

mbi | k2m  
ARCHITECTURE, INC.

SPECTRUM  
DESIGN  
SERVICES





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**Scott C. Maloney, AIA, NCARB, LEED-AP®**  
**Kevin C. Robinette, AIA**  
**Kelli M. Schaffran, ASID, LEED-AP®**  
**Marta M. Ralston, LEED-AP®**

### **Contact Information**

# mbi | k2m Architecture, Inc.

## Introductory Statement

### Office Locations

#### Cleveland Office

3121 Bridge Avenue  
Cleveland, OH 44113

#### Key West Office

1001 Whitehead Street  
Key West, FL 33040

#### Charlotte Office

3116 N. Davidson Street, Suite 250  
Charlotte, NC 28205

#### Washington DC Office

1801 McCormick Drive, Suite 530  
Largo, MD 20774

#### Southwest Florida Office

20521 Highlands Avenue  
Estero, FL 33928

mbi | k2m Architecture, Inc. is a high growth entrepreneurial firm located in Cleveland, Ohio, Key West, Florida, Southwest Florida, Charlotte, North Carolina and Washington, DC with project experience across the United States. Our expertise includes Architecture, Interior Design, Sustainability, ADA Assessments, Procurement, many Specialty Consulting Services, and Owner Representation. mbi | k2m is recognized for developing the unique character of each project and creating innovative design solutions that respect our clients' sensibilities and budgets.

Spectrum Design Services, the Interior Design Division of mbi | k2m Architecture, Inc., is a national award-winning firm and has been a prominent figure in the design industry for more than three decades. We are continually strengthened by our collective design and construction experience.

Our team of architects and designers use our skills and experience to create inspiring environments. We take wonderfully functional plans and turn them into great spaces. Our teams' creative approach develops responsive solutions that exceed expectation. By working hand in hand with our clients we are able to create spaces that enhance workflow, communications, interaction, and promote the well being of our clients' organization.

### Design Philosophy

Our architectural team strives to create designs that positively impact the lives of our clients and the users of the structures we design in the physical, visual, and environmental perspectives. Our purpose remains – to design. We truly add value to a project when we serve as strategic allies, providing expert knowledge, organized project management, a united design, and unified construction approach.

We continue our interior design team legacy of providing a quality project, on time and to the satisfaction of our clients. Our designers take a pioneering approach to design by combining the creativity and imagination of experienced interior designers, with the attention to detail and constructability influenced by our partnering architectural division. We approach each project differently, seeking to deliver a unique solution for each and every Client.



## Service Mission

mbi | k2m's service mission is to provide a quality product in a timely fashion while **building relationships based on trust and results**. It is our fundamental belief that the satisfaction of our clients is as important as the quality of the final product. It is the attainment of our mission on each and every project that has made mbi | k2m a successful business.

We have and always will service our clients promptly and with great care. Our strength is in our ability to listen, understand, and communicate throughout the design process with all of the key players. We also practice **Principal Oversight** on all of our projects, which means one of our principals is involved in the design and assembly of each project. We know our principal's involvement is important to our clients and is one of the reasons a large percentage of our work is with repeat or referred customers.

## Competitive Advantages

Our team prides itself on our abilities to build relationships with our client partners based on trust and results. We are committed to the successful completion of every project and look forward to working with you in the near future. You might ask the question, why work with mbi | k2m Architecture, Inc. What differentiates us from the rest?

- **Transparency:** We believe in doing the right things, not just in doing things right.
- **Partnering:** We believe in the power of communication, engagement and motivation of all members of the Team to achieve the goals of the project.
- **Outstanding Planning and Design:** We take pride in the quality of the product produced for a client. Through appropriateness of solutions, technical excellence, clarity of documentation, and control of schedule and budget.
- **Team Leadership:** Our firm is truly shaped by our principals and staff with a focus on continuous improvement and adaptation.



