



ian j roberts architect, pllc

Ian J. Roberts
President

Education:

University of Virginia, Master of Architecture, 1994

University of Virginia, Bachelor of Science in Architecture, 1991

University of Virginia, Minor in French Language and Literature, 1991

University of Bath, Bath, England, Architectural Study Abroad Program, 1990

Awards:

Honorable Mention in Lawn Pavilion Design Competition, 1992

Nominated for Kyle Kauffman Award, 1990

Artist's Cooperative Housing Project selected for Virginia Studio Record, 1989

Professional Experience:

Prior to establishing Ian J. Roberts Architect, PLLC I worked at ACG Architects in McLean, Virginia for sixteen years. During my tenure with ACG, I had a primary role as Project Architect in the majority of the hospitality projects within the firm.

Project Experience Includes:

Renaissance Savery Hotel, Des Moines, Iowa

The renovation of the existing lobby and bar including new check-in desks and the relocation of the existing bar in a historic 1920's hotel located in downtown Des Moines.

International Monetary Fund, Washington, D.C.

Provided peer review services for the renovation of The Concordia.

Courtyard Marriott Arlington Crystal City, Arlington, Virginia

The renovation of the existing fitness center and indoor pool area.

Capital Hilton, Washington, D.C.

The renovation and construction of a new entry and corridor connecting the new and reconfigured Mint Fitness Center to the existing hotel lobby.

Chicago O'Hare Marriott, Chicago, Illinois

The renovation of six hundred sixty-three (663) Guestrooms, eighteen (18) Suites, Concierge Lounge, and Corridors.

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Dallas City Center Marriott, Dallas, Texas

The renovation of three hundred eighty (380) Guestrooms, twenty-five (25) Suites, Concierge Lounge, and Corridors.

Washington Marriott, Washington, D.C.

The renovation of the West End Ballroom, DuPont Ballroom, Thomas Meeting Room, Logan Board Room, Business Center, pre-assembly spaces and adjoining public restrooms.

The Woodlands Waterway Marriott Hotel, The Woodlands, Texas

The renovation of three hundred forty-one (341) Guestrooms, Suites, Concierge Lounge, and Corridors.

Renaissance Newark Airport Hotel, Elizabeth, New Jersey

The renovation of the Lobby, Front Desk, Restaurant, Bar, Indoor Pool and Fitness Center.

Boston Quincy Marriott, Quincy, Massachusetts

The renovation of four hundred sixty-four (464) Guestrooms, Suites, Concierge Lounge, and Corridors. The project included a full renovation of the Concierge Lounge. This Concierge Lounge is the first full renovation to the new Marriott Design Guidelines. The total construction cost is estimated at \$5.8 million.

Kramerbooks Afterwards Café & Grill, Washington, D.C.

Prepared a code compliance review in conjunction with an Application for Certificate of Use for Sidewalk Café in Public Space.

L'Enfant Plaza Hotel, Washington, D.C.

Assisted with the preparation of a feasibility study and code compliance review of all public spaces within the hotel.

Steiner Residence, Annandale, Virginia

The demolition of a fire damaged single-family residence down to the existing foundations. A new, contemporary 3,200sf home with rear addition was built on the existing foundations.

Marriott International, Inc., Bethesda, Maryland

Assisted with the update of the Design Guidelines for the JW Marriott Hotel brand standards for both North America and all International Markets for guestrooms.

Marriott International, Inc., Bethesda, Maryland

Assisted with the update of the Design Guidelines for the Renaissance Hotel brand standards for North America for guestrooms.

Key Bridge Marriott, Arlington, Virginia

Prepared a feasibility study for the conversion of the existing human resources offices and adjoining guestroom into a new fitness center that can be accessible to the guests 24/7.

Marriott International, Inc., Bethesda, Maryland

Prepared the Architectural Design Guidelines for Marriott International's brand standards for North America for front desk/check-in desks ("pods").

Crystal Gateway Marriott, Arlington, Virginia

The renovation of all of the existing lobby spaces to include two elevator lobbies, a lounge, a pre-Assembly area, a second business center, new meeting room, new Concierge Desk, new Front Desk/Check-In, and new Bell Stand.

Key Bridge Marriott, Arlington, Virginia

Prepared a feasibility study for the conversion of the existing, outdoor pool deck and adjoining spaces into a ballroom of approximately 10,000sf. The feasibility study included a preliminary egress analysis and plumbing fixture count based upon the current International Building Codes.

