office AMW

T +1 616 546 1314
mail@office-amw.com

Office AMW is the architecture office of Aaron Weller.

The office is a full-service architecture practice focused on the precise execution of building projects from small-scale residential and commercial renovations, to mixed-use urban buildings, and city and regional planning. The office is based in the Hudson River Valley, New York

Aaron Weller has 15+ years of award-winning building experience as project architect for *ORG Permanent Modernity, NADAAA*, and *Gray Organschi Architecture*.
Aaron is a registered architect in Michigan, Massachusetts and New York.

OWNER, PRINCIPAL

Aaron Weller, Architect

- Licensed Architect in New York, Michigan, Massachusetts
- 15+ years award winning project experience
- Master of Architecture, University of Michigan

AARON WELLER founded Office AMW in 2020. He is a registered architect, licensed in Michigan, Massachusetts, and New York. Also in 2020, Aaron co-founded PAR, with long-time collaborator Larisa Ovalles, to initiate regional advocacy and design research in places and from points of view that are often unnoticed.

Since 2014, Aaron has developed a productive collaboration with ORG PERMANENT MODERNITY, a New York City and Brussels-based architecture and urbanism company, where he leads mid- to large-scale architecture building projects at all phases with a focus on design excellence. Recent ORG projects include the adaptive re-use of industrial buildings at the Vynckier site in Ghent, Belgium and a new large-scale vertical manufacturing development at the Brooklyn Navy Yards in New York. Currently, he is project manager and design lead for a new fire station in Knokke-Heist, Belgium

From 2018-2020, Aaron was Project Manager/ Architect for the Boston-based architecture practice NADAAA. He was lead project architect for the renovation of the Rhode Island School of Design Residence Halls. Aaron has also worked for architecture offices in Brooklyn, Mexico, New Haven, and Ann Arbor (2006-2012) including award winning projects for GRAY ORGANSCHI and DESIGN EARTH.

After his graduate study at the University of Michigan, Aaron was a full-time visiting lecturer at the Tecnológico de Monterrey, in Querétaro, Mexico (2012-2014), where he taught architecture studios and seminars on housing, contemporary architecture theory, and digital culture and representation. His academic work has been published in Cal-Berkeley's Architecture Journal Room 1000, Cambridge Scholars Publishing, Architecture Boston, and Actar.

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Office AMW Architecture Services:

The architecture of office AMW centers the disciplinary foundation of *construction*, while at the same time draws from many inspirational sources: from painting to material sciences, geography and ecology. The office works to reveal a design solution that fits together a building's spatial requirements, its material choices and tectonic expression, with a unique location and project vocation. The ambition is a simple, grounded yet beautiful formal composition.

The design process begins with client meetings and design iterations that give shape to initial ideas and preconditions (SD). Engagement with industry consultants and professionals, tradespersons, material suppliers and builders help to inform these early ideas and forecast market feasibility (DD). Drawing details, specifications, and even full-scale built mock-ups of significant building elements document and measure the quality of every piece, component, and building sequence (CD). Construction begins and progresses with site visits, clarifications of design intentions, and construction evaluations to ensure the quality of building project (CA).

A List of Professional Services:

Project Development:
- Pre-design consultation
- Sketches & cost estimates
- Zoning Review & Variances
- Site & Program analysis
- Survey & Feasibility studies
- Development Pro-formas
- Workshops & design charrettes
- Pre-design visioning
- Urban design & Planning

Architectural design services:
(SD, DD, CD, CA)

Project phases **SD, DD, CD,** and **CA** are in accord with *AIA Standard Form of Agreement Between Owner and Architect (B101-2007)*, unless otherwise noted.

PD: Project development

(not in AIA B101-2007)

A suite of project development services define the initial scope of a project or development, its location, and uses including: initial design consultation, cost estimation and development pro-forma, site and zoning review. Project development services mitigate risk and ensure that a successful schedule, budget and project ambition is defined prior to substantial investment.