## Project Services

**mbi | k2m's Architectural Division** is comprised of Registered Architects, LEED Accredited Professionals, Construction Administrators and CAD Technicians. Our experience is wide ranged through all the phases of design and construction completed for both public and private clients. We work in a variety of delivery methods including traditional design-bid-build, fast track, and design/build methods, providing the following services:

### Pre-design Services

- Data collection
- Existing conditions analysis
- Building evaluation
- Space Planning / Imagineering
- Programming
- Preliminary design

### Planning

- Master planning
- Site analysis
- Urban impact analysis
- Adaptive reuse

### Facility and Space Needs Assessment

- Feasibility assessment
- Building assessment analysis
- Implementation program

### Architectural Design

- Schematic design
- Design development
- Construction documents
- Code and life safety analysis
- Specification writing

### Bidding and Construction Administration

- Bidding materials and building permitting
- Prebid conference
- Review of bids, bid negotiation, and contract award
- Request for information, payment application reviews, change order reviews, field clarifications and onsite inspections
- Construction oversight throughout the construction phase



### Schedule and Budget Strategies

- Team review/coordination meetings
- Milestone delivery dates for all project deliverables
- Cost estimating by Phase
- Construction schedule planning and maintenance
- Budget analyses, budget maintenance, and budget controls

### Owner Representation

- Contract and information management
- Quality control
- Cost control
- Schedule control

\*Our role is to clearly convey and protect the owner's goals!

### Specialized Consulting Services

- Energy audits
- ADA compliance assessments
- Existing conditions analysis
- Security controls
- Third-party quality assurance reviews
- Roofing Consulting

**mbi | k2m's Interior Design Division, Spectrum Design Services**, consists of NCIDQ certified designers and LEED accredited professionals. Our services include interior design, procurement and project management for corporate, conference, and other industries.

### Interior Designer Services

- Concept Development
- Finish Materials Selection
- Detailed Finish Schedules/Plans
- Color Selection and Specification
- Custom Millwork Design and Detailing
- Plumbing Fixtures Specification
- Lighting Fixture layouts and Specification
- Window Treatment Design and Specification
- Decorative Lighting Design and Selection
- Interior Signage Packages
- Selection of Artwork, Sculpture and Accessories
- Budget Planning and Cost Estimating
- Consultation with Project Team Members



## Imagineering

During the early stages of a project mbi | k2m Architecture establishes controls over project's design, schedule and budget. Through experience we have learned that a successful project is dependent upon developing a straightforward plan and approach to managing and controlling the design, cost, and administrative elements, using a Partnering Approach, and integrating them to meet the objectives and achieve the goals of the project. The process is one of give and take, "imagineering" and convening together to focus on the business, programmatic and architectural needs of our clients' projects.

mbi | k2m starts each project with an imagineering charrette. These work sessions aren't necessarily about architecture or interior design. They are more so about knowledge; about building trust. These sessions are truly about big based on the size and scope of the project. Complex and large-scale



projects may require a multi-day workshop, while sessions for smaller projects can be executed in a single day-long meeting in the client's office. The attendees typically include key leaders in an organization who can look at their business challenges through a variety of lenses. These workshops are high energy and require complete honesty as a key component to the success of a session.



During an imagineering session, the bigger picture of the project is discussed. mbi | k2m collects information prior to the session in terms of understanding the history of the business, surveys with employees, and a programming questionnaire to better enable our "Imagineers" to conduct the session. Business objectives are defined and "wish list" thinking is indulged. Participants also dive into very pragmatic questions—like time constraints and budget. In the case of a commercial office space, how the departments will be organized, the look and feel of the interiors and workflow are analyzed. Participants identify key interactions. Participants also identify long term objectives of the business and how the space can promote those objectives. The result is that by the end of the session, the group has built consensus as to the direction of the project.



After an imagineering session, the mbi | k2m team goes back to the office and summarizes the decisions made during the session. This summary serves as the road map for the balance of the design process as we move the project through schematics, design development, and construction documents. Our team regularly reviews the summary to ensure we are adhering to the direction the participants have set for the project.