Crystal Gateway Marriott, Arlington, Virginia

The renovation of six boardrooms, four meeting rooms, pre-assembly spaces and adjoining public restrooms.

TRSM, LLC – Zymplex PZ 22X

Prepared presentation materials for the client which included a technical brochure, various PowerPoint slide presentations tailored to different audiences, and the editing of a video. As many of the presentations were to take place in French speaking West African nations, we worked with a consultant in France to create a French version of the PowerPoint slide presentations.

Marriott International, Inc., Bethesda, Maryland

Prepared the Architectural Design Guidelines for Marriott International's brand standards for North America for Presidential Suites, Vice-Presidential Suites, Hospitality Suites, Luxury Suites, Bed Sitting Suites, and Concierge Lounges. The final Architectural Design Guidelines includes an Architectural Control Book with all product data sheets and a fifty-five, full-size sheet set of drawings.

Millennium Global Telekom, Lilongwe, Malawi

Provided graphic design services to the client – edited an existing multi-page brochure ready for offset printing and created a new company logo with corresponding letterhead and business cards.

Lilongwe Housing, Lilongwe, Malawi

Attended a meeting with the client at the offices of the Overseas Private Investment Corporation (OPIC) and assisted the client in responding to construction feasibility questions posed by OPIC.

Westfields Marriott, Chantilly, Virginia

Prepared a feasibility study and coordinated the structural analysis and cost estimating for the conversion of the existing 173-seat Lincoln Forum amphitheatre with sloped floor to a new column free junior ballroom. The study included all of the adjoining storage, meeting rooms, offices and A/V control room.

Monkey Bay Resort, Money Bay, Malawi

Reviewed the "Strategic Tourism Development Plan in Malawi" prepared by the World Tourism Organization for the Government of Malawi on behalf of the client.

Renaissance New York Hotel Times Square, New York, New York

The renovation of three hundred ten (310) Guestrooms and Suites, and Corridors in the twenty-six story hotel tower located in the heart of Times Square in Manhattan. The project included the renovation of existing accessible guestrooms and suites and conversion of existing typical guestrooms and suites to full compliance with the Americans with Disabilities Act. The Guestrooms and Suites were renovated with a custom design tailored specifically for this hotel. Upon completion of the renovation in September 2007, this hotel will be the prototype for all Renaissance hotels in North America. The total construction cost is estimated at \$10 million.

Marriott Wardman Park Hotel – New Junior Ballroom, Washington, D.C.

The scope of work includes the demolition of the existing ±4,500sf fitness center, pool and ten stairwells flanking either side of the existing pool deck area. The new junior ballroom will be approximately 9,800sf centered within the existing pool deck area to allow for a minimum of twenty foot ceilings with structure above. The pre-assembly areas on either side of the new junior ballroom will have a sloped roof and a coffered ceiling, to allow for the fact that there are guestrooms on either side of the existing pool deck area. The sloped roof would start down low at the east and west wings of the Center Tower on either side and rise up to the height of the ballroom in the center. The pre-assembly area would be expanded by adding floor area along the edge of the atrium. This area would also allow for landings for two new escalators.

Key Bridge Marriott, Arlington, Virginia

The renovation and conversion of the JW's Restaurant, Ballroom and Kitchen on the fourteenth floor of the Capital Tower at the Key Bridge Marriott to new flexible meeting space, pre-assembly space, men's and women's public restrooms, and a warming kitchen. The new junior ballroom and flexible meeting space will focus on the views to the monumental core of Washington, D.C. The total construction cost is estimated at \$3.5 million.

Bethesda Suites Marriott, Bethesda, Maryland

The renovation of two hundred seventy-four (274) Suites at this all-suite hotel. The project included the renovation of existing accessible suites and conversion of existing typical suites to full compliance with the Americans with Disabilities Act. The décor scheme for the suites is the Marriott MHR with modifications. Prior to the renovation two sample suites were prepared for owner review. In addition, the two hospitality suites were converted to meeting rooms with an operable partition between them. The existing bathrooms were removed and new mechanical systems were installed to supply these two rooms.

Crystal Gateway Marriott, Arlington, Virginia

The renovation of the ballroom, pre-assembly areas and public restrooms.

Marriott Wardman Park Hotel – Exhibit Hall C and Loading Dock C, Washington, D.C.

