

**FENNIE+MEHL** Architects

# Qualifications Package

# Small studio, big heart.

Our studio started nearly 28 years ago when cofounders Ned Fennie and Doug Mehl decided to start a firm that was grounded in hands-on principal involvement. A firm that eliminates unnecessary bureaucratic layers between ourselves and our clients, an issue that they were experiencing at other architectural firms.

Today our studio is a recognized thought leader in workplace design. Over our 25+ years in business, we have become known for our ability to continually rethink and adapt the workplace to a rapidly changing business world and workforce.

A highly recognized leader in our industry once referred to our firm as “the small studio with a big heart.” She further explained that our small size was deceiving since we are constantly competing against the “big guys.” Whether we’re delivering a 200,000 SF project or a 12,000 SF project, our team consistently demonstrates that we care about a successful, meaningful outcome that is grounded in a positive experience for our clients.

Our studio leadership is evolving beyond the founders. Jenna Ruth, Diana Nankin, and Omied Arvin are partners at the firm and are excited to stand on the shoulders of the founders, carrying the firm forward for another 25+ years.



# Areas of Specialty

Workplace Interiors and Tenant Improvements

Workplace Global Standards & Strategy

Landlord Building Repositioning, Amenities,  
Spec Suites, and Base Building Upgrades

Furniture, Accessories, Art, & Styling

Environmental Branded Graphics & Placemaking



# Credibility & Press

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We're honored to have accepted awards and press along the way:





# How we're different

## Hands on principal involvement

Every project in our studio has a principal as an account executive, which means no bait and switch after the interview. It also means decisions are made more quickly throughout the project, saving time and money.

## We challenge respectfully

We have a saying: "get ugly fast." The idea is we have the experience to identify issues, challenges, and risks up front and discuss how to plan and manage around them or if tradeoffs are needed.

## We legitimately care about your schedule & budget

It is actually uncomfortable for our team to not design within your budget and schedule parameters. We believe if there is any ego in design, it belongs to the client, not our team. We want projects that are approved by our client's stakeholders and actually get built.

## We listen, we care, we design around you

Our design process starts with a deep dive into what makes your business, organization, culture, and brand unique. We are driven to design a workplace that delivers on your business priorities. We want to help you attract and retain the tenants you need.

We are not only your creative partner, we are your business partner.

# Our design process tenets

## Identify stakeholder approval process up front

We want to clarify stakeholder roles and plan out their involvement in the first preliminary project schedule.

## Clarify stakeholder priorities in PreDesign

Our PreDesign agenda is structured around clarifying Stakeholder priorities, directly from them, before we put pen to paper. These priorities are documented and become the reference point for our design team throughout the design phase ensuring that the proposed design is aligned with stakeholder needs.

## Early Preliminary Pricing Package priced by GC

Early on in a project we recommend turning around a quick but detailed preliminary pricing package so we can talk about real and specific project construction costs up front.

## A positive team player attitude

We see our role as one to help take work off your plate. To guide you alongside your other project team members and work through issues in the background so we come to you with solutions, not issues.

## Deliverables that clearly communicate design intent

We ask questions up front to understand what your stakeholders need in their deliverables throughout the process to reach approvals. In addition to our standard deliverables, we offer 3D walkthroughs of your space, live working 3D modeling sessions, and more.

## Onboard and partner with a GC early

The GC is critical for construction costs and schedule. We want to partner with them early.

# AI at our studio

Running an efficient and streamlined studio is important to our team and we see AI as an opportunity to support these efforts. Below are ways we are utilizing AI at our studio:

## How we utilize AI to improve efficiency at our studio

We utilize the Zoom AI Companion to take meeting notes during our Zoom calls and to provide concise summaries. Our team then reviews the AI generated content and edits as needed. This saves time on meeting notes and allows our team to prioritize engagement during the meeting.

We utilize Midjourney ahead of SD to develop palettes and inspirational thought starters for our clients that are based on our client's values, vision, design guidelines, and reference imagery. Saving time up front.

## How we utilize AI to aid in our design

We utilize Midjourney and Adobe Firefly as a creative springboard to develop early conceptual designs. We input ideas and the program creates dozens of image iterations in seconds.

We utilize PromeAI to convert black and white 3D views into color 3D renderings (see next page for an example).

We utilize Photoshop AI to clean up marketing photos or inspirational photos for projects.

We utilize ChatGPT to aid in distilling large amounts of information in early project meetings down to key takeaways and design themes.

## Current and future AI R&D efforts at our studio

ArkoAI and Veras as tools for renderings that can adjust based on our Revit model changes.

Photoshop AI to insert conceptual ideas into existing conditions photos of spaces early on in a project.

Integration of an AI tool Dela into our Project Management software that will increase efficiency in our project management and scheduling.

Converting 2D plans into the Revit Autodesk 3D model via WiseBIM AI. This will save time and efficiency in our early drafting process.

# AI in our design

Below is a real project example of how we integrate AI in our design process:



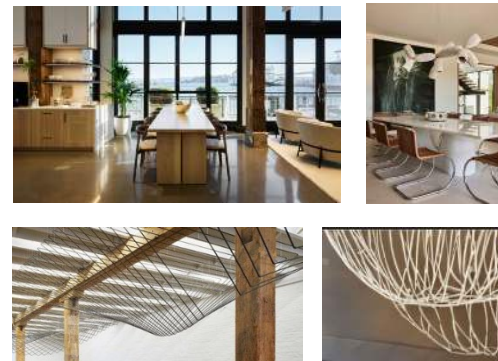
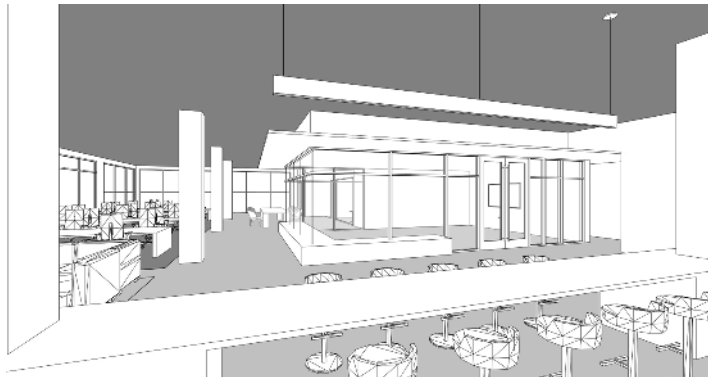
**Step 1: Project specific black and white Revit 3D Views**



**Step 2: Image and Text  
AI Inputs**



**Result: AI Generated Renderings,  
edited by our team**



# What our clients say about us

“Our firm’s partners were having trouble visualizing the potential of a space we were touring. Given that we hadn’t signed the lease yet, we couldn’t afford the traditional Schematic Design approach which would take several weeks. FENNIE+MEHL was able to utilize AI software and produce a Conceptual Design package with color renderings that helped the partners visualize the space. All within 1 week’s time!”

- Anke,  
Head of HR, Admin, & Ops at  
CRV

“Proud to have been able to work with you on this project. You created a space and a cultural "fabric" that should be acclaimed as a model for the future. Glad to see the jurors agreed. Much deserved.”

- Gordon Ritter,  
Founder at Emergence  
Capital

"F+M is totally about collaboration. They listened, gathered the creatives and made our wish list for our home base come alive in the most unexpected ways. We are thrilled with our space and the connection we have created with this great city of San Francisco.“

- Scott Chacon,  
Co-Founder at Github

“F+M’s greatest strength is being a thought-leader in our industry. This is directly reflected in your ability to help client’s make critical design decisions.”

- Tom Suro,  
Director of Facilities & Real-  
Estate at SVB

“I’m so glad we  
chose you.”