## Space Planning

At mbi | k2m Architecture space planning is part of our core business and a service that we have been successfully providing since our formation. We are space planning experts. We not only create formal design schemes, but evaluate the best ways to utilize the space provided. A hallmark of our firm is that we SEE THE BIG PICTURE wherein we translate that to a design scheme that meets a full compliment of project requirements.

Our experience allows us to design workspaces that work for their users. Whether you are looking to totally re-plan your office with new furniture, or wanting to minimize expense and re-use your existing furniture in an improved layout. Our team works with you to understand your business and to help identify your major goals and objectives. From company culture discussions, natural lighting, to workstation layouts, our team works actively upfront to understand your project requirements and relay those to an efficient workable space plan.

### The Five Keys to Successful Space Planning include:

- **Comfort** – assuring spaces are ergonomically design, have adequate natural and artificial lighting, air flow, and sense of personal space.
- **Efficiency** - Locating work teams in convenient proximity, placing equipment in a centralized location for common usage.
- **Communication** - Organizing each department for the most effective means of communicating internally and externally with co-workers and customers
- **Productivity** - Maintaining a logical flow throughout the office
- **Effectiveness** - Establishing clear goals and objectives for the work environment at the onset and never losing site of what is most important



Our space planning service can also help with implementing alternative working systems, such as desk hotelling, as well as implementing touchdown and breakout zones. These can help to ensure that your office space is used to its maximum efficiency, and can even help to promote communication and interaction amongst staff, helping to make your business more efficient and staff more productive.

*A person's work environment is very important. After all, we spend nearly as much time at work as we do at home. Nearly 50% of workers rank their work environment as the most critical element of job satisfaction. In fact, they ranked environment above praise and recognition, compensation and benefits, job security, and promotions.*

### Our process is simple.

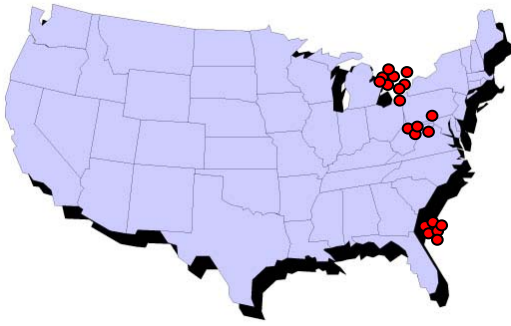
- Evaluating the existing conditions to make sure we understand the constraints of the project area.
- Evaluating current office space as applicable for pluses and minuses.
- Developing a project program that outlines the spaces to be designed.
- Analyzing and researching clients' preferences and ideal outcomes. Begin outlining initial design sketches that adhere to clients' needs.
- Creating space plans and 2D/3D design concepts that meet the program. Including examples of color swatches, color coded floor plans and furniture layouts.
- Ensuring the initial designs pass all health, building and safety codes, among others. Checking the initial designs against office space for best functioning layout.
- Preparing conceptual schedules and budgets.

Once a space plan is approved our team of architects and interior designers will prepare a full set of construction documents representing the entire scope for permit authorities, bidders, and contractors.



