The background of the entire page is a photograph of a museum gallery. The gallery has a high ceiling with a grid of glass panels and metal beams. On the upper level, there are long glass display cases containing various artifacts, including a large statue and several smaller objects. Below the glass cases, there is a row of arched alcoves. Each alcove contains a large painting. A person is visible walking through the gallery. The lighting is warm and focused on the exhibits.

# Statement of Qualifications Cultural

[ANSERADVISORY.COM](http://ANSERADVISORY.COM)





CULTURAL



K-12 EDUCATION



HOUSING



HEALTHCARE & WELLNESS



HIGHER EDUCATION



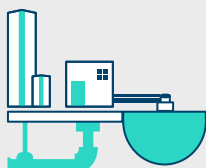
ENERGY



GOVERNMENT



TRANSPORTATION



WATER / WASTEWATER



AVIATION

## WHO WE ARE

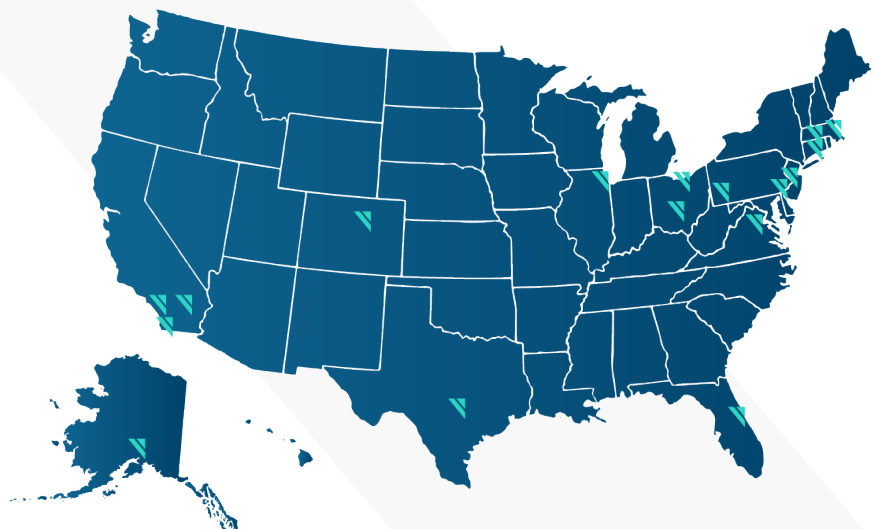
**Anser Advisory** is a national program and project advisory firm offering solutions to public and private sector clients implementing capital programs and projects. The services we provide cover the entire life cycle of capital development, beginning with early-stage organizational readiness and delivery strategies through managing the tactical execution of projects. Anser has a diverse and talented team of over 1,200 professionals, including management consultants, project and construction managers, estimators, architects, engineers, inspectors, accountants, financial analysts, procurement advisors, system configuration specialists, and construction auditors.

Anser, founded as a management consulting firm, advises owners on capital improvement programs on management issues related to engineering, planning, finance, and construction. Our staff is comprised of technical specialists who understand and speak the language of both design and construction, as well as business. Our technical knowledge combined with our management consulting and financial experience creates a comprehensive approach to provide clients with the information required to make sound decisions for all aspects of their program and projects, from inception through close-out.

## WHAT WE BRING

- » **Project delivery expertise with a lean, flexible, experienced team**
- » **Unparalleled experience representing art museums, performing arts centers, educational, and cultural institutions**
- » **A successful history with world-renowned architecture firms, design teams, and institutions**
- » **Expert museum and cultural project advisory support**
- » **Experience navigating programs with high visibility and community impact**
- » **Advisory support for client fundraising initiatives**
- » **Experience safely managing construction within an active, occupied museum or building**
- » **Experienced move management strategy and oversight**
- » **Knowledge on maximizing lifecycle of equipment and materials**
- » **Sustainability in processes and building practices**

Our cultural experts are prepared and enthusiastic about supporting our cultural clients with your next capital improvement project. We bring the right expertise and experience to service and meet your unique project needs.