- Kirsten Green,  
Founder at Forerunner  
Ventures



# Project Portfolio



# The Forum

San Francisco





**The Forum – 425 Market Amenities**  
San Francisco













# 345 California

San Francisco





**345 California – Amenities**  
San Francisco



# Emergence

San Francisco











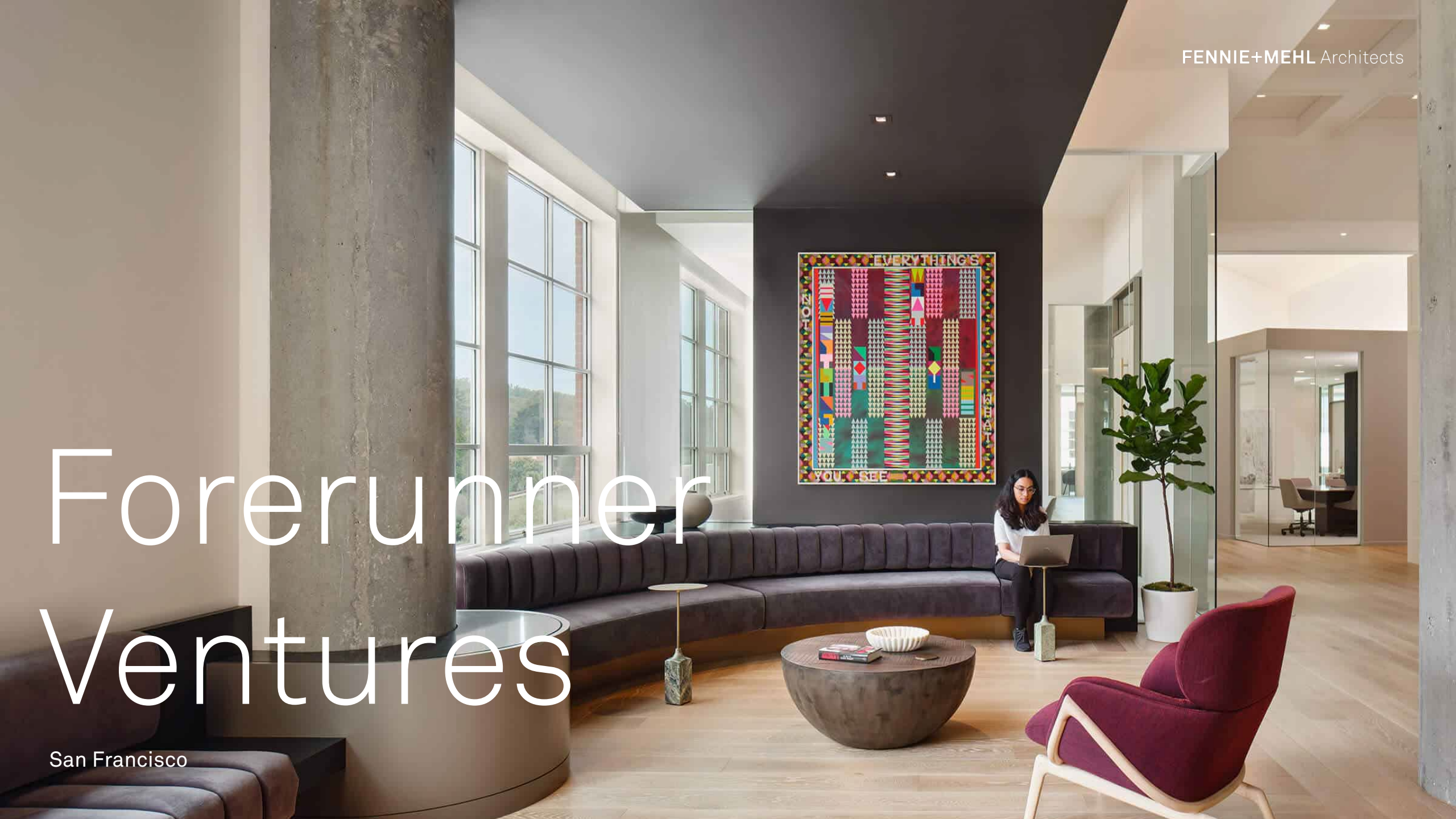






# Forerunner Ventures

San Francisco















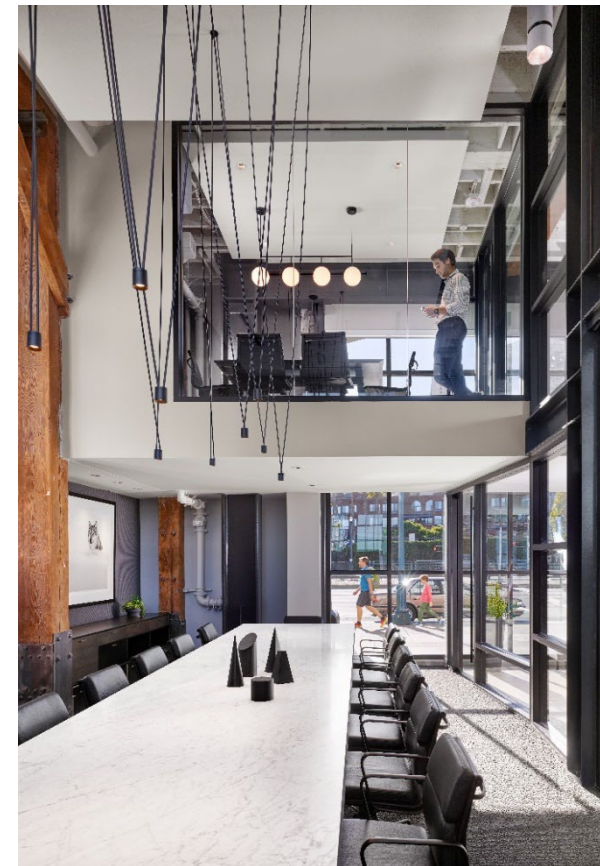




# Pier 5 - 8VC

San Francisco





**Pier 5 – 8VC**  
San Francisco





**Pier 5 – 8VC**  
San Francisco





**Pier 5 – 8VC**  
San Francisco

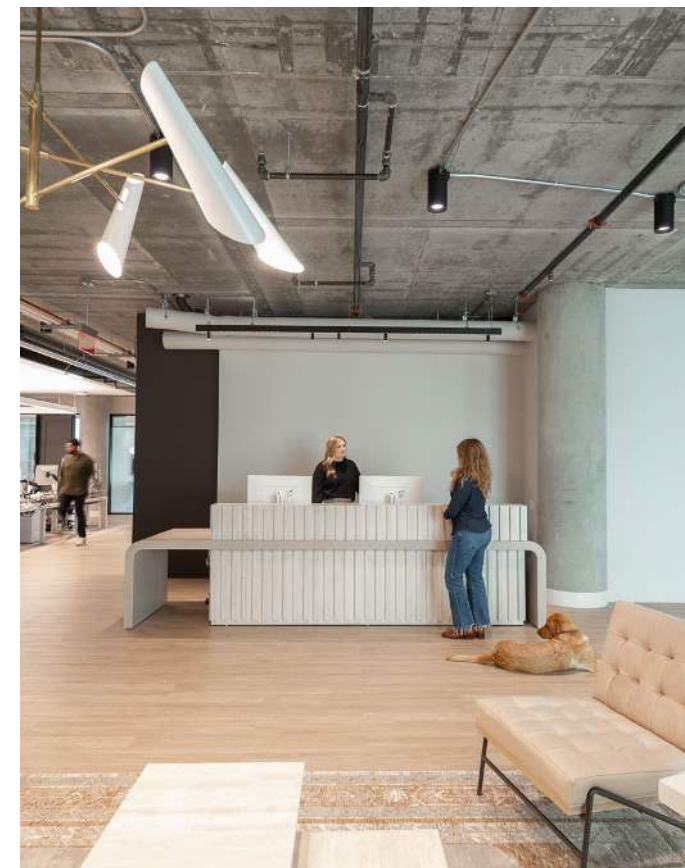
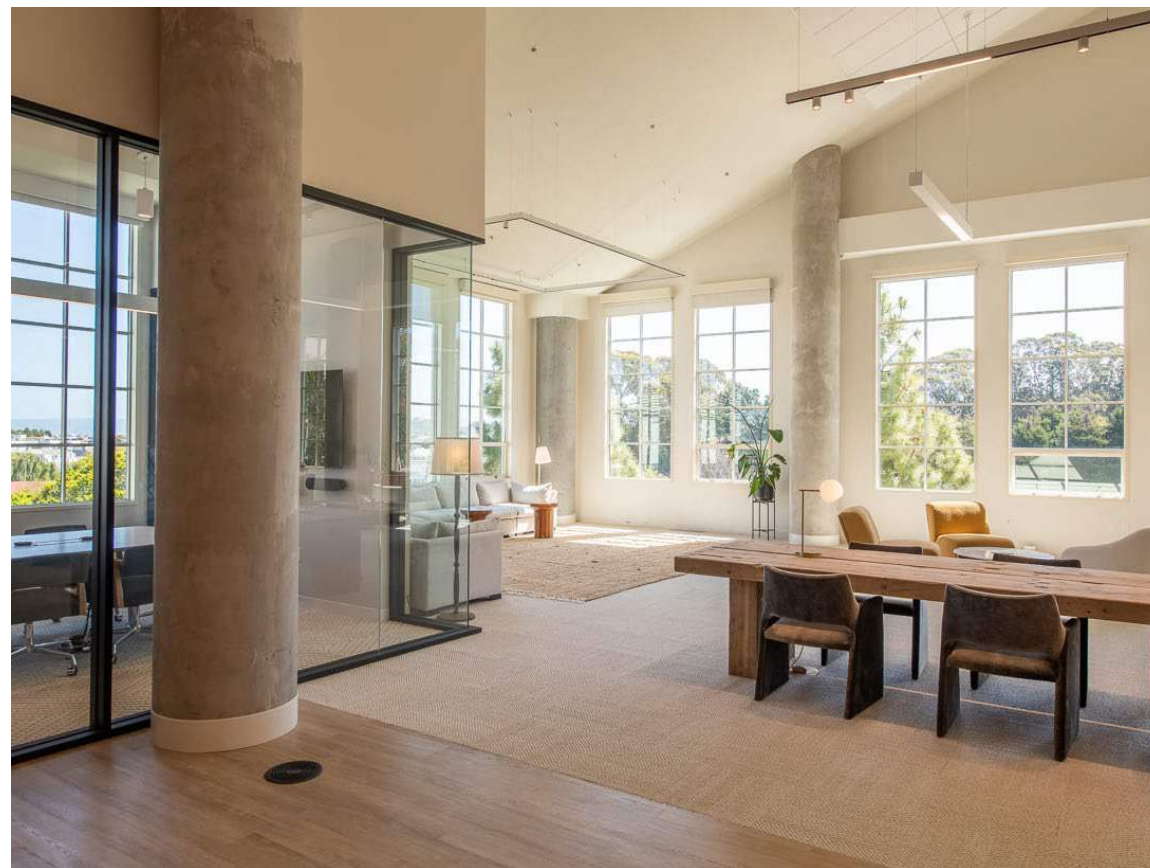


# Column

San Francisco











# 100 California

San Francisco









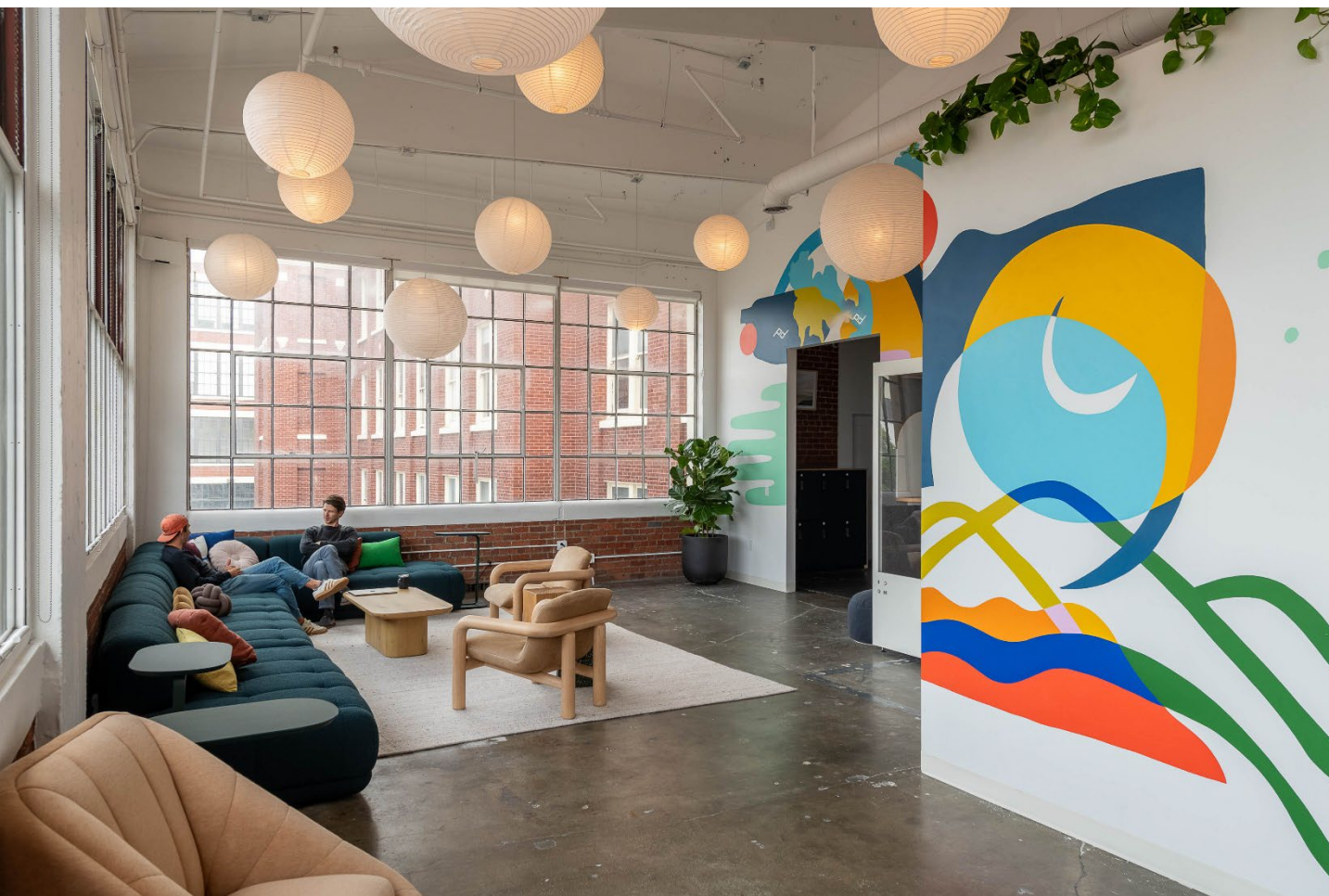
Peak Design is  
a meaningful lives  
work here.

# Peak Design

San Francisco



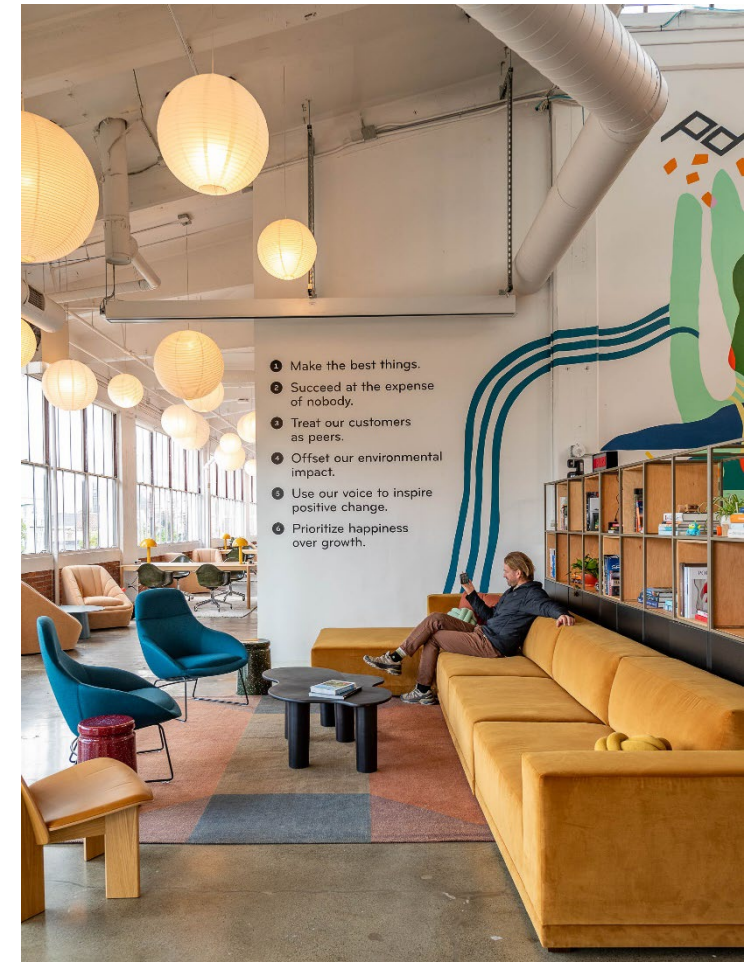




**Peak Design**  
San Francisco







1. Make the best things.
2. Succeed at the expense of nobody.
3. Treat our customers as peers.
4. Offset our environmental impact.
5. Use our voice to inspire positive change.
6. Prioritize happiness over growth.