# Commercial Office Project Experience

## Partial Listing of Projects



**3121 Bridge Ave**

*Cleveland, OH*

**1001 Whitehead Street**

*Key West, FL*

**Aerotek Office Expansion**

*Independence, OH*

**Alliance Staffing Solutions**

*Independence, OH*

**Beta Office Campus (Panzica),**

**Tenant Projects**

*Mayfield Village, Ohio*

**BrandMuscle Office Renovation**

*Beachwood, OH*

**Cleveland Clinic Offices**

*Cleveland, OH*

**Crown Centre, Tenant Projects**

*Independence, OH*

**Cohen Chiropractic Office**

*Lincolnton, NC*

**Developers Diversified Realty**

**Corporation, Headquarters Bldg.**

*Beachwood, OH*

**Dynamic Technology**

*Mayfield Heights, OH*

**Faber Place**

*Charleston, SC*

**Fedeli Group, The**

*Cleveland, OH*

**Ford Motor Credit - 6111 Oak Tree**

*Independence, OH*

**Freedom Square, Tenant Projects**

*Independence, OH*

**Gemini Towers, Tenant Projects**

*Westlake, OH*

**Health Data**

*Beachwood, OH*

**IQS, Inc.**

*Cleveland, OH*

**JND Properties**

*Beachwood, OH*

**Keys Enterprise - Kennedy Center**

*Key West, FL*

**Keys Federal Credit Union**

*Key West, FL*

**Key West Administrative Complex**

*Key West, FL*

**LNE Group, The**

*Cleveland, OH*

**Malrite Company**

*Beachwood, OH*

**Margaret Wong & Associates**

*Cleveland, OH*

**Marymount Medical Office Building,**

**Tenant Projects**

*Garfield Heights, OH*

**Norman Noble**

*Cleveland, OH*

**Nyman Construction**

*Bedford Heights, OH*

**Park Center I, II, III Tenant Projects**

*Independence, OH*

**Pantek, Inc.**

*Cleveland, OH*

**Price For Profit**

*Mayfield Heights, OH*

**RIK**

*Beachwood, OH*

**Rock Run North, Tenant Projects**

*Independence, OH*

**Rockside Center, Tenant Projects**

*Independence, OH*

**Shawnee Corporate Park,**

**Tenant Projects**

*Middleburg Heights, OH*

**Swift Duck Professional Bldg.**

*Key West, FL*

**Summit Office Park, Tenant Projects**

*Independence, OH*

**Vox Mobile**

*Independence, OH*

**Westlake Corporate Park,**

**Tenant Projects**

*Westlake, OH*

### Highlighted Commercial Project Sheets

Following are select project examples which illustrate the depth of talent and expertise we provide for our commercial clients, both new construction and renovation.

# Developers Diversified Realty Corporation Headquarters Building Cleveland, OH

**Location**  
Cleveland, OH

**Owner**  
Developers Diversified  
Realty Corporation

**Client Contact**  
Mr. John W. Sabatos  
Vice President of Construction

**Completion Date**  
2009



A primary goal of the interior design of this 177,000SF office building was to maintain a high level of professional elegance throughout the space. Pear wood, granite and decorative walk-off mats distinguish the lobby. Maple trim and porcelain floor tiles define the lower level. The interior spaces convey sophistication without pretentiousness. There's a modern color palette of warm and cool neutral grays and golds, which will remain timeless and relevant for years to come. The classic interior design palette also provides an excellent backdrop for the Owners artwork collection.

Sustainability was a factor in the design of the building. The furniture throughout is recycled steel furniture, the carpet by Shaw is CRI Green Label Plus certified for indoor air quality and a majority is carpet tile format, which limited waste during installation and allows for worn or stained areas to be replaced without having to install an entire room of carpeting. The Wellness Center contains rubberized flooring composed of recycled tires, and the Blue Plate Café contains Marmoleum, a rapidly renewable linoleum based product. In addition, to alleviate some of the material cost, all carpet used on the project was custom designed with a more economical yarn saving over \$20 a square yard in cost.

mbi | k2m's Interior Design Division, known as Spectrum Design Services, was the Interior Design Consultant for this project. In this role, we assisted in the selection of all interior finish materials including conceptual finish design of the executive dining room, Board of Directors conference facilities, key leadership conference rooms, common areas, and other executive suite spaces.

## LNE Group Corporate Offices Cleveland, OH

**Location**  
Cleveland, Ohio

**Owner**  
LNE Group

**Client Contact**  
Mr. Lee C. Weingart  
President/Owner

**Completion Date**  
2006



LNE Group, a multi-national company specializing in advocacy, campaign, and grant-writing, hired mbi | k2m Architecture to develop their new 10,000 square foot corporate offices located on the second floor of the 1220 Huron building in downtown Cleveland, Ohio.

Program areas included a reception area, two conference rooms, open work space, large mail / work center, computer room, private offices, and staff support areas.

mbi | k2m Architecture performed existing conditions, programming and schematic design, architecture, interior design, engineering coordination, and project management services on this project.