Six new flexible meeting "rooms" located in existing exhibition space. The meeting rooms have operable walls with a twelve (12) foot high acoustical tile ceiling and a 2x2 carpet tile floor. The mechanical, lighting and audio/visual systems were modified to accommodate the addition of operable walls, a dropped acoustical ceiling and changing use groups from exhibition space to meeting rooms. The scope of work for the adjacent Loading Dock includes the addition of an upper deck over top of the existing Loading Dock C to allow direct access to the back-of-house areas of the kitchen. A minimum of a four bay loading dock will be provided for daily hotel deliveries. The upper loading dock is designed as a bridge structure with a ninety foot (90'-0") clear span supported fully-loaded tractor trailers. A new ramp was provided to access the new upper loading dock. This required the removal and relocation of two 25,000 gallon oil storage tanks. With the installation of the upper deck of Loading Dock C, the existing lower portion of Loading Dock C will be completely enclosed. An overhead coiling door will be installed at the bottom of the ramp that provides access to the lower portion of Loading Dock C allowing for twenty-four (24) hour/seven (7) day loading and unloading of the Exhibit Halls. The total area of work is approximately 50,000 square feet. The total construction cost was approximately \$11 million.

Colonial Beach Hotel, Colonial Beach, Virginia

Prepared a concept plan for a new one hundred (100) room hotel with rooftop restaurant and pool.

Denver Tech Center Marriott, Denver, Colorado

The renovation of six hundred fifty-eight (658) Guestrooms and Suites, and Corridors in two towers at the second largest hotel in Denver. The project included the renovation of existing accessible guestrooms and suites and conversion of existing typical guestrooms and suites to full compliance with the Americans with Disabilities Act. The décor scheme for the guestrooms is the Marriott MHR standard with modifications. The total construction cost was approximately \$7 million.

Georgetown Park Condominiums, Washington, D.C.

The renovation of the public corridors and lobbies of two buildings connected by a pedestrian bridge over the C&O canal in the historic Georgetown neighborhood of Washington, D.C. The Canal House is a converted mill built in the 1800's and the Main Building was built in the early 1970's otop of a large enclosed shopping mall. The renovation includes the replacement of all ceiling, wall and flooring finishes and all lighting.

Tysons Corner Marriott, Vienna, Virginia

Feasibility study and concept designs for the renovation of the existing Lobby and Shula's Restaurant. The renovation of the Lobby included the removal of the grand stair connecting the Lobby to the second floor and the enclosure of the second and third floor landings overlooking the existing Lobby. The renovation of the existing Shula's Restaurant included the demolition of the existing, adjacent bar and restaurant to allow for the expansion of the Shula's Restaurant to include three new private dining rooms and a new buffet area.

Kansas City Airport Marriott, Kansas City, Missouri

The renovation of three hundred eighty-two (382) Guestrooms and Suites, and Corridors in two towers. The project included the renovation of existing accessible guestrooms and suites and conversion of existing typical guestrooms and suites to full compliance with the Americans with Disabilities Act. The décor scheme for the guestrooms is the MM3 with MHR modifications. Prior to the renovation two sample rooms were prepared for owner review.

Westfields Marriott Conference Center, Chantilly, Virginia

The renovation of the Jeffersonian Ballroom.

Philadelphia West Marriott, West Conshohocken, Pennsylvania

Renovation of existing accessible guestrooms and suites and conversion of existing typical guestrooms and suites to full compliance with the Americans with Disabilities Act.

Crystal City at Reagan National Airport Marriott, Arlington, Virginia

The renovation of the ballroom, meeting rooms, and pre-assembly areas.

Albany Marriott, Albany, New York

The renovation of the grand ballroom, meeting rooms, pre-assembly areas and public restrooms.

BWI Airport Marriott, Baltimore, Maryland

The renovation of three hundred and ten (310) Guestrooms and Suites, Corridors and Concierge Lounge. The project included the renovation of existing accessible guestrooms and suites and conversion of existing typical guestrooms and suites to full compliance with the Americans with Disabilities Act. The décor scheme for the guestrooms is the MM2.

Marriott Wardman Park Hotel, Washington, D.C.