## WHO WE ARE CULTURAL CHAMPIONS

Anser's cultural team have been providing program and project management nationwide for the past 30+ years. Our highly respected core group of program, project, and project controls managers are continuing this legacy of providing industry-leading advisory services. Our program management capability is now supported by the deep technical knowledge and resources of the nationwide Anser Advisory organization. With a legacy dating back to 1997, we are trusted advisors to world-class museums, libraries, performing arts centers, and cultural institutions aiming to enhance their facilities, or create new ones, that continue to promote and inspire culture and beauty.

Our strategic program management resources have national and sector-specific knowledge we can draw upon, as well as local market expertise. Our team's experience gives Anser a deep working knowledge of the local, national, and international community who provide specialized architecture, engineering, and construction services to museums and other cultural institutions. As a result, our team members have had the pleasure of working with renowned architects and design teams to deliver exciting major capital projects for our clients.



## WHO WE HAVE WORKED WITH MUSEUM EXPERIENCE

It has been our privilege to work with world-class institutions who admire, understand, and appreciate the value of art, architecture, and innovative design. Our team of experts see the most success by setting the expectation for team coordination at the earliest stages of the project. Anser has provided project management services and oversight for diverse and integrated teams that are, in many cases, widely dispersed geographically. At times we help assemble these teams; other times we are brought on board after a team has been established. By continuously fostering an environment of collaboration, our management professionals help keep the entire team focused and driven towards achieving specific Owner objectives and successfully delivering major capital projects and programs.

	DESIGN ARCHITECT	ARCHITECT OF RECORD	MEP ENGINEER	STRUCTURAL ENGINEER	CONSTRUCTION MANAGER
ARKANSAS MUSEUM OF FINE ARTS	Studio Gang Architects Chicago, IL	Polk Stanley Wilcox Architects Little Rock, AK	dbHMS Chicago, IL	Thornton-Tomasetti Chicago, IL	Nabholz, Pepper, & Doyme Little Rock, AR
ART INSTITUTE OF CHICAGO	Renzo Piano Building Workshop Genoa, Italy	Interactive Design Chicago, IL	ARUP London, UK	ARUP London, UK	Turner Chicago, IL
HARVARD ART MUSEUMS	Renzo Piano Building Workshop Genoa, Italy	Payette Associates Inc. Boston, MA	ARUP Boston, MA	Robert Silman Associates New York, NY	Skanska Boston, MA
MUSEUM OF FINE ARTS, BOSTON	Samuel Anderson New York, NY	Samuel Anderson New York, NY	Altieri Sebor Wiebor Norwalk, CT	Thornton-Tomasetti Boston, MA	Consigli Boston, MA
OBAMA PRESIDENTIAL CENTER	Tod Williams Billie Tsien New York, NY	Interactive Design Chicago, IL	Altieri Sebor Wiebor Norwalk, CT	Thornton-Tomasetti Chicago, IL	The Lakeside Alliance JV Chicago, IL
PEABODY ESSEX MUSEUM	Ennead Architects New York, NY	Ennead Architects New York, NY	Altieri Sebor Wiebor Norwalk, CT	Thornton-Tomasetti Boston, MA	Turner Boston, MA
STERLING AND FRANCINE CLARK ART INSTITUTE	Tadao Ando Osaka, Japan Selldorf Architects New York, NY	Gensler New York, NY	Altieri Sebor Wiebor Norwalk, CT	Buro Happold New York, NY	Turner Albany, NY Consigli Boston, MA





## OUR TEAM

Anser's team of experts possess acute expertise developed from successfully delivering cultural facility projects in both traditional and alternative delivery environments. Our personnel are specifically selected and assembled with our individual client's needs in mind to ensure the appropriate resources are available. Each possesses extensive local building knowledge, while simultaneously leveraging national alternative project delivery capabilities.

### CULTURAL LEADERS

#### **MARK ATKINSON** EXECUTIVE VICE PRESIDENT

Throughout his 30-year career, Mark has planned and delivered more than \$10 billion in large-scale programs for his clients. His expertise includes team building and driving high-performance change management, program and project management, capital and operational financial management, strategic planning, contract negotiation, and program stewardship. Mark specializes in the early stages of issue mapping, the development of a comprehensive program plan, the navigation of stakeholder buy-in, team development, and the early stages of implementation.