## Margaret Wong Corporate Offices Cleveland, OH

**Location**  
Cleveland, Ohio

**Owner**  
Margaret Wong & Associates

**Client Contact**  
Ms. Margaret Wong

**Completion Date**  
2004



Margaret Wong Associates is a leading immigration attorney's office in Cleveland, Ohio. In 2004, they purchased a three-story concrete and wood framed structure to renovate and move their expanding offices in to.

This project entailed the comprehensive renovation of an early 1960-'s, 36,000 square foot structure including mechanical and electrical system replacement, interior design, architecture, engineering, bidding and construction administrative services. mbi | k2m performed full A/E services to complete the design of the renovation, including bid review and construction administration.

Margaret Wong Associates again looked to mbi | k2m to develop a concept and use for the first floor of their corporate headquarters building. mbi | k2m in coordination with the Owner developed an executive office area with common entry and support areas. The program consisted of a 7500 square foot renovation for a new reception / waiting area, 24 new offices, three conference rooms, staff break room, copy / work center, exercise room, and two office suites. Special features of the design are the integration of materials with the overall concept for the building and the custom reception desk.

## Norman Noble Cleveland, OH

**Location**  
Cleveland, Ohio

**Owner**  
Norman Noble

**Client Contact**  
Ms. Julie Lowry  
(216) 851-4255

**Completion Date**  
2003 - Present

**Project Size**  
Over 150,000 SF Renovated



Norman Noble, Inc. has been a long-time client of mbi | k2m Architecture, Inc. We have performed more than 150,000 SF of renovation in their three facilities in Cleveland, Ohio.

mbi | k2m Architecture, together with our interior design division, assisted Norman Noble with the consolidation and relocation of several of the core operating divisions including Accounting, Human Resources and Marketing. This rapidly growing company sought to bring their complete operations into one facility. The first phase of the project included the design of several new offices for the Accounting and Marketing Department. Space includes small lobby, public restrooms, ADA restroom, kitchen & dining area, conference rooms, filing area with storage and workrooms, 10 new offices and 6 open workstations. The second phase of this corporate office re-design included a large state-of-the-art conference room, reception area, Human Resources offices, and other executive offices.

We have performed a variety of other projects for Norman Noble including the design of a laser room, clean rooms, manufacturing, test facilities, exterior building improvements, parking lot improvements, landscaping, and building expansions.

Our firm has also completed a significant roof replacement for Norman Noble at their Avion Park Drive facility. The project included the replacement of nearly 100,000 SF of existing single ply roofing.



# BrandMuscle, Inc.

Beachwood, OH

**Location**  
Beachwood, Ohio

**Owner**  
BrandMuscle, Inc.

**Client Contact**  
Kathy Heflin

**Completion Dates**  
Beachwood Office - 2009  
New Corporate Offices - 2012



BrandMuscle is a highly successful and growing company in Beachwood, Ohio. Based on their successes and long-term outlook, BrandMuscle sought out new office space to accommodate their growing business. To achieve their vision, they contracted with mbi | k2m Architecture to provide architectural, interior design and engineering services for the 4,500SF build-out within their 15,000+ SF office space.

The inspiration for the design grew from BrandMuscle's embrace of contemporary interiors, technology, and desire to provide a strong, colorful visual to visitors and staff.

The focus of the build-out was the conference areas, reception area, and office lunchroom. Through the use of decorative wall treatments, acute angles, glass walls, color and technology, mbi | k2m was able to provide a visual image representative of BrandMuscle.

**mbi | k2m was recently selected to create a new 60,000 square foot office space for BrandMuscle. We look forward to developing innovative space with employees and clients in mind that builds upon BrandMuscle's unique image and culture.**



# Cleveland Design Studio

Cleveland, OH

**Location**  
Cleveland, Ohio

**Owner**  
R2N LLC

**Client Contact**  
Mr. Scott C. Maloney

**Completion Date**  
2008

**Construction Cost**  
\$1.0 million



This 18,000 square foot 1920's Casket Company building was renovated to become the new Ohio corporate office for mbi | k2m Architecture, Inc.