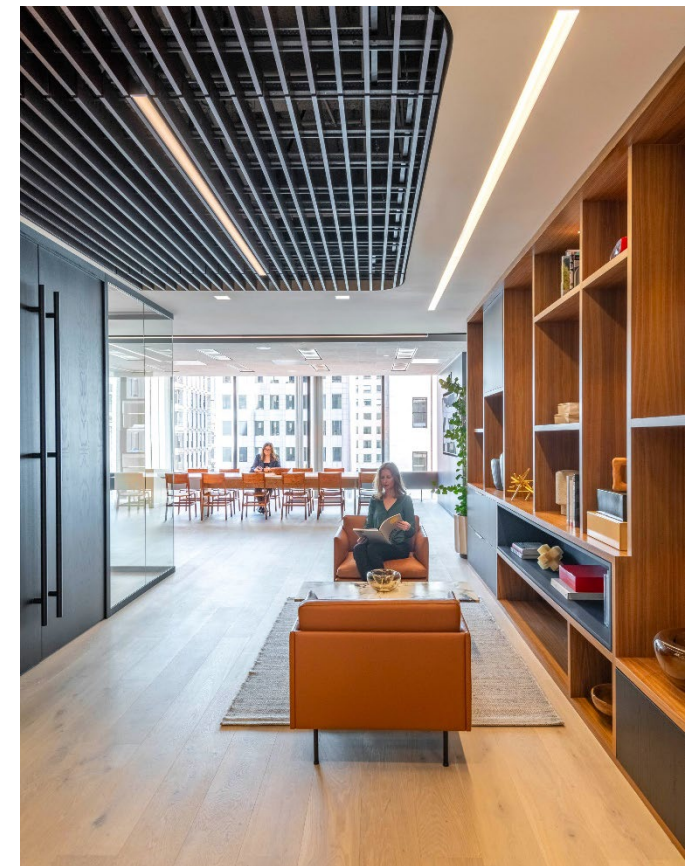




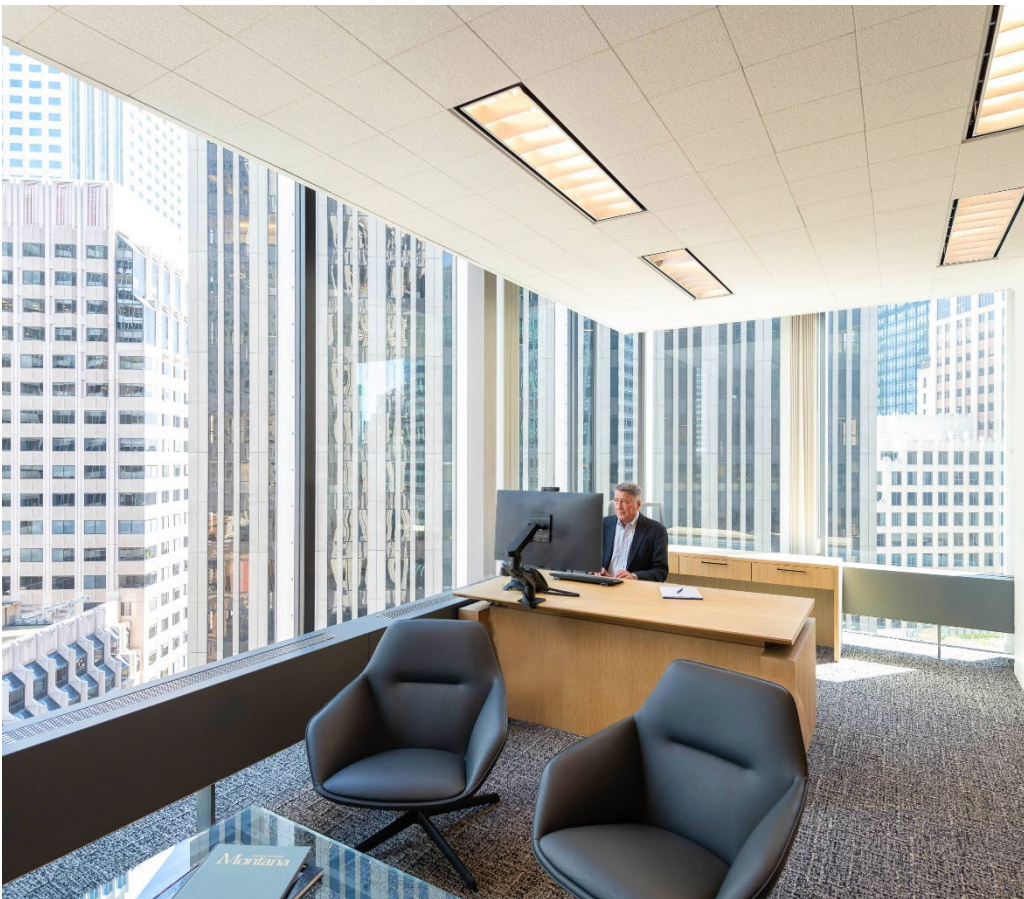
# Rockpoint

San Francisco















# 140 New Montgomery

San Francisco







**140 New Montgomery - Spec Suite**  
San Francisco



# TYLin

Oakland















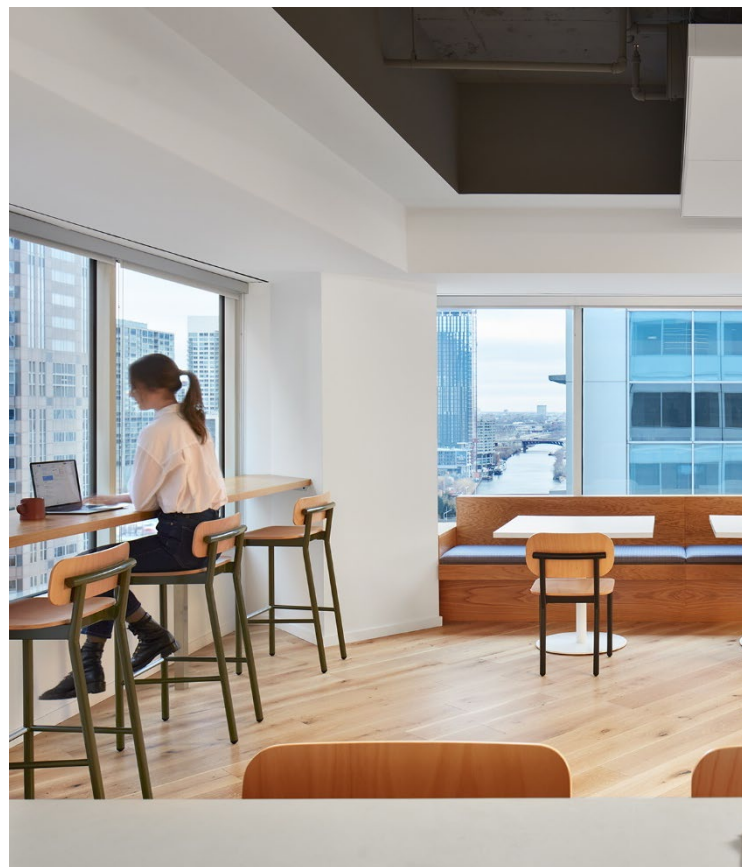


# TYLin

Chicago



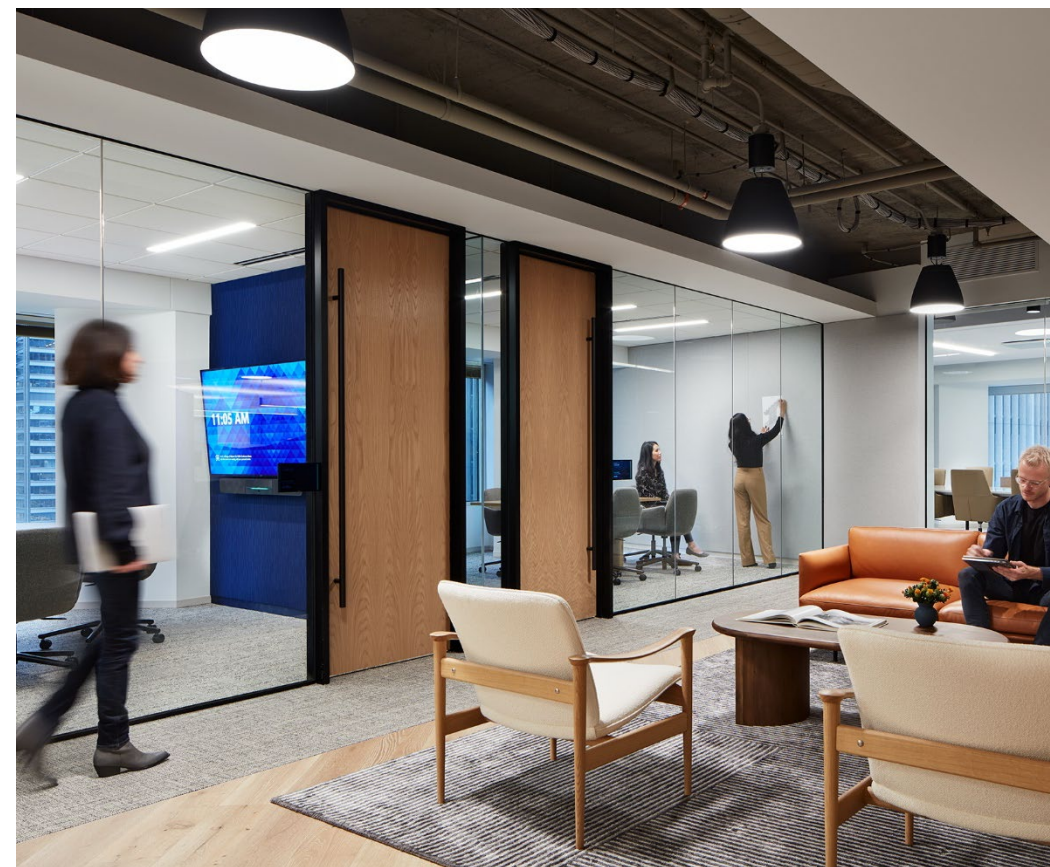
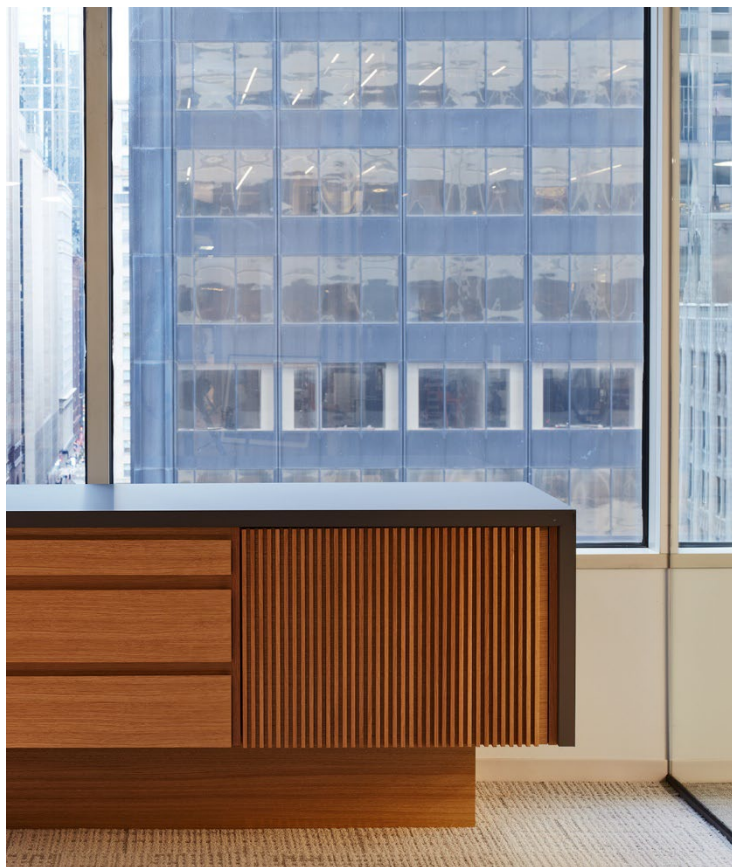