#### **BILL MCKENNA** SENIOR VICE PRESIDENT

Bill McKenna has over 25 years of experience providing expert advisory services to clients across multiple sectors; his experience ranges from major transportation agency capital programs, to complex university and campus projects, to highly visible and impactful cultural buildings. Bill's experience in varying business sectors gives him a unique and valuable perspective in anticipating and mitigating project risks, synthesizing detailed knowledge and best practices across industries to overcome any challenge our client's projects are faced with.



#### **PHILLIP JOHNS** CULTURAL DIRECTOR

For more than 25 years, Phillip has managed multimillion-dollar construction projects in several different roles – as a museum employee, as a design firm project manager, and as an owner's project manager. With first-hand understanding of the owner's perspective, he expertly communicates with all project stakeholders to ensure successful project delivery on-schedule and on-budget. Phillip's expertise includes developing budgets and programs, selecting design teams and contractors, overseeing design documentation, and contracting strategy development.



#### **BRIDGET BUSH** SENIOR PROJECT MANAGER

Bridget has over 17 years of experience managing high-visibility projects and programs for institutional clients. With a quick mind for analyzing data and situations, Bridget consistently provides high-value leadership to project executives and stakeholders on large-scale, complex assignments. Her skill at communicating plans to stakeholders reduces client stress around the construction process and enables smoother transitions to new spaces. Additionally, Bridget brings critical experience managing program finances, permit processes, coordinating construction activities with ongoing client operations, consultant procurement, and move management.



#### **JOHN LUPINOS** SENIOR PROJECT MANAGER

A leader in design and construction management for 26 years, John has successfully delivered over \$1.8 billion in major projects to high-profile organizations. John's expertise includes supervising project teams from planning through construction for both public and private clients. His hands-on, detail-oriented approach has given him a reputation for management excellence. His background in architecture, construction, and project management gives him a wide range of technical and tactical skills, including in-depth experience with construction manager at risk delivery methods. John leads some of Anser's most complex projects to successful conclusion.



#### **ALEX LAFFEY** PROJECT MANAGER

Alex has more than 8 years of experience successfully navigating complex projects for private and institutional clients. With a background working for developers and general contractors, he has years of experience on construction job sites and understands the dynamics of a project team from the ground-level up. Alex's expertise includes budget and schedule management, stakeholder communication and reporting, project coordination with staff and user groups, construction logistics planning, design and construction team oversight, contracting with project vendors and consultants, move management, and FF&E procurement and coordination.







## RENOVATION + EXPANSION (TARGETING LEED SILVER) ARKANSAS MUSEUM OF FINE ARTS LITTLE ROCK, AR

The Arkansas Museum of Fine Arts is Little Rock's premier cultural institution, comprised of both an art museum and a center for the visual and performing arts. It's located in downtown Little Rock in the heart of the historic MacArthur Park. In addition to its art collections, the museum supports a highly-regarded Children's Theater and Museum Art School. Its vision is to be a cultural beacon and a catalyst for advancing arts education, enhancing the quality of life, and promoting civic and cultural development in the community.

In 2013, research confirmed that the condition of the facility was an obstacle to continued accreditation, future growth, and its mission to be a vital part of the fabric of the city. Further study determined that renovation and expansion was the best course of action. The Arkansas Museum of Fine Arts selected Studio Gang as the design architect and architect of record, supported by Polk Stanley Wilcox as associate architects, to design the project.

The new design creates vibrant spaces for interaction; improves wayfinding for visitors, reconnects the museum more dynamically to the park; creates more fluid connections between key programs (its collections, the Museum School, and its Children's Theater); reduces operational inefficiencies; and replaces critically outdated maintenance systems. The project creates 127,000 sf of new and renovated spaces for the facility.