The new building was designed by mbi | k2m with a goal of achieving LEED Silver certification by the US Green Building Council. The space is not only design forward, but environmentally and economically responsible. With considerable efforts to select the most environmentally conscious and cost effective materials, the design for the new office space will bring together three key concepts: Sustainable (Green) design, Budget, and Style. Often times these elements are thought to be mutually exclusive, but they have achieved a balance between the three, aided by manufacturers who are making this balance more and more possible.

Reusing an existing building is the highest level of recycling there is. This building in particular has some beautiful features and finishes, inside and out, and we knew that highlighting them would be our starting point. The exterior building will predominantly remain intact. The bricked-in openings facing the street will be removed and all the windows throughout the entire building will be replaced. The building will also undergo minor masonry restorations and cleaning in hopes of restoring it to its original grandeur. New exterior wall sconces will be placed at each brick pilaster to provide added accent and a level of safety / security to the public walking along the building at night. Most importantly, the main entry has been relocated to the former loading dock location. This provides direct access from on-street parking and to staff parking lots, and provides full accessibility for persons with disabilities.



# Scott C. Maloney, AIA, NCARB, LEED-AP®

## Director of Company

### Professional Project Experience

#### Corporate Offices

BrandMuscle, Inc  
CH-UH Board of Education Building  
Developers Diversified Realty Corporation  
Developers Diversified Realty Builders  
Health Data  
Hospice of the Western Reserve  
IQS, Inc  
JND Properties  
Keys Federal Credit Union Corporate Offices  
Key West Administration Building  
LNE Group Corporate Offices  
The Malrite Company  
Margaret Wong Associates  
mbi | k2m Architecture, Inc. – LEED Certified  
Norman Noble Offices & Industrial Facilities  
Pantek, Inc.  
1001 Whitehead Street  
RIK Enterprises  
Strategic Wealth Partners  
Suarez  
Vox Mobile  
Ziegler Metzger LLP

#### Commercial Office Buildings (Tenant Projects)

Gemini Towers Business Park  
Westlake Corporate Park  
Shawnee Corporate Park  
Park Center Plaza, Oak Tree Blvd. Bldg  
Rock Run Center  
Freedom Square  
Crown Centre Office Bldg  
Summit Office Park  
Rockside Center  
Faber Place Business Park  
29000 Aurora Road – Weston property



Scott C. Maloney, Director of mbi | k2m Architecture, is a LEED® Accredited Professional with a Bachelors Degree in Architecture and over 15 years of architectural design and project management experience.

Over the past several years he has lead the charge of our corporate commitment to sustainability. This commitment is evidenced through our new LEED® Silver office development project, our contribution to the community through support of time and money to the local green building organizations, and our work on a national scale in terms of promoting sustainable design within the hospitality and commercial office markets.

Mr. Maloney has a broad-range of design experience in a multitude of industries, including commercial office, hospitality, government, institutional, and residential. His fortes include feasibility studies, programming and preliminary design services, and project management for complex projects. Over the past 10 years as Owner of mbi | k2m Architecture he has completed over a million square feet of office design and development for our clients.

Mr. Maloney is an active member of the Entrepreneurs' Organization – an elite global community of business owners, all of whom run companies that exceed \$1M in revenue. He currently serves as President for the Cleveland EO Chapter and a Regional Director for the North Central part of the US. He has also been an active board member of the National Association of Industrial and Office Properties (NAIOP) serving in multiple roles including President - the nation's leading trade association for developers, owners, investors, and other professionals in industrial, office and mixed-use commercial real estate.