SD: Schematic Design

Establish the general scope, conceptual design, and scale and relationships among the components of a project. Two primary objectives:

1. Arrive at a clearly defined, feasible concept, and present it in a form that achieves client understanding and acceptance.
2. Clarify the project program, explore the most promising alternative design solutions, and provide a reasonable basis for analyzing the cost of the project.

DD: Design Development

A clear and coordinated description of all aspects of the design. Fully developed floor plans, sections, exterior elevations, and, for important areas of the building, interior elevations, reflected ceiling plans, wall sections, and key details. These drawings are the framework for construction documents. The basic mechanical, electrical, plumbing, and fire protection systems are accurately defined if not fully drawn. No major issues that could cause significant restudy during the CD phase are left unresolved.

"Contractor Pricing Set"

(not in AIA B101-2007)

The "Pricing Set" is a coordinated final DD set to be issued to a selected short-list of contractors to estimate the construction cost of the project. After estimates are received, the Project Team identifies building components for value engineering, if necessary; and compares and analyzes costs to ensure reasonable bids during Bidding & Negotiation at the end of CD phase.

CD: Construction Documentation

Drawings and specifications are prepared that set forth the requirements for construction. Construction documentation serves the following purposes:

1. Communicate to the owner, in detail, what a project involves
2. Establish contractual obligations between owner and contractor
3. Lay out responsibilities of architect, or other party, to administer or manage construction contracts for the owner
4. Communicate to the contractor the quantities, qualities, and configuration of the elements to construct a project.

CDs typically consist of a project manual (bidding requirements, contract forms, contract conditions, specifications) and the project drawings (architectural, structural, mechanical, electrical, civil, landscape, interior design and other specialty drawings). The CD phase ends with the Architect preparing all documents for *Bidding or Negotiation* with a selected list or open call for Building Contractors.

CA: Construction Administration

Primary CA responsibility is to ensure the project is built in accordance with CD documents. CA duties during construction include: administering change order documents, reviewing submittals, providing supplemental instructions and information, solving problems, reviewing payment applications and stored materials, and appropriately conducting and reporting site visits and on-site observations.

SELECTED WORK

OFFICE AMW

2025-ongoing Multi-family Townhouse, Hudson, New York
2020-2022 Northern Michigan Residence, Leelanau County, Michigan, USA

PAR: Projects on the Architecture of the Region

2022--2023 Lower Great Lakes region: Continuous ecosystems
2021 Upper Mississippi Region: Geographies of Agriculture
2021 Grand Haven: Coastal Curation and Conservation
2020 South Bend: Thinking in terms of Space and Justice

SELECTED PROJECTS AT ORG

2025-ongoing Brussels “Makers District” Brownfield site renovation, Brussels, Belgium
2024-2025 A New Spatial and Economic Vision for a Palestinian State, Palestine (w/ Rand Corporation)
2024 Brooklyn Navy Yards, XL manufacturing Kent site, Brooklyn, NY (w/ SOM)
2023 Brugge Firestation, Brugge, Belgium
2023-ongoing Knokke Firestation, Knokke, Belgium
2022 Mobility Modal Shift, Antwerp, Belgium
2021-ongoing Textile Factory heritage monument renovation and adaptive re-use, Ghent, Belgium (w/ Alstadt)
2020 Capping the Antwerp Ring, Antwerp, Belgium
2018 Mixed-use Development Plan (87-ha TEXAF Site), Kinshasa, Democratic Republic of Congo
2017-2018 Regional Plan Association 4th Plan, Metropolitan NYC, USA
2017 Mixed-Use Urban block redevelopment of Allianz site (competition, 2nd prize), Brussels, Belgium
2017 Mixed-Use Urban block + Tower redevelopment of WTC site (competition, 2nd prize), Brussels, Belgium
2017 Brooklyn Army Terminal Master Plan, Brooklyn, NY, USA (w/ WXY)
2017 Brooklyn Navy Yards Vertical Manufacturing Typologies, Brooklyn, NY, USA (w/ WXY)
2016-2017 HUD Post-Sandy Rebuild by Design Implementation, New Meadowlands, NJ, USA (w/ AECOM & ZUS)
2014-2017 Mixed-use block development (feasibility, outreach, and visioning), Union Square, Somerville, USA.
2016-2017 Jersey City Resiliency Master Plan, New Jersey, USA
2016 Genk Central Artery Master Plan, Genk, Belgium (w/ ZUS)
2015-2016 Boston Metro Core - A Regional Analysis, Boston, USA
2015-2016 Fire Station and Public Works Facility, City of Mechelen, Belgium
2015-2016 Marseille Aix-en-Provence Regional Transit Vision, France (w/ LIN and ZUS)
2014 Ghent 2030: City-Wide Plan, Ghent, Belgium
2014-2016 African Agribusiness Pilot Research facility, Afram Plains, Lake Volta, Ghana (w/ P-REX, Alan Berger)