### SCHEDULE

Ongoing

### BUDGET

\$70 M

### SIZE

127,000 SF

### PROJECT TEAM

Studio Gang  
Polk Stanley Wilcox  
dbHMS  
Thornton Tomasetti  
McClellan Consulting Engineers  
SCAPE

Nabholz, Pepper,  
& Doyme Construction







## MODERN WING PROGRAM (LEED SILVER) ART INSTITUTE OF CHICAGO CHICAGO, IL

Located in Millennium Park in downtown Chicago, the Art Institute of Chicago's Renzo-Piano designed Modern Wing Program involved a 260,000 sf addition; an enabling upgrade to the entire campus mechanical, electrical and plumbing central plant; the Nichols Bridgeway, which was a significant increase to the projects initial scope, was a 650-foot-long bridge that connects the Modern Wing's third floor to Millennium Park; renovations to Gunsaulus Hall, adjacent to the new wing; relocation of staff and operations in the way of construction; and relocation of IT backbone.

The Modern Wing is dedicated to the Art Institute of Chicago's modern and contemporary collections, housing galleries, an education center including classrooms and studios, and a restaurant. The Modern Wing is a model of sustainability, incorporating state of-the-art technology – most notably, the carefully engineered whole-roof shading device with site specific computer-modeled blades oriented to filter daylight into upper level galleries.

The Modern Wing had a very successful private fundraising campaign which inspired the Trustees to add significant scope to the project late in the design and construction process. Our team developed customized processes and controls to integrate this new scope into the project schedule and quantify the cost impacts.

### SCHEDULE

2003 - 2009

### BUDGET

\$300 M

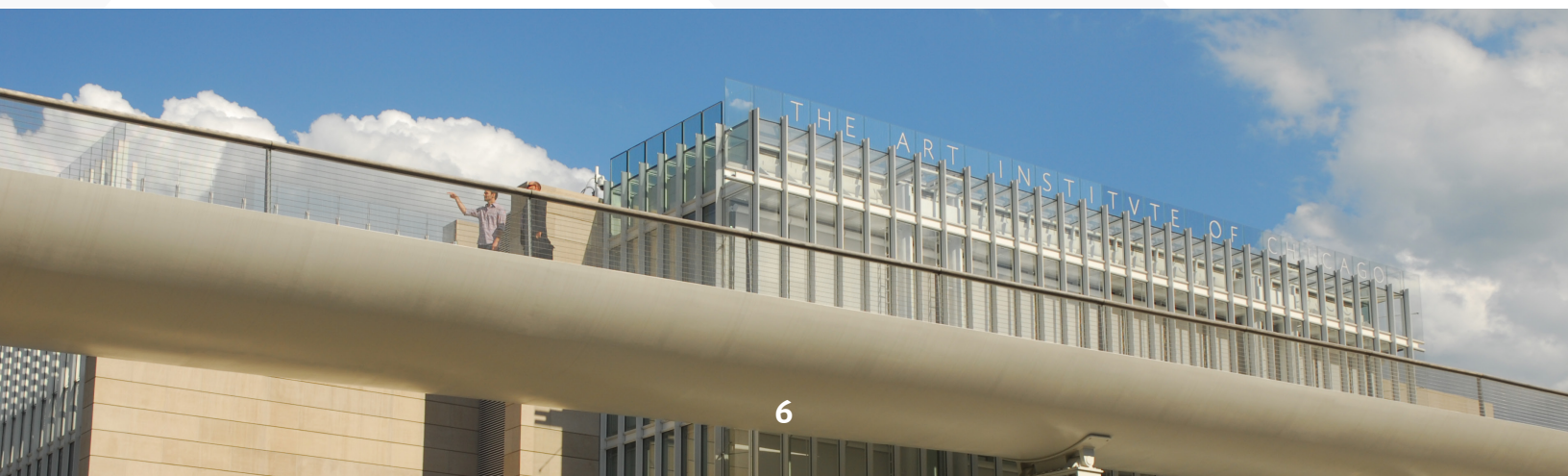
### SIZE

260,000 SF

### PROJECT TEAM

Renzo Piano Building Workshop  
InterActive Design Architects  
ARUP

Turner Construction







## HISTORIC RENOVATION + EXPANSION (LEED GOLD) HARVARD ART MUSEUMS CAMBRIDGE, MA

This renovation consolidated Harvard's three museums (the Fogg, the Busch-Reisinger, and the Arthur M. Sackler) and 4 research centers (Straus Center for Conservation, Center for the Technical Study of Modern Art, Archaeological Exploration of Sardis, and Harvard University Art Museums Archives) into a single, state-of-the-art facility. Together these components constitute a unique institution dedicated to acquisition, preservation, research, interpretation, and education.