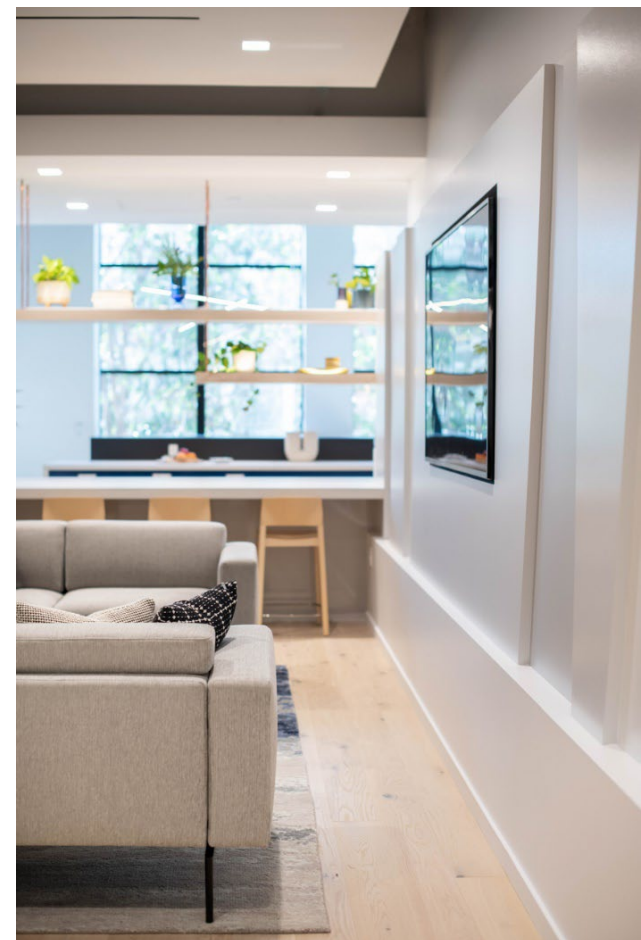
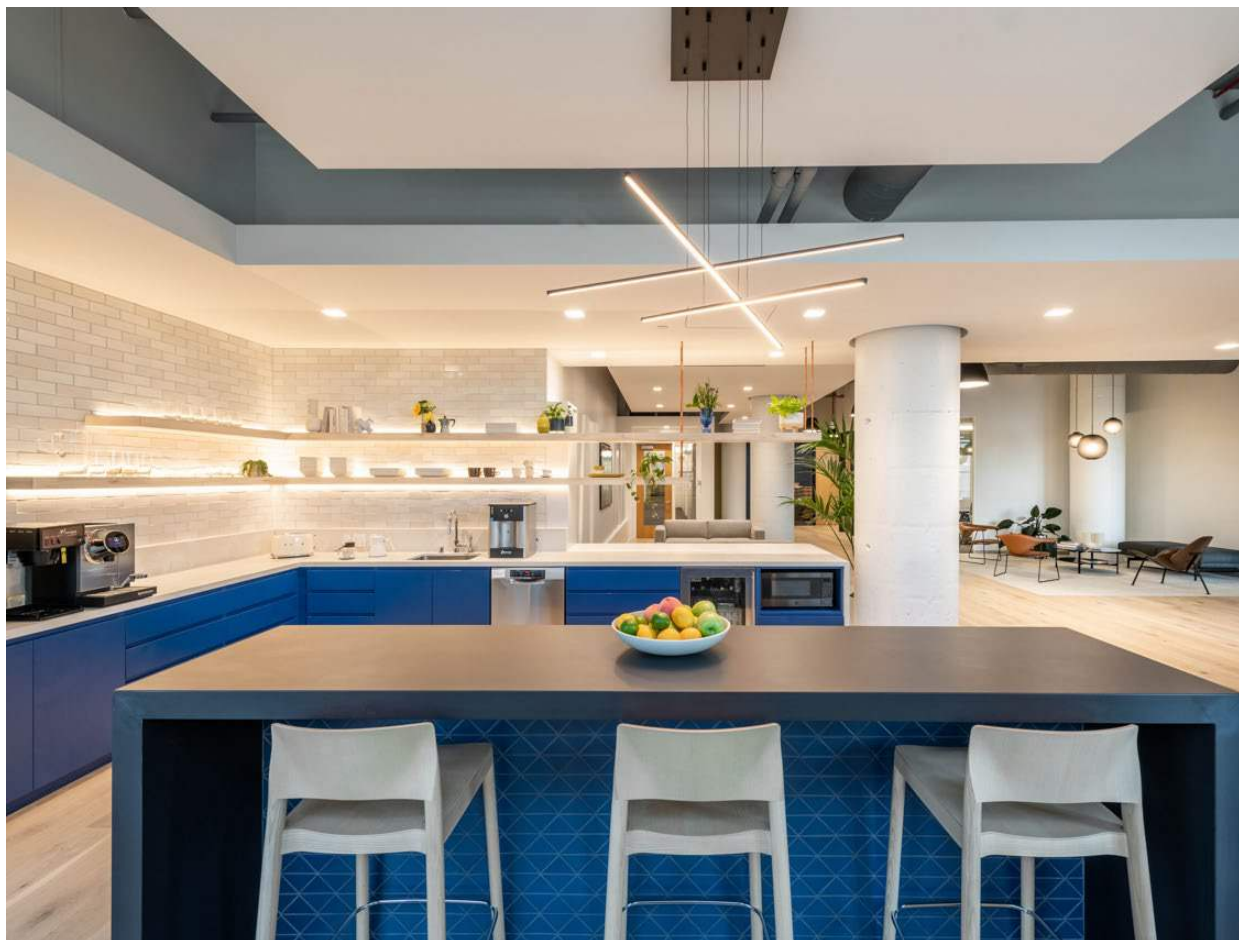




# Pivotal bioVenture Partners

San Francisco

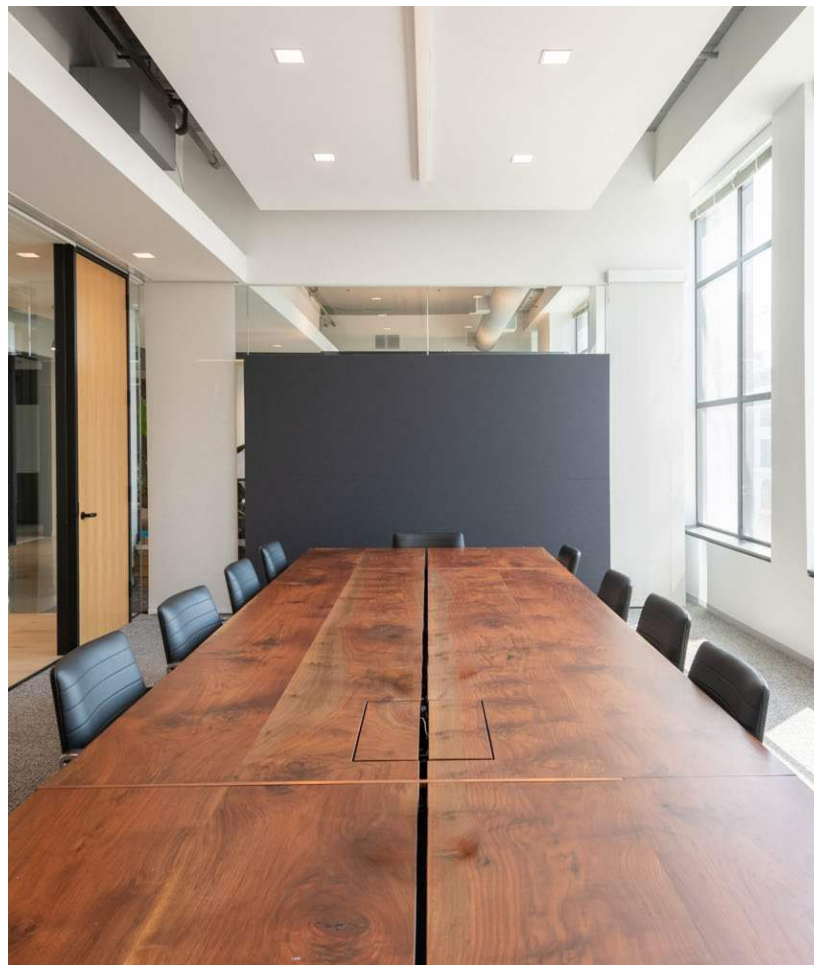














# Anaplan

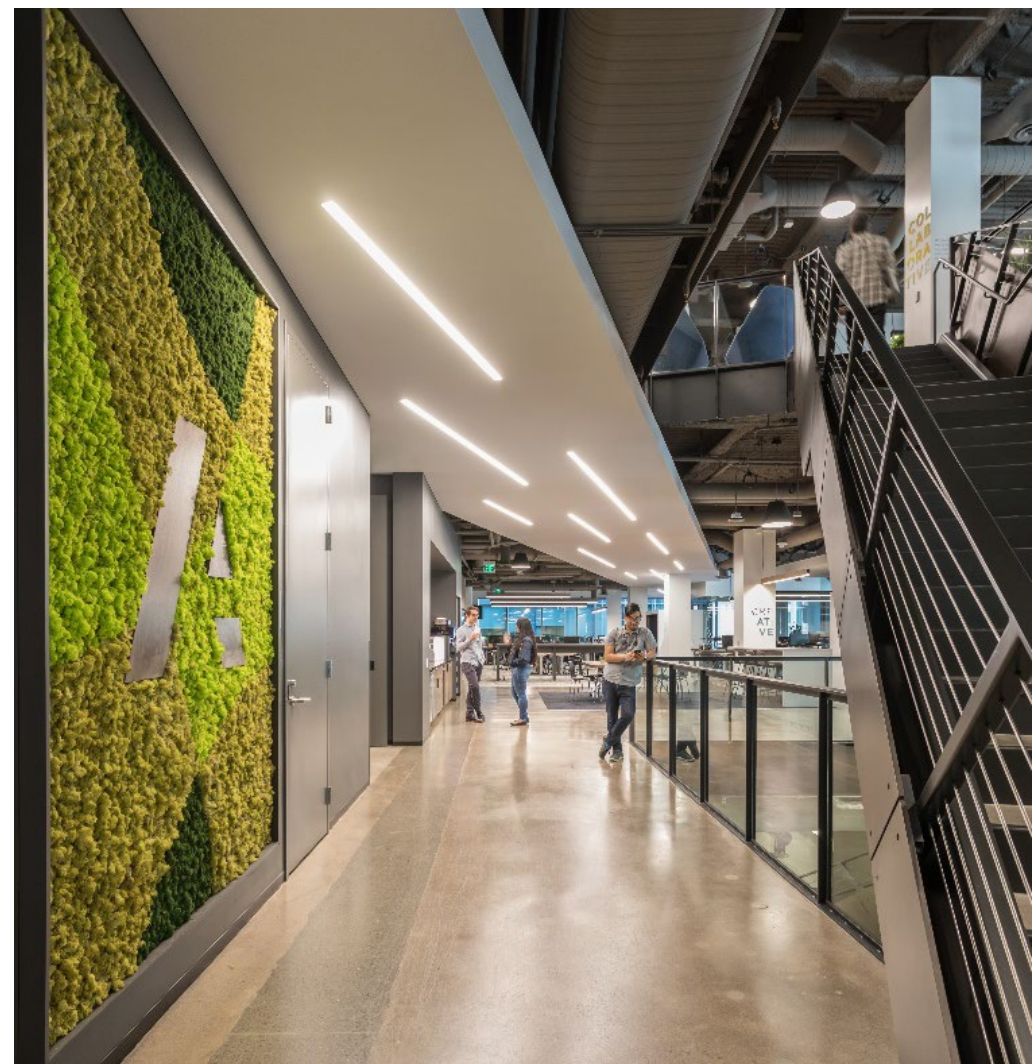
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Sumner