Preparation of a Master Plan for the new owners of the hotel - the Master Plan includes the conversion of the Park Tower guestrooms into condominiums, the demolition of the existing Cotillion Ballroom and garage to allow for the construction of a new luxury condominium building with below-grade garage and fitness center/spa, relocation of the Park Tower Hospitality Suites to the Center Tower, the removal of the existing fitness center to allow for the construction of a new junior ballroom on the existing pool deck, the construction of a new below-grade parking garage, the construction of an upper level to Loading Dock 'C', the conversion of two Exhibit Halls to flexible meeting space, the renovation of the Wardman Tower guestrooms, the renovation of the Center Tower guestrooms, suites and concierge lounge and the renovation of the lobby and two of the existing restaurants.

Woolston Residence, Oakton, Virginia

Renovation and addition to an existing residence. The addition would double the size of the existing residence to approximately 5,000sf. The addition includes a new central stairway connecting all three levels of the house, an ADA compliance in-law suite, a multimedia room, and a new three-car garage with an apartment above for the live-in housekeeper.

Ourisman Rezoning Application, Vienna, Virginia

Preparation of the Architectural drawings for a rezoning of an industrial use property to a high density mixed use property. The rezoning application was for a new automobile dealership with two high-rise towers above – one for office use and the other for residential use.

Marriott Hospitality Public Charter High School, Washington, D.C.

Feasibility studies for multiple locations to accommodate full program as outlined within their charter.

Bill Page Honda Body Shop, Fairfax, Virginia

Conversion of an old Nabisco warehouse into a new 17,000sf auto body shop with fifteen (15) work stalls, two (2) paint booths and a paint mixing booth.

The Ritz-Carlton Tysons Corner, McLean, Virginia

Renovation of existing accessible guestrooms and suites and conversion of existing typical guestrooms and suites to full compliance with the Americans with Disabilities Act for Host Marriott Corporation.

Marriott at Metro Center, Washington, D.C.

Renovation of existing accessible guestrooms and suites and conversion of existing typical guestrooms and suites to full compliance with the Americans with Disabilities Act for Host Marriott Corporation.

Hyatt Regency Reston, Reston, Virginia

Renovation of existing accessible guestrooms and suites and conversion of existing typical guestrooms and suites to full compliance with the Americans with Disabilities Act for Host Marriott Corporation.

Westfields Marriott Conference Center, Chantilly, Virginia

Preparation of a total project cost analysis for the design and construction of a new meeting facility known as the "Pavilion" near the existing tennis courts.

The Concordia, Washington, D.C.

Provided project management and design Architect services for the renovation of the one hundred seventy-nine (179) room Concordia. The renovation includes all of the guestrooms, the replacement of the balcony railings, the upgrade of the three passenger elevators and the structural repair of the parking deck and garage. The design of the guestrooms has a transitional style in keeping with the extremely broad range of guests at The Concordia.

Sheraton Reston Hotel, Reston, Virginia

A \$12 million renovation of the three hundred and two (302) room Sheraton Reston Hotel for The JBG Companies. The renovation gave the dated exterior and interior of the 30 year-old property a contemporary facelift. The renovation included the building exterior, porte cochere and pool courtyard, restaurant and lounge, lobby, ballroom and meeting rooms, and all guestrooms and suites. The interior and exterior concepts for the renovation of the hotel are a melding of the contemporary style envisioned by the owner and the new "casual Ralph Lauren" brand concept developed for Sheraton.

Marriott Wardman Park Hotel – Exhibit Hall B, Washington, D.C.

Six new flexible meeting "rooms" located in existing exhibition space. The meeting rooms have operable walls with a twelve (12) foot high acoustical tile ceiling and a 2x2 carpet tile floor. The mechanical, lighting and audio/visual systems were modified to accommodate the addition of operable walls, a dropped acoustical ceiling and changing use groups from exhibition space to meeting rooms. The total area of work is approximately 15,000 square feet. The construction cost was approximately \$1.5 million.

Marriott Wardman Park Hotel – Starbucks, Washington, D.C.

This project involved working with the Starbucks Coffee Company to provide a full-service Starbucks retail outlet within an existing space in the hotel.

Westfields Marriott, Chantilly, Virginia

The addition of the At Your Service concept at the Westfields Marriott facilitated a reorganization of the front offices of the hotel. Included in this project is the addition of an ADA compliant ramp to provide access to a function room off of the main rotunda of the hotel.

Marriott Wardman Park Hotel, Washington, D.C.