SELECTED PROJECTS AT NADAAA

2018-2020 Rhode Island School of Design Student housing renovation, Providence, USA
2019-2020 Newbury Street Facade renovation, Boston, USA

SELECTED PROJECTS AT DESIGN EARTH

2017 Boston Design Biennial installation, Rose Kennedy Greenway, Boston, MA, USA
2015 “Planetary Urbanism” Design Competition
2013 *Cutting Grounds,* research on landscapes of the Midwest
2012 *Geographies of Trash*, published Actar (2015)

SELECTED PROJECTS AT GRAY ORGANSCHI ARCHITECTURE

2009 - 2010 CT Historic Structures Renovation to Mixed-use Building, New Haven, CT, USA
2009 - 2010 18th Street Loft, New York City, NY
2009 - 2010 Seaside House, Long Island, New York, USA
2008 - 2010 Fairfield University Jesuit Community Center, Fairfield, CT, USA
2009 - 2010 Stamford Riverfront park (competition, 1st prize), City of Stamford, CT, USA
2008 - 2009 Outdoor Follies and Caopy, Westport, CT, USA (w/ Reed Hildebrand)
2008 House in Maine, Northeast Harbor, Maine, USA

*****All drawings, images, and text by Architect unless otherwise noted.**

FIRESTATION
ORG Permanent Modernity

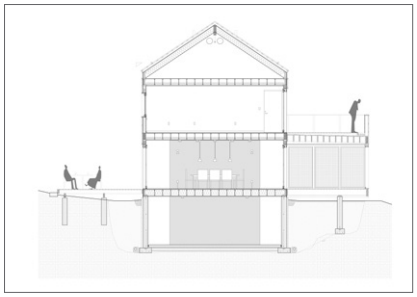
2023-ongoing; 46,800ft² (4,350m²) Knokke, BE
SD-CA: *Lead Project Architect*

TEXTILE FACTORY ADAPTIVE RE-USE
ORG Permanent Modernity w/ AIstadt

2021-ongoing; 292,000ft² (27,195m²) Ghent, BE
SD-Bldg. Permit: *Project Manager, Lead Designer*

RISDSTUDENTHOUSINGRENOVATION
NADAAA

2018-2020; 75,750 ft²; Providence, RI
SD-CA: *Lead Project Architect*



NORTHERN MICHIGAN RESIDENCE
office AMW

2020-ongoing; 2,000ft²; Leelanau County, MI
SD-CA: *Principal in Charge*

AGRIBUSINESS RESEARCH FACILITY
ORG Permanent Modernity w/ P-REX

2014 - 2015; 26,000 ft²; Ghana
SD-DD: *Project Manager, Lead Designer*

MIXED-USE BUILDING RENOVATION
Gray Organschi Architecture

2009 - 2010; 7,200 ft²; New Haven, CT
DD - CA: *Project Manager, Construction Admin.*

SEASIDE HOUSE
Gray Organschi Architecture

2009-2010; 4,500 ft²; Long Island, NY
SD - CD: *Designer, Draftsperson*

OUTDOOR FOLLIES & CANOPY
Gray Organschi Arch. w/ Reed Hildebrand

2008-2009; 235 ft²; Westport, CT
SD - CA: *Project Manager, Lead Designer*

HOUSE IN MAINE
Gray Organschi Architecture

2008; 4,500 ft²; Northeast Harbor, ME
SD - DD: *Designer, Draftsperson*

2025
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