Anser leadership managed all aspects of the Harvard Art Museums project, as well as enabling projects. The new facility, designed by Renzo Piano Building Workshop, included 104,000 square feet of renovation to the existing Fogg Museum building and 100,000 square feet of new construction. The building's existing exterior and current central courtyard were maintained, all mechanical systems were upgraded, and the existing Busch-Reisinger building was torn down. The expansion also included a 150-seat auditorium with a projection room and a smaller 100-seat lecture space. Exhibition space also increased and a dedicated study center was created.

The museums' challenge was to manage the size of the collection, its diversity in display and organizing within the site constraints. Meeting the museum needs given a constrained site within an urban environment, historic sensitivity was one of the many projects' accomplishments.

### SCHEDULE

2006 - 2014

### BUDGET

\$350 M

### SIZE

204,000 SF

### PROJECT TEAM

Renzo Piano Building Workshop

Payette Associates Inc.

ARUP

Robert Silman Associates

Skanska Construction







## CONSERVATION CENTER RENOVATION MUSEUM OF FINE ARTS, BOSTON BOSTON, MA

The Conservation Center Renovation at the Museum of Fine Arts, Boston is a series of new lab spaces that expands the museum's ability to care for its vast collections. Anser provided design and construction management services from concept design through commissioning and project closeout. Anser's work allowed the museum in continuing its normal day-to-day operations while relieving the burden of managing the project's design team and contractor.

The new conservation lab augments the museum's capacity to study, care for, and curate its collection with state-of-the-art technology and facilities. The third floor of the existing White Wing was renovated to house furniture and frames conservation, mount making, and scientific research. The fourth floor was renovated for painting and objects conservation. An entirely new, efficient climate control system along with a new roof, skylight monitors, solvent exhausts, X-ray room and scientific research equipment enhance and expand the conservators' capabilities and efficiency. Additionally, dedicated learning spaces and interpretive displays allow the public to engage with conservators through demonstrations and workshops.

### SCHEDULE

2018 - 2021

### BUDGET

\$30 M

### SIZE

22,000 SF

### PROJECT TEAM

Samuel Anderson Architects  
Altieri Sebor Wieber  
Thornton-Tomasetti

Consigli Construction







## NEW CAMPUS (TARGETING LEED v4 PLATINUM) OBAMA PRESIDENTIAL CENTER CHICAGO, ILLINOIS

Anser is providing program and project management services for the design and construction of the Obama Presidential Center, which will include a museum, forum building, library, and program, athletic, and activity center connected by a plaza and public green space on a 19.3 acre-campus in Jackson Park on Chicago's South Side.

### SCHEDULE

Ongoing

### BUDGET

Confidential

### SIZE

200,000 SF

### PROJECT TEAM

Tod Williams Billie Tsien Architects  
InterActive Design  
Altieri Sebor Wiebor  
Thornton-Tomasetti  
Michael Van Valkenburgh Associates

The Lakeside Alliance JV







## RENOVATION + EXPANSION PEABODY ESSEX MUSEUM SALEM, MA

Founded in 1799, the Peabody Essex Museum (PEM) is the nation's oldest continuously operating museum. Located in Salem, Massachusetts, the museum's collections encompass more than 1 million works of cultural and artistic significance that span more than 12,000 years of human creativity worldwide.

After assessing how it could more fully exhibit and utilize its vast collection and facilities, PEM identified the need for additional exhibition space. The museum's facility expansion project included gallery expansion and renovation. The project added 40,000 sf to the existing main building. The expansion added 15,000 sf of permanent gallery space to the museum and renovated 13,000 sf of existing gallery space.

Anser's role as the owner's project manager, was to lead the architect selection process and develop the overall program budget at the commencement of the Feasibility Study phase. The overall program development included off site collections storage and associated renovations to the Phillips Library. Anser provided construction management and oversight of the development of design documentation, contractor selection and contracting strategy development. Coordination with the museum's exhibit design department was also required to ensure that gallery expansion provided the types of gallery spaces suited for the collections.

