing in the Smoky Mountain stream. He has a 3-year plan to learn banjo, and despite having four energetic kids, he enjoys volunteering at Boy Scouts events and teaching Sunday School students. His loving wife is a dad-joke survivor and suffers from chronic eye-rolling.



...voted Most Adventurous...and spontaneously buys last minute plane tickets to explore new cities..."



Scott Mann, AIA

Title: Project Manager

Facts: Patient, intelligent, and calm, Scott Mann is a think-before-you-act kind of guy – the modest leader directing with confidence seeded from his vast architectural knowledge. Scott's a lover of the classics and finds comfort in curling up to a cowboy flick featuring Gary Cooper or John Wayne paired with a good cut of steak. Although he would choose to describe himself as "normal," he is everything but – an architect by day and a Saxophonist jazz jammer at night. He doesn't disappoint and never ceases to surprise.

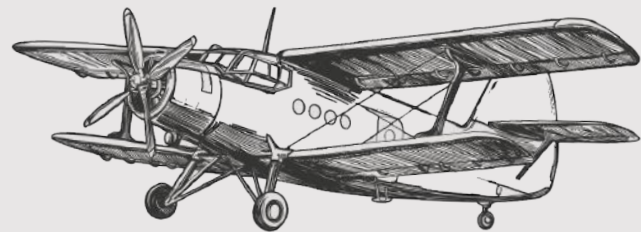


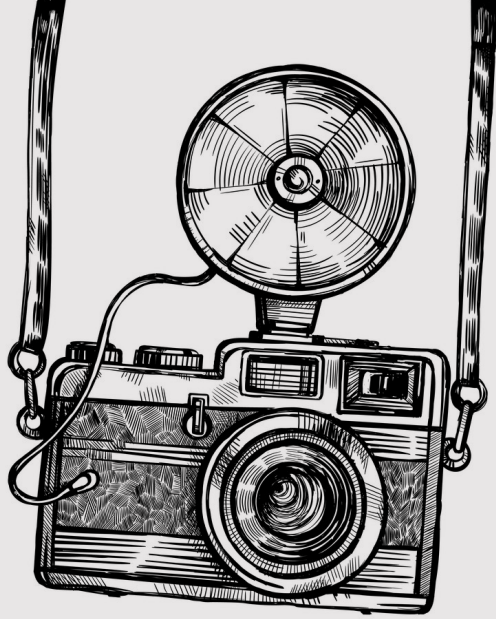
...finds comfort in **curling up to a cowboy flick** featuring Gary Cooper or John Wayne paired with a good cut of steak.”

Karina Santos Dayton, Associate AIA, MBA

Title: Sr. Project Coordinator

Fact: Over-achieving and voted Most Adventurous, Karina Santos Dayton is a New York Native, working on all project types along the east coast, from NYC to Florida. Karina's spontaneous personality can only be described as someone who buys a last-minute plane ticket to explore new cities with her husband. She is a true team player who won't shy away from a new challenge – whether it's eagerly meeting a new client or crossing off her next bucket list must-do.





Hemal Tilwawala

Title: Project Coordinator

Facts: Humble, Indian-native Hemal is among our star team members. With over twelve years of schooling under his belt, Hemal approaches creative problem-solving scenarios with a group's common interest in mind. His love for urban design and architecture has landed him several unique opportunities where he was able to explore projects of all types around the world. His positive attitude and respect for all people make him a pleasure to be around. On most weekends, you can find him with his camera in-hand or cooking native Indian dishes to remind him of his family.



“She doesn't like maple syrup on her hotcakes – she prefers her sweets at the end of a meal – a tiramisu kinda gal.”

Melissa Cohen-White, AIA, NCARB

Title: Project Manager

Facts: Like maple syrup or Celine Dion, Melissa is at the top of our list of Canadian treasures. No, she doesn't like maple syrup on her hotcakes – she prefers her sweets at the end of a meal – a tiramisu kinda gal. Melissa doesn't describe herself as overly adventurous – except for when she learned to drive a stick shift when borrowing her brother's car to go from Chicago to North Carolina. So I guess that explains why she joined our Florida office – no hills! Architect, cyclist, and bible historian, Melissa is an excellent addition to our Studio+ team.





...on weekends
he turns into
a Gymnastic-
Dad, sideline
shouting ‘Great
leg extension!’”