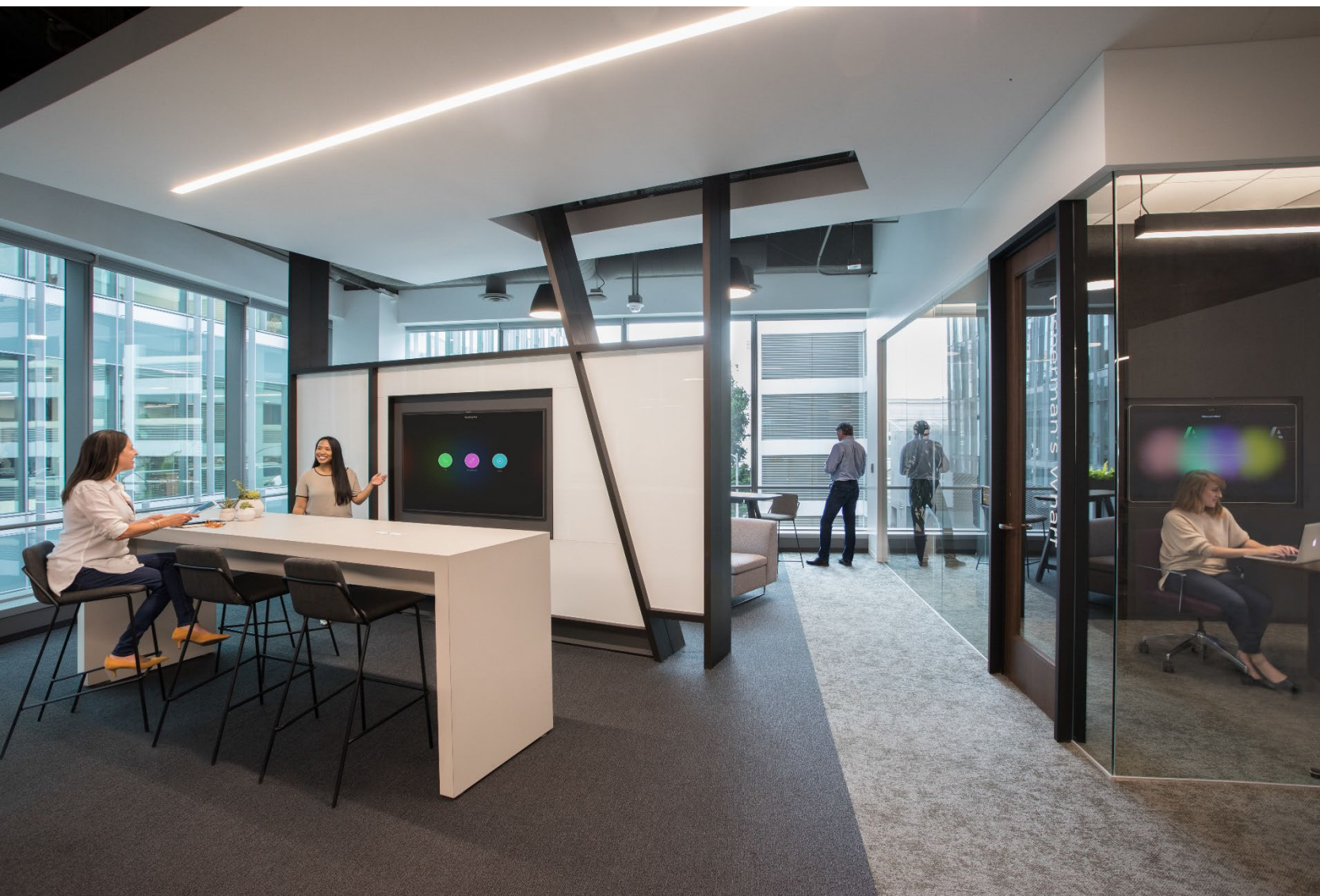












**Anaplan**  
San Francisco





SVB

Salt Lake City







**SVB**  
Salt Lake City







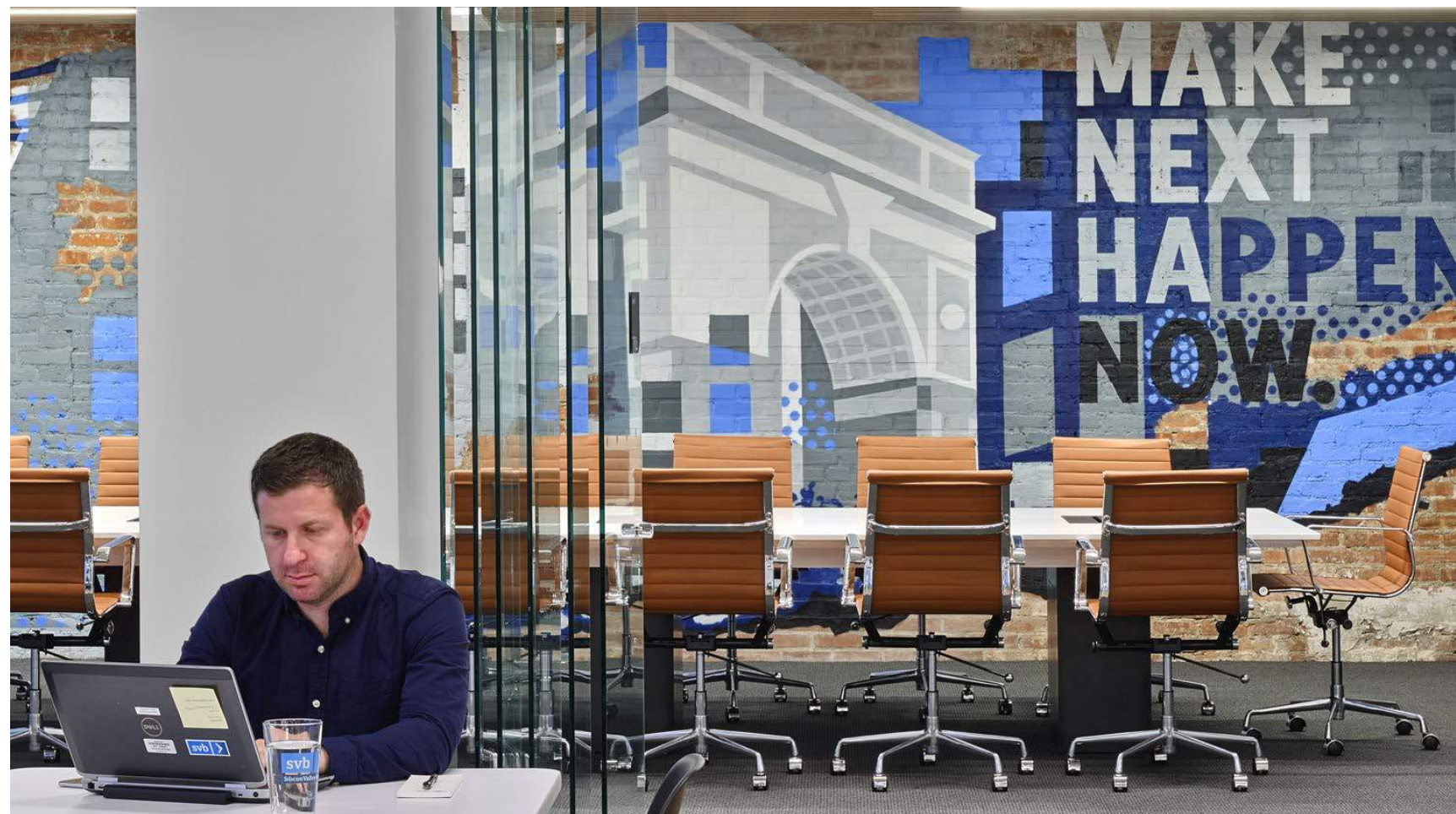
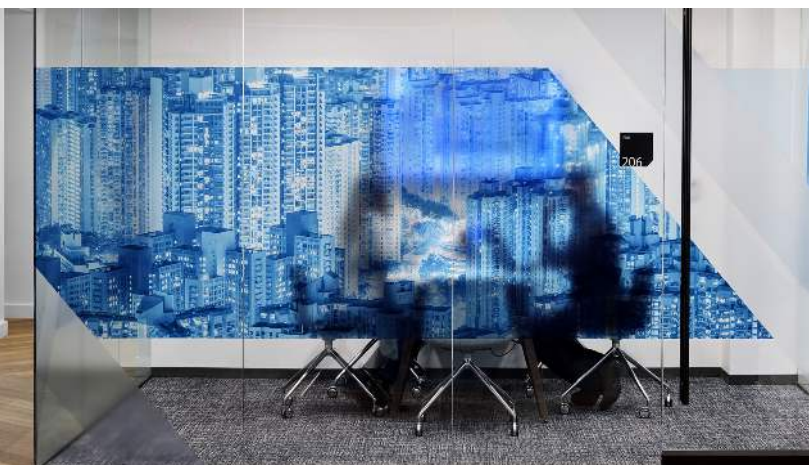