### SCHEDULE

2011 - 2019

### BUDGET

\$69.5 M

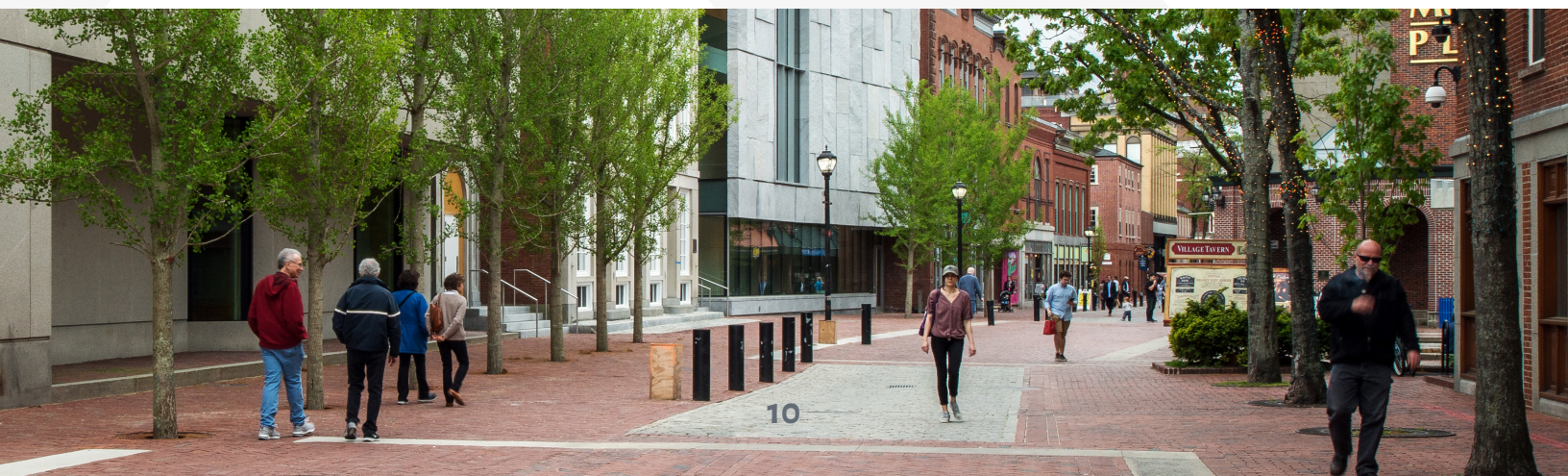
### SIZE

53,000 SF

### PROJECT TEAM

Ennead Architects  
designLAB  
Aliteri Seibor Wieber  
Thorton-Tomasetti  
Nelson Byrd Wolf

Turner Construction







## EXPANSION PROGRAM (LEED GOLD)

# STERLING & FRANCINE CLARK ART INSTITUTE WILLIAMSTOWN, MA

This multi-phased Expansion Program aimed to re-orient and expand the visitor experience on the Clark's 140-acre campus. Anser established protocols for early identification of issues, orchestrated workshops and additional field visits to ensure fluid communications among all parties, and resolved problems without affecting critical path activities. The project involved phased renovations so that the staff could remain in the building while it was under construction.

Phase I included two major enabling projects. First was the construction of the 24,000 sf Stone Hill Center on the upper campus to allow for relocation of the Williamstown Art & Conservation Center out of the way of construction on the lower campus. Second was the replacement and demolition of the existing mechanical plant with a new 23,000 sf underground physical plant that also housed art transit, storage space, a wood shop, kitchen, and the primary loading dock area for shipping/receiving.

Phase II involved the construction of the new 44,000 sf visitor, exhibition, conference center with special exhibition galleries, retail, café, conference facilities, a research center, and a large reflective pool; this project required coordination of construction activities adjacent to and above the newly occupied plant building.

Phase III completed the master plan and encompassed renovations to the historic 1955 Museum Building and the 1973 Manton Research Center.

## SCHEDULE

2006 - 2019

## BUDGET

\$145 M

## SIZE

120,000 SF

## PROJECT TEAM

Tadao Ando  
Seldorff Architects  
wHY Architects  
Gensler  
Alteri Sebor Wieber  
Reed Hilderbrand

Turner Construction  
Consigli Construction









# ANSER

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