Celso Vargas, AIA, NCARB

Title: Project Manager

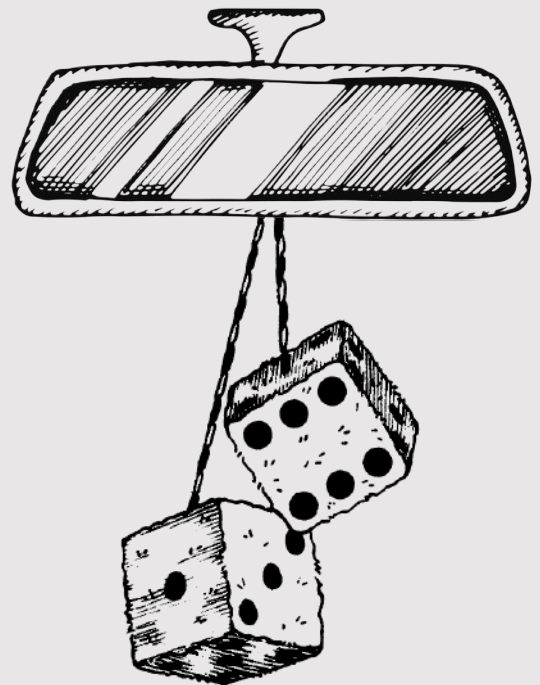
Facts: Architect and everybody's favorite nice guy, Celso Vargas, is a Studio+ hands-on team leader dedicated to client satisfaction. He operates heavily on a sensible work-life balance. On weeknights, you will find him wearing a Dance-Dad hat, and on weekends he turns into a Gymnastic-Dad, sideline shouting "Great leg extension!" likely embarrassing his daughter and wife. He enjoys a classic Puerto Rican seafood mofongo, but Celso certainly doesn't discriminate – as he has lovingly been named the human garbage disposal by Studio+ team members.



Austin Newcomb

Title: Project Coordinator

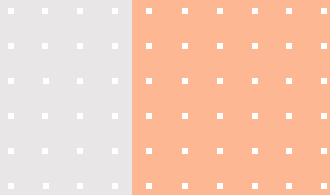
Facts: Rounding out our lineup of new hires is Swiss dual-citizen Austin Newcomb, who joins us as our youngest Orange County team member. He is an ambitious, ready-to-take-on-the-day person who has earnestly longed to become a SoCal local. Once hired at Studio+, he immediately packed up his car and put his Michigan life in the rearview, heading straight to the Golden State – even if that meant not having a place to live just yet. Hotel-hopping and low-budget living doesn't phase him, Austin chocks all that up to a memorable experience – plus, he claims to have made a few friends along the way with hotel staff!



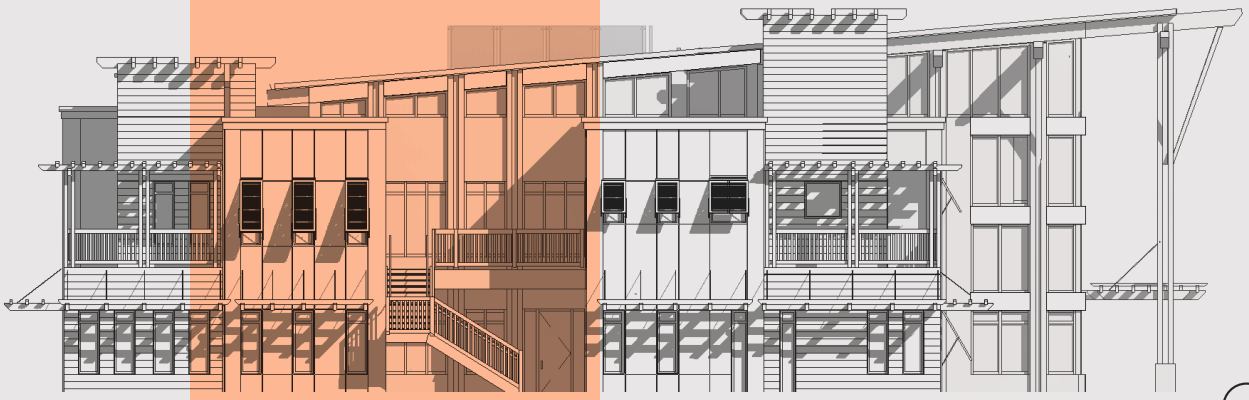
interested in working at studio+?
apply at wearestudioplus.com/careers



ten year anniversary // celebrating a decade of design



Reflecting on the past 10 years and saying 'thanks' to our clients, our community, and our employees for the progress and evolution of Studio+.





IN THE LAST 10...

...years, we have come a long way, starting with 8 employees in an 800 sq ft office, and now in 2022 we have over 50 employees with 4 locations. All designing spaces that heal, inspire, nurture, and transform.

In celebrating 10 years of design, we would like to give thanks to everyone that has supported us throughout the last ten years.

We would like to give thanks especially to the communities we serve, the ones that we live in, play in, and look forward to seeing grow.

Our clients for believing in us, in our design, and in our people.

And most importantly, we would like to thank our employees and their families. Thank you for your passion and commitment. Without you all, we would not be the firm we are today.

WE ARE STUDIO+

10

10 YEARS & 10 ACTS

We are celebrating our community by doing an act of kindness for each year we have been in business. From beach clean-ups and blood drives to monetarily supporting our local organizations who do so much behind the scenes of our community. Our 10 acts of kindness have not only benefit the surrounding community, but they have built stronger relationships amongst our team members and our families.





(RE)TREAT YOURSELF

Our headquarters hosted a retreat and ceremonious party recognizing our employees for their dedication, support, and a decade of designs. We are proud of the progress Studio+ has made and it's all due to the continued efforts of our talented employees.



CHEERS TO 10 YEARS

We even designed a 10 Year Anniversary Limited Edition Hard Seltzer label, brewed by our friends at Fort Myers Brewing Company!



THE CHARETTE

studio+

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