#### EDUCATION

Kent State University, Bachelor of Science  
Kent State University, Bachelor of Architecture

#### REGISTRATIONS

Registered Architect in 35+ states including OH, FL, and NC  
National Council of Architectural Registration Boards (NCARB)  
LEED® Accredited Professional with the US Green Building Council

# Kevin C. Robinette, AIA

## Director, Architecture Division

### Professional Project Experience

#### Commercial Office

City of Avon, Service Department Headquarters and Service Garage  
City of Cleveland Division of Water Headquarters and Administrative Offices  
City of Cleveland Department of Public Utilities Headquarters and Administrative Offices  
City of Wadsworth, Municipal Center  
Cleveland Bar Association Headquarters  
Columbia Steel Corporation  
Developers Diversified Realty – Tenant Coordination  
Digestive Disease Consultants  
Division of Water Pollution Control Headquarters and Service Garage  
Eicon Systems Inc.  
FBI Field Office, Knoxville, TN (*LEED Certified\**)  
Greater Cleveland Regional Transit Authority Headquarters and Administrative Offices  
Hospice of the Western Reserve  
Minneapolis Honeywell, Aeronautics Division  
Malrite Communication Offices  
Medina County Human Services Offices  
Neighborhood Family Service Centers  
Norman Noble  
Olympus Corporation  
Parma Heights Supervisory Control Center  
Engineering Field Services and Offices  
Progressive Insurance Corporation  
Multiple Locations  
The Cleveland Foundation Headquarters  
Tri-C Administrative Headquarters  
United Way Administrative Offices  
University of Akron, Institute for Global Business  
Visiting Nurse Association Headquarters

Kevin C. Robinette oversees mbi | k2m's Architecture Division. With more than 25 years of architectural design and project management experience, Mr. Robinette's experience encompasses all aspects of administration, conceptual project planning, architectural and engineering design, development and construction with a heavy focus on large-scale projects (over 50,000 square feet)

As a key member of our executive team, Mr. Robinette has a proven ability to understand and focus a client's needs and requirements, translating these into the leadership of a responsive, cohesive project team that is directed toward achieving the goals of the client. His project experience has been built within the context of conceptual planning, design, project management and owner representation for new construction, historic rehabilitation, adaptive re-use and interiors.

Mr. Robinette brings a collection of experiences to our Client's project team and serves as a true extension of their organization. Throughout the design and construction process, he is the advocate on behalf of the owner and ensures a timely flow of information, decision making, responsiveness, and overall satisfaction of the Client.

Prior to joining mbi | k2m, Mr. Robinette was the Project Director for an architectural, engineering and specialty consulting firm located in Cleveland, Ohio. He was responsible for a series of performing arts, medical and institutional projects. He was also employed for 18 years at another well-known Cleveland-area architectural firm, where he served as a Principal for sixteen years.

#### EDUCATION

Kent State University, Bachelor of Science in Architecture  
Rosary College of Fine Arts, Florence Italy

#### REGISTRATIONS

Registered Architect State of Ohio



# Kelli M. Schaffran, ASID, LEED-AP®

## Director, Interior Design

### Partial Professional Project Experience

#### Corporate Offices

Boykin Companies  
Capital Advisors Limited  
Developers Diversified Realty Corporation  
Developers Diversified Realty Builders  
The Fedeli Group  
Health Data  
IQS, Inc.  
JND Properties  
Key West City Administration Building  
Kontek  
The Malrite Company  
mbi | k2m Headquarters – LEED Certified  
Norman Noble Offices & Industrial Facilities  
Ohio Building Authority – Lausche Building  
Pantek, Inc.  
Price For Profit  
RIK Enterprises  
US Bank Building  
Ziegler Metzger

#### Commercial Office Buildings (Tenant Projects)

Gemini Towers Business Park  
Westlake Corporate Park  
Shawnee Corporate Park  
Park Center Plaza, Oak Tree Blvd. Bldg  
Rock Run Center  
Crown Centre Office Bldg

#### Conference/Meeting Facilities

Doubletree Omaha Executive Meeting Center  
Doubletree Lloyd Executive Meeting Center  
Crowne Plaza Tampa Conference Center  
International Exposition Center  
Morgantown Event Center

Ms. Schaffran, Director of our Interior Design division, has been with Spectrum Design Services for over 15 years and has led our interiors division for the past 5 years. She believes that strong client and team communications are the backbone of a successful project. She works closely with clients to identify their aesthetic, functional, and budgetary requirements. Ms. Schaffran's strong communication skills allow her to translate the client's needs and objectives into a successful project. She is proficient at coordinating with all the key consultants on a project team, throughout the design and installation process, to ensure an efficient project flow.