SVB

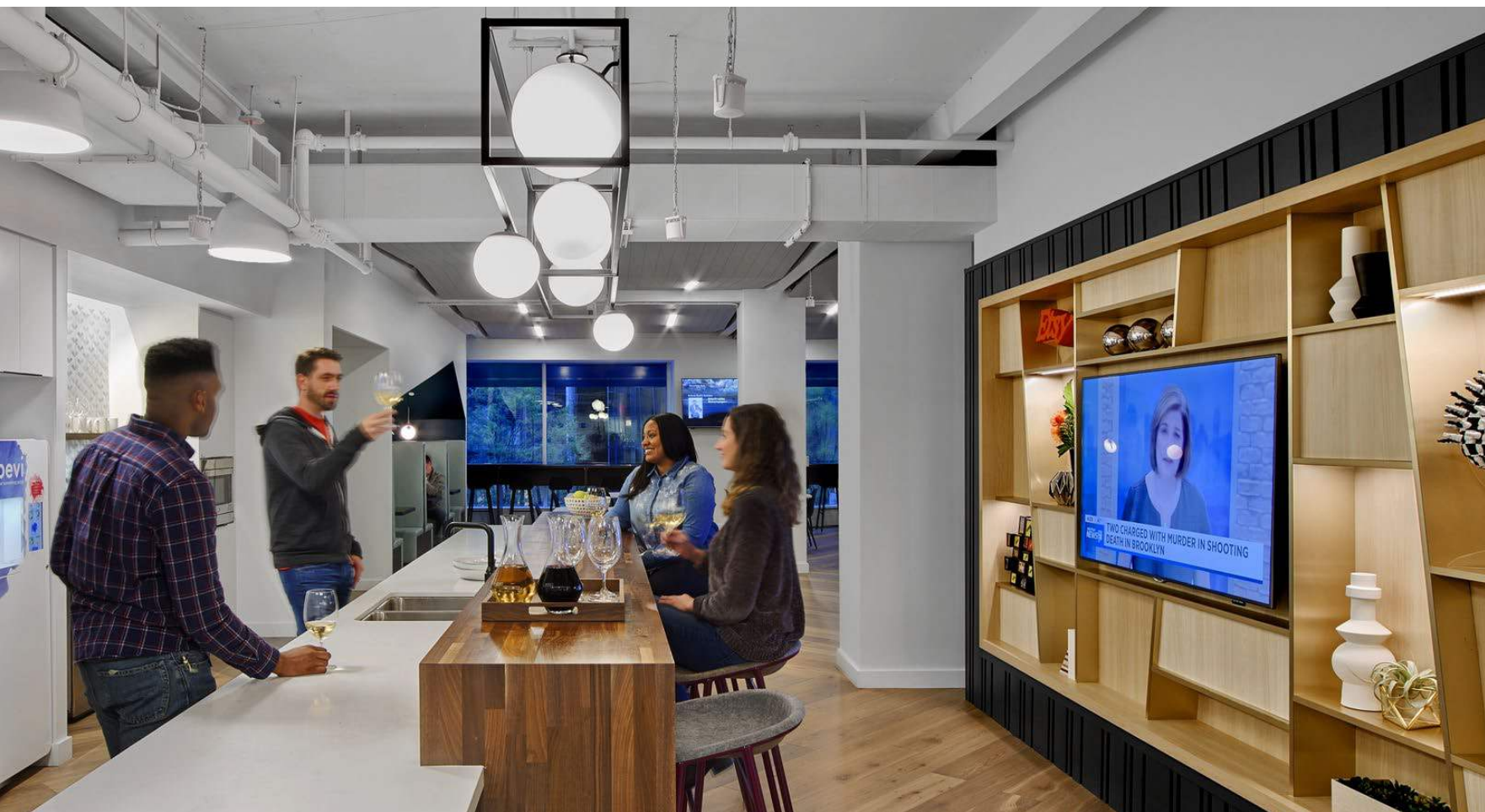
New York City















SVB

San Francisco









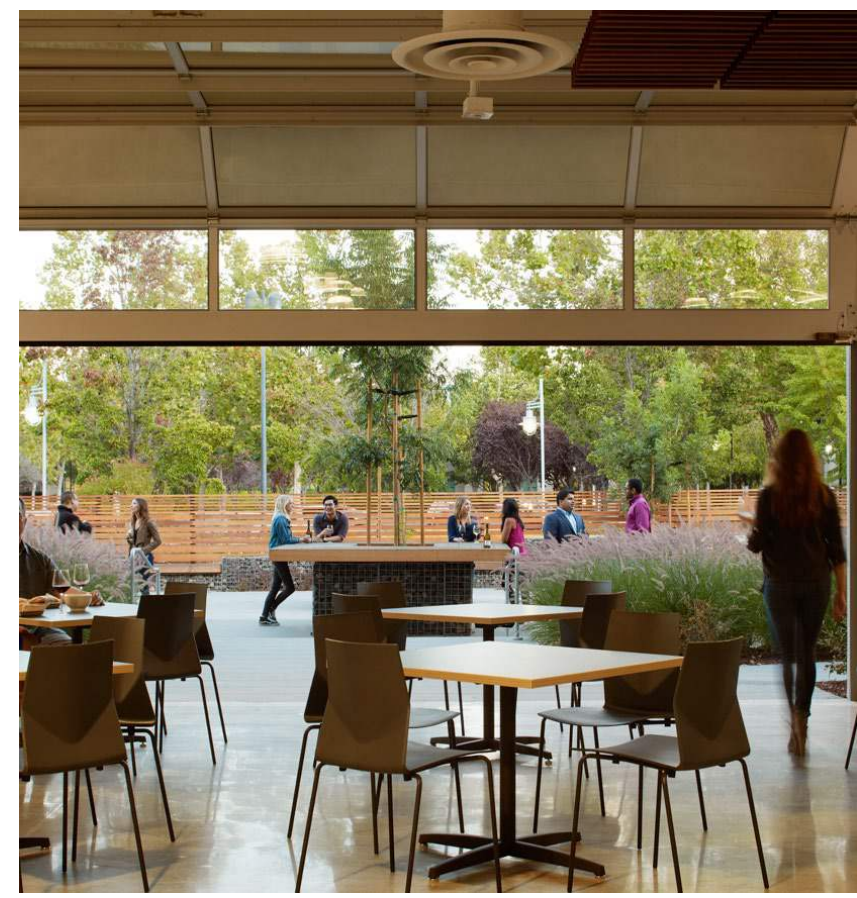




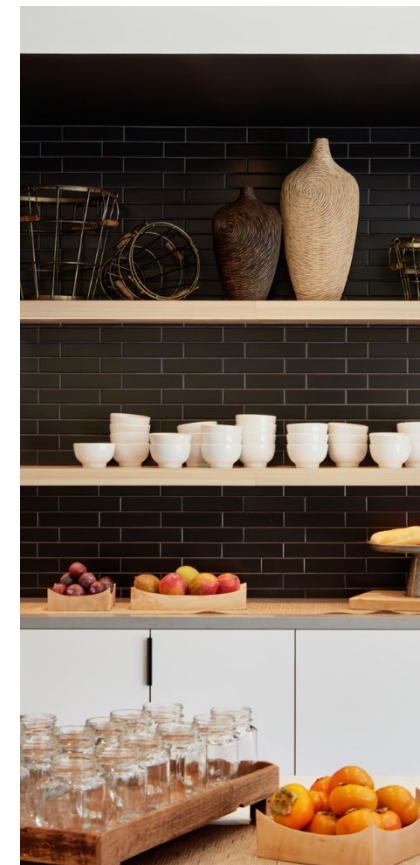
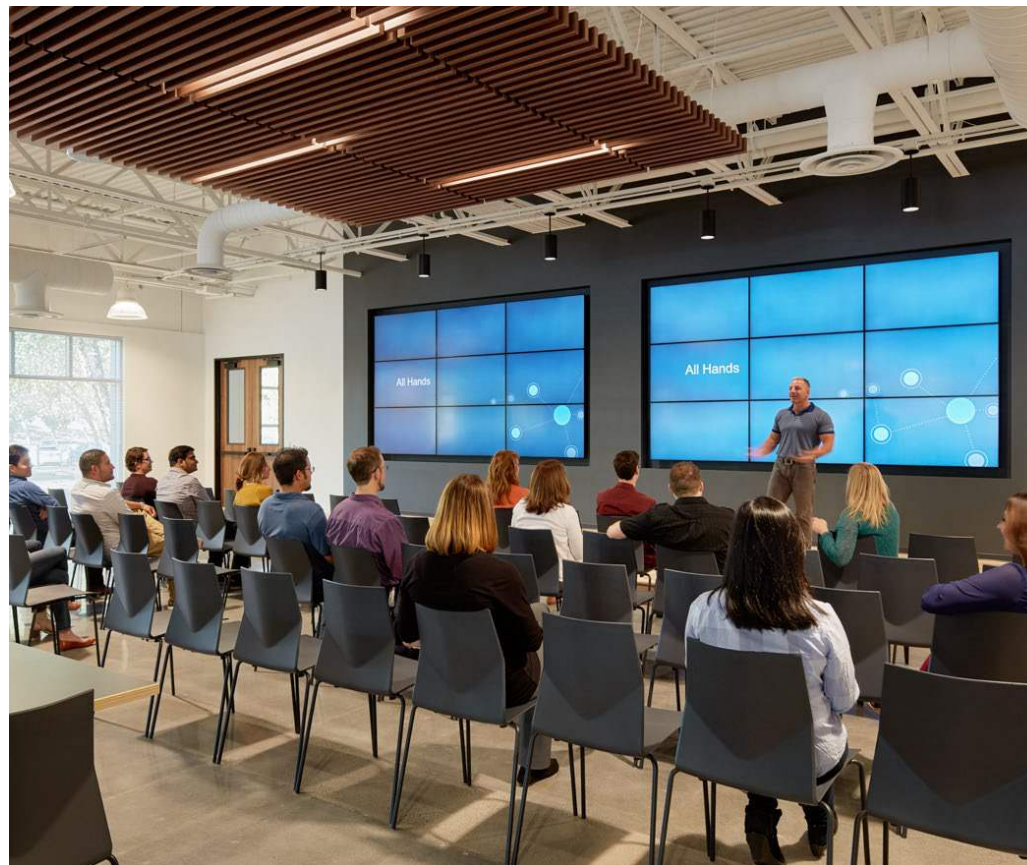
# Forescout