Located off Connecticut Avenue, near the National Zoo, the Marriott Wardman Park Hotel, formerly the Sheraton Washington Hotel, is the largest convention center hotel in Washington, D.C. with 1,347 rooms and 1.1 million square feet of gross floor area. This project was a major renovation, which was constructed using the fast-track method over multiple phases and employing a number of general contractors. The construction cost of the project was approximately \$75million. The following is a list of projects undertaken over a five-year period as part of the Master Plan: Central Chiller Plant, Park Tower Interior Renovation, Wardman Tower 4-Pipe Mechanical System, Re-Roofing Project, Wardman Tower Interior Renovation, Wardman Tower Façade Repair, Main Ballroom, State Suites Meeting Rooms, Hospitality Suites, Exhibition Halls, Site Work renovation, Three-Meal Restaurant, Specialty Restaurant, Pub and Coffee Bar, Health Club, Center Tower Guestroom Renovation, Center Tower Façade Repair, Porte cochere, Main Lobby and Meeting Rooms Renovation.

Miles & Stockbridge, McLean, Virginia

A 35,000sf office for a Baltimore, Maryland, headquartered Law Office.

Office of Thrift Supervision, Washington, D.C.

General space planning for a 220,000sf tenant opposite the Old Executive Office Building, resulting from downsizing and restructured management.

Cable & Wireless Headquarters, Tyson's Comer, Virginia

General space planning for a 300,000sf high-tech tenant in Tyson's Comer, resulting from restructured management and technical support functions.

The Barlow Center, Chevy Chase, Maryland

This 250,000sf, mixed-use office project was approved by Montgomery County for full Optional Method approval. For the Barlow Corporation.

American Federation of Teachers, Washington, D.C.

Design guideline report, space planning and interior design for 85,000sf of existing space on seven floors.

Hardman Residence, Great Falls, Virginia

A new natatorium and 5,000sf music facility and organ loft on a twelve (12) acre estate.

Florida State University, Tallahassee, Florida

The Lodge at Seminole. Feasibility study and schematic design for a one hundred (100) room hotel overlooking the golf course, including golf club, swimming, tennis and convention facilities for Reveille Inc.

Silver Creek, Snowshoe, West Virginia

Master plan for development of an existing ski resort on two thousand five hundred (2,500) acres at Snowshoe, West Virginia, including hotel, dormitory, retail, and residential facilities.

The Gulf Bank, Kuwait City, Kuwait

Exterior renovation, space planning and interior design for 150,000sf of bank headquarters, including its computer facilities.

The Ligon Building, Bethesda, Maryland

Renovation of an existing 10,000sf furniture store into a Saab/Rolls Royce showroom. Flexibility required that the building be capable of future subdivision into three retail stores each to be provided with independent HVAC and utility metering. For Euro Motorcars.

Primi Piatti, Tyson's Comer, Virginia

Interior renovation of a 7,000sf restaurant in the Fairfax Square complex.

Don Beyer Volvo, Falls Church, Virginia

Mixed-use planning project to include two auto dealerships, retail, parking, and office space; totaling 300,000sf. A complex project involving maintaining the existing facility in operational order during implementation of new construction.

Anton Motors, Rockville, Maryland

A three phase master plan of a six acre site and total renovation of the 32,000 S.F. building. The design included ADA compliance and code update, interior design and furniture selection for Mercedes Benz, Volvo and Toyota.

Metropolitan Motors, Marlow Heights, Maryland

A showroom and service reception facelift of the existing facility, which serves Mercedes Benz, Porsche, Audi and Subaru.

Euro Motorcars, Bethesda, Maryland

A 30,000sf renovation of an existing abandoned Cadillac facility with new construction consisting of a parts department, service bays and a showroom addition. The construction cost totaled \$1.6 million and qualified for full investment tax credits. For Euro Motorcars.

The Movies at Westview Mall, Baltimore, Maryland

Nine new United Artists theaters; a 35,000 S.F. addition to the existing Westview Mall. For the Balcor Development Company.

Springhill Business Center, McLean, Virginia

Renovation proposals for cosmetic facelift of an existing retail center of 150,000sf, including interior design for a 9,000sf Brew Pub.

Sahl Hasheesh, Egypt

Master Plan for a sixty thousand (60,000) bed destination, an international luxury resort community 450 kilometers from Cairo.

Highridge Corporate Office Park, Fairfax, Virginia

A major office development of 944,000 S.F., in the form of a terraced hillside parking structure with four 12 story towers overlooking a south facing natural stream valley.