Ms. Schaffran serves as the primary point of contact for clients on most corporate projects. Ms. Schaffran is accomplished in the many specialties of Interior Design including expertise in corporate, conference, hospitality, and restaurant design.

Ms. Schaffran has extensive design experience and is well versed in conference center design, having designed many IIAC Certified conference facilities. As a LEED Accredited Professional, Ms. Schaffran also provides project oversight, manages client communication and provides guidance to help clients develop and implement their sustainable design goals.

Ms. Schaffran's work has received numerous local and national design awards and has been a speaker at several national conferences.

#### EDUCATION

Kent State University, Bachelor of Arts in Interior Design

#### REGISTRATIONS

NCIDQ Certified No. 014642

LEED Accredited Professional with the US Green Building Council  
Professional Member of the American Society of Interior Design



# Marta M. Ralston, NCIDQ, LEED-AP®

## Interior Designer

### Professional Project Experience

#### Commercial Office

Alliance Staffing Solutions  
Briteskies, LLC  
Developers Diversified Realty Corp.  
Corporate Headquarters Building III  
DDR Builders  
Fifteen Hundred Management - Various  
Health Data  
Hospice of the Western Reserve  
JND Properties  
The Malrite Company  
mbi | k2m Headquarters – LEED® Certified  
Norman Noble  
Ohio Building Authority – Lausche Building  
RIK  
Steiner & Associates - TI Standards Package  
Strategic Wealth Partners  
The Guernsey Bank – Branch Location  
University of Akron  
US Bank Building  
Veterans Administration – Office Facilities  
Vox Mobile  
Zeigler Metzger

#### Commercial Office Buildings (Tenant Projects)

Gemini Towers Business Park  
Park Center Plaza, Oak Tree Blvd. Bldg  
Crown Centre Office Bldg  
Summit Office Park

#### Conference/Meeting Facilities

Cleveland Airport Marriott  
Morgantown Event Center  
Waterfront Place Hotel



As a Staff Designer for mbi | k2m's interior design division, Ms. Ralston participates in all aspects of the design process from Preliminary Design through Construction Administration. Possessing a well-balanced background of commercial office, restaurant and government experience, Ms. Ralston has worked on a variety of projects in the public and private sectors, including renovations and new construction. Ms. Ralston's recent experience has included balancing multiple projects simultaneously, while providing the client with the latest in technology and interior design. Her fortes include design development, client relations, and project administration all in the commercial office design field.

As a LEED Accredited Professional, Ms. Ralston is a valuable member of our project teams and the local community. She was a lecturer for a LEED Silver Certification Series, an eight (8) part program series that followed the design and construction process of one of mbi | k2m's LEED Silver certified buildings. She has also co-lectured two LEED NC Study Series which offered study tips and strategies to help other professionals prepare for the LEED NC Exam.

Ms. Ralston's ability to effectively establish good client relations and meet the client's budget, time frame and design expectations, make her an asset to the team. Although she has managed large projects, she also finds satisfaction in the completion of small, projects, where cost is an issue and a more direct, personal approach is necessary.

### EDUCATION

Miami University Ohio, Bachelors of Arts in Interior Design

### REGISTRATIONS

NCIDQ Certified No. 025779

LEED Accredited Professional with the US Green Building Council  
Professional Member of the American Society of Interior Design

## Contact Information

### Leadership

**Scott C. Maloney, AIA, NCARB, LEED-AP**

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### Office Locations

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Cleveland, Ohio 44113

**Key West Office**

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Key West, Florida 33040

**Charlotte Office**

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Charlotte, NC 28205

**Washington DC Office**

1801 McCormick Drive, Suite 530

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**Southwest Florida Office**

20521 Highlands Avenue

Estero, Florida 33928

### Website

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