San Jose

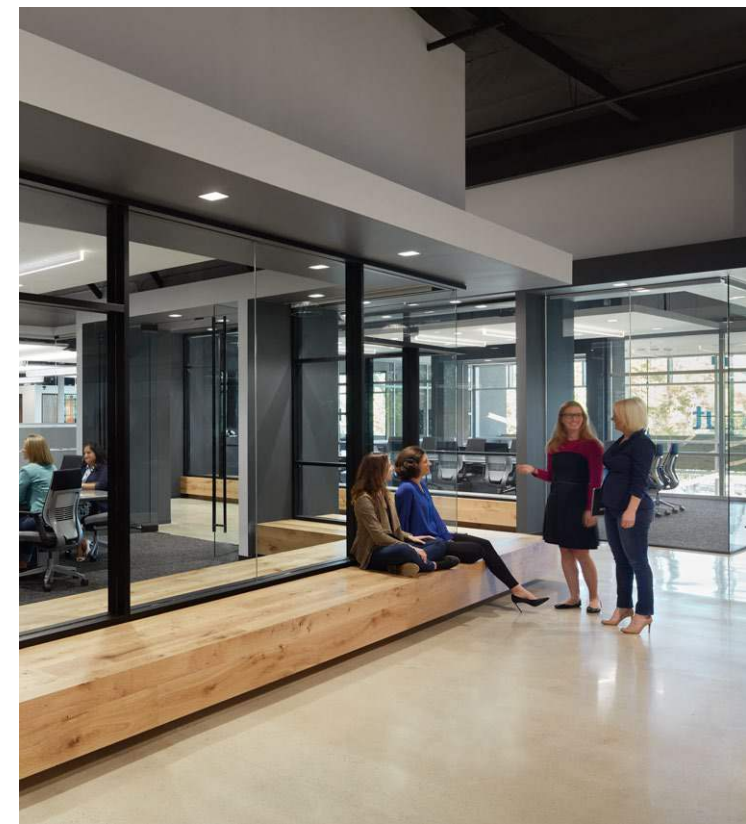












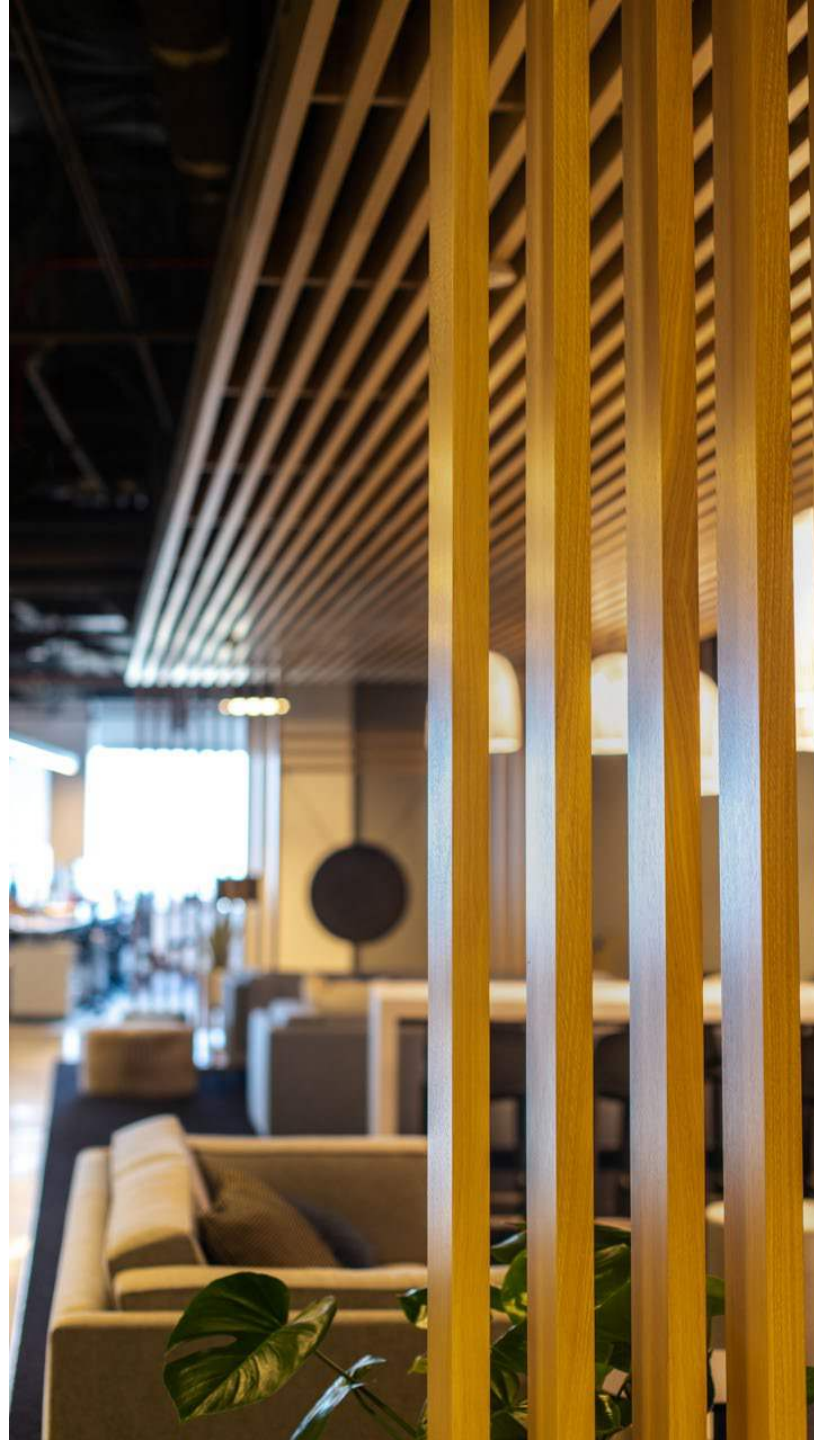




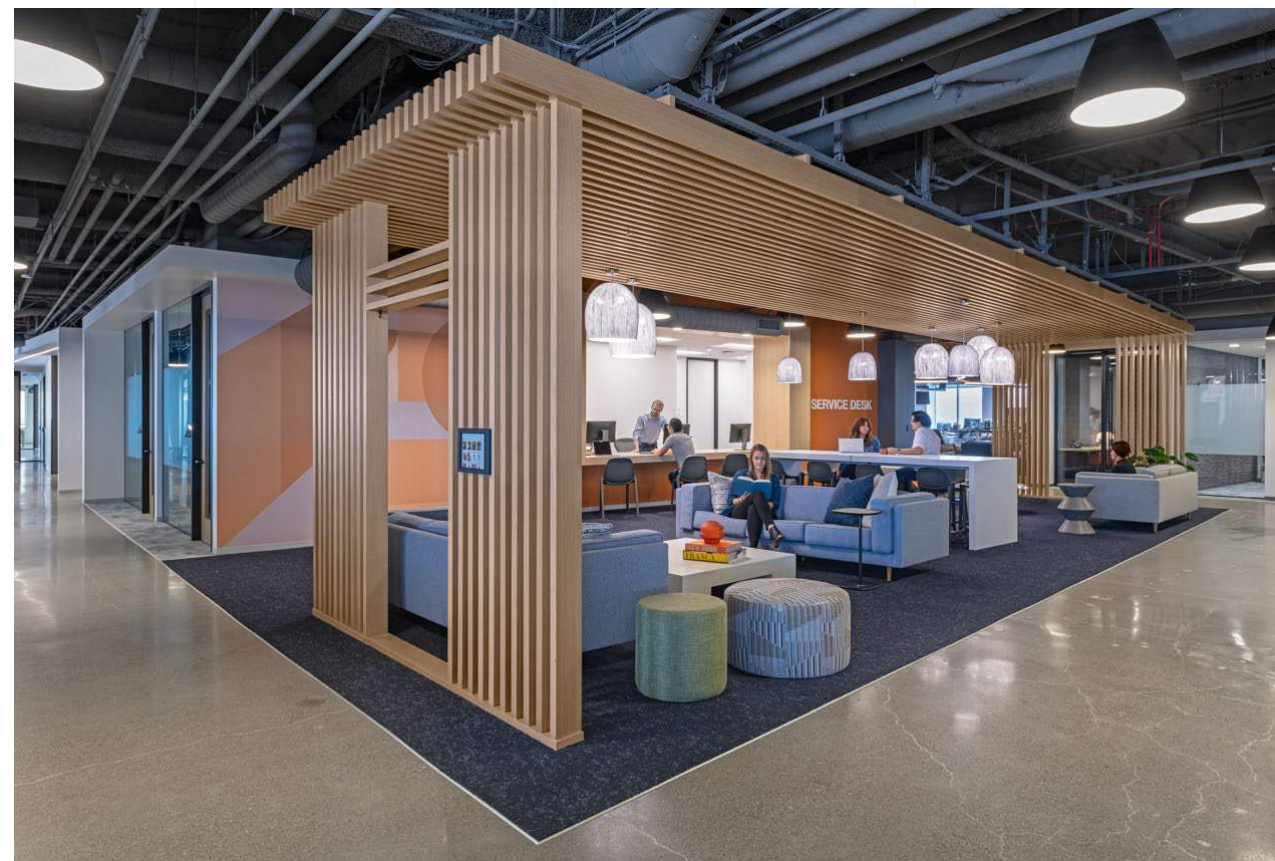
# Indeed

Foster City













Indeed  
Foster City



FENNIE+MEHL Architects







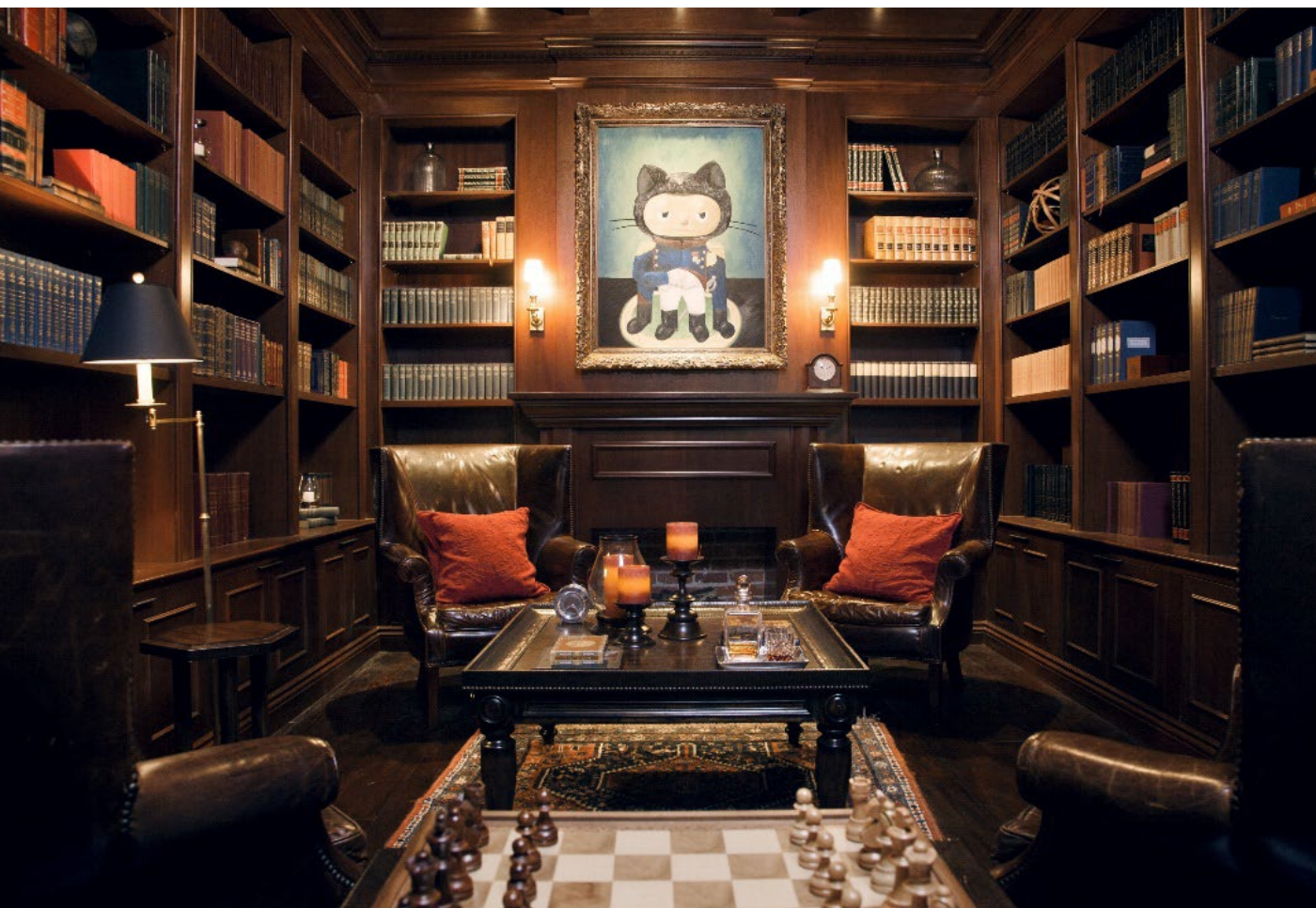
# Github

San Francisco

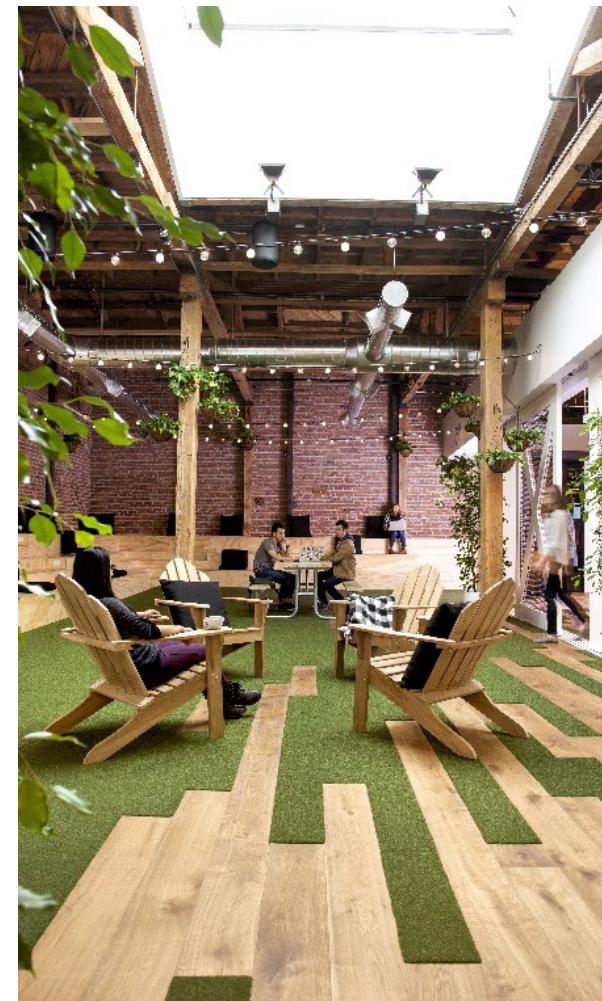












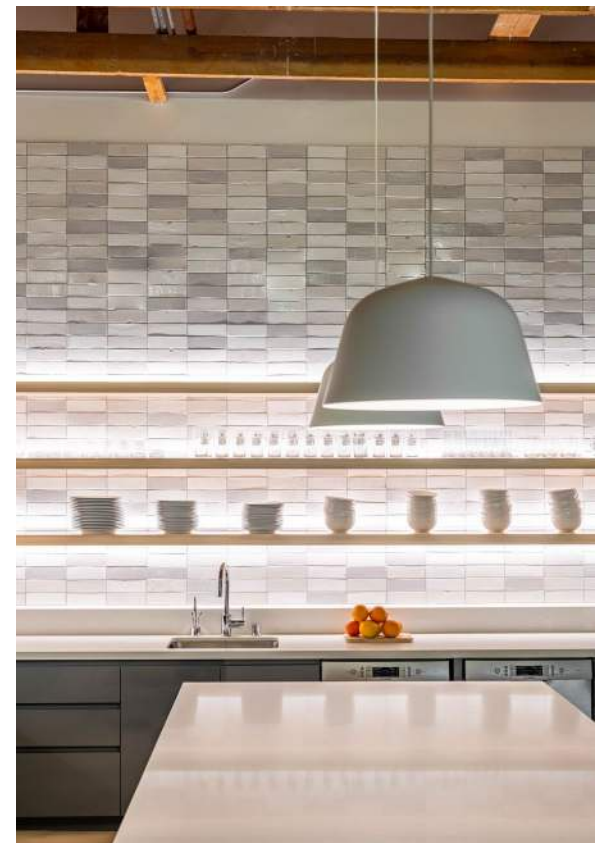


Olly  
San Francisco

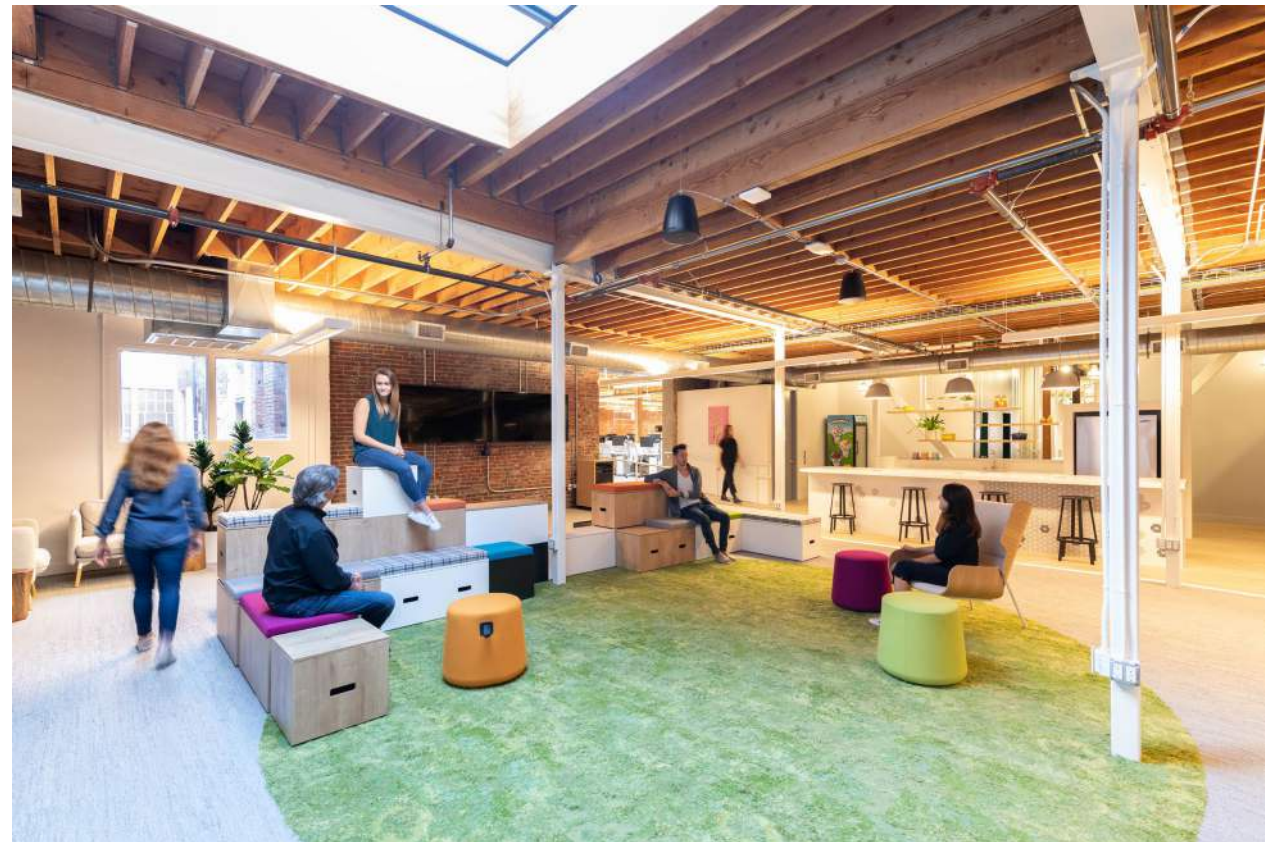
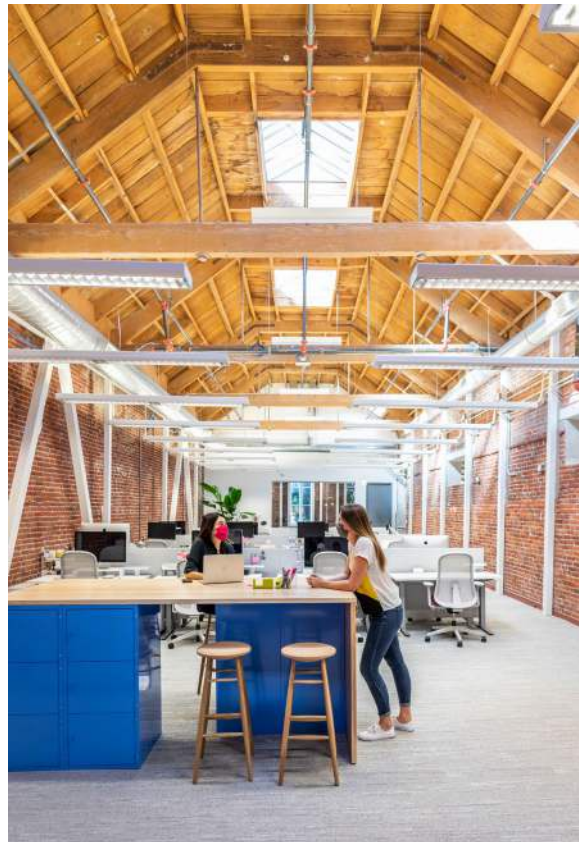
OLLY



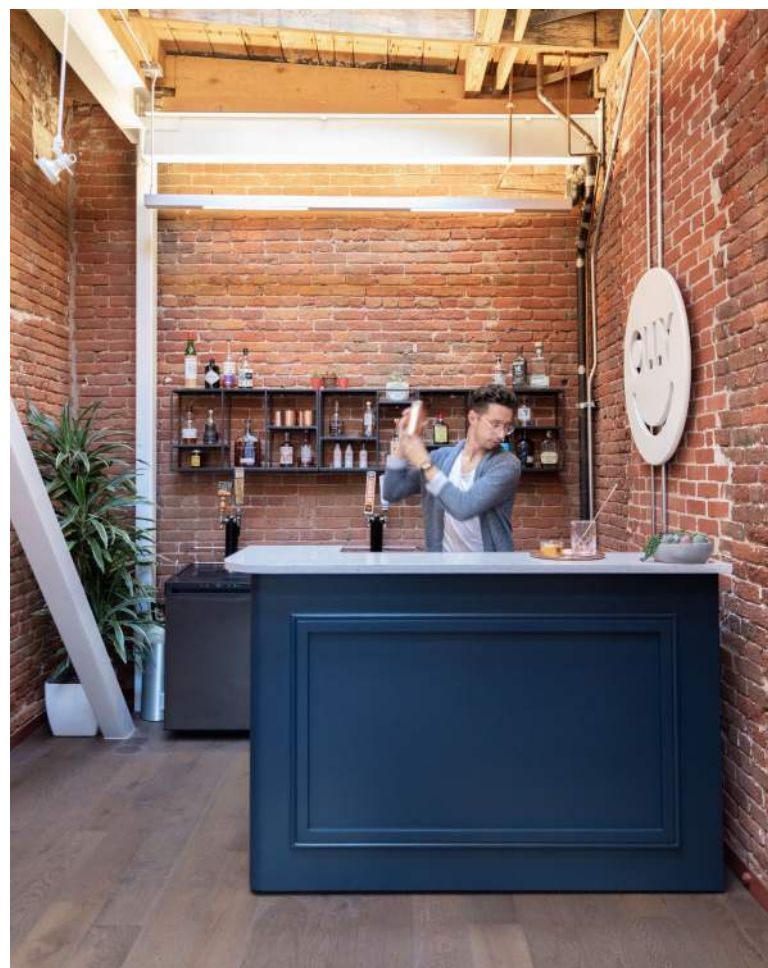














# 350 Brannan

San Francisco







**350 Brannan – Spec Suite**  
San Francisco



# Presidio Golf & Concordia Club

San Francisco





**Presidio Golf & Concordia Club**  
San Francisco





**Presidio Golf & Concordia Club**  
San Francisco





**Presidio Golf & Concordia Club**  
San Francisco



# Jones Hall

San Francisco





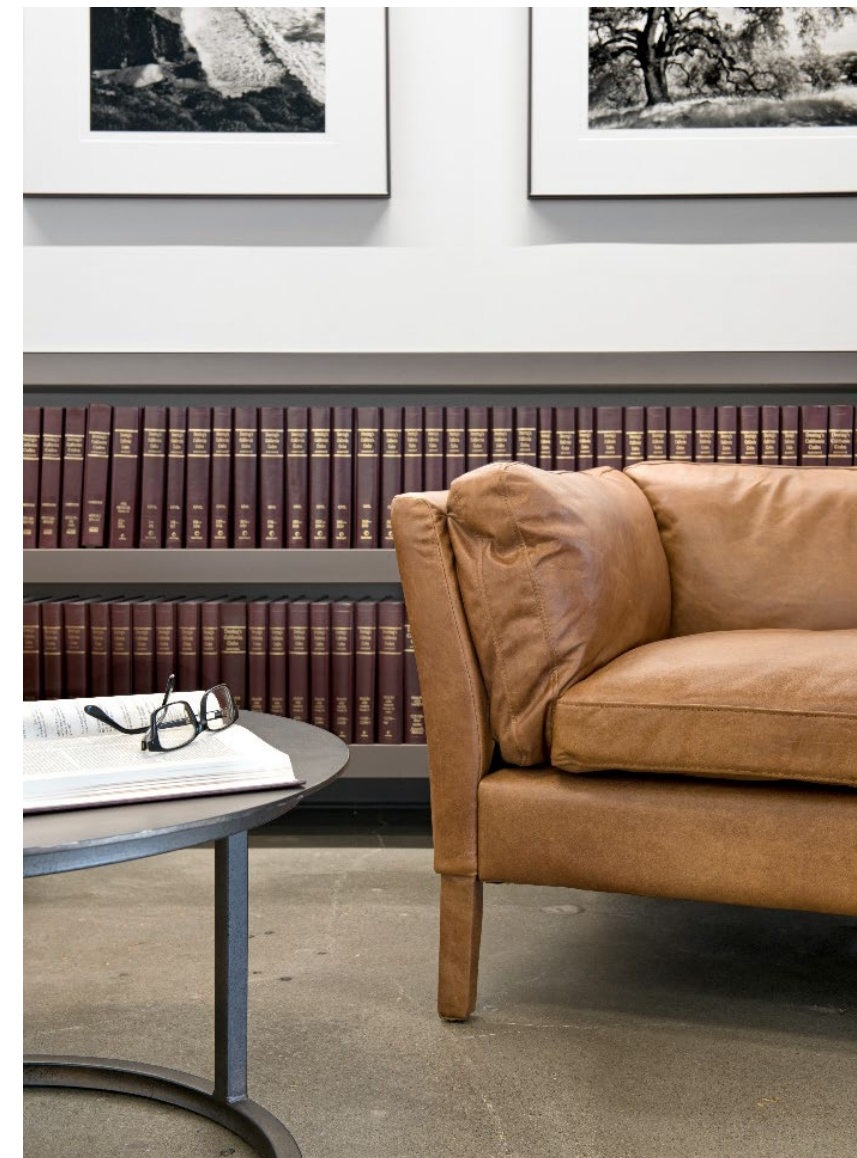


**Jones Hall**  
San Francisco





Jones Hall  
San Francisco











SASB

San Francisco







# Jackson Square Aviation

San Francisco





**Jackson Square Aviation**  
San Francisco











# **FENNIE+MEHL** Architects

## Unexpected, by design.

We encourage you to visit [our website](#) for more about our studio, and we'd be happy to tour you through spaces we've designed.

As you'll see none of our projects look alike, and that's by design. We design each of our projects around our client's unique business, brand, culture, and requirements.