

Acoustic Assessments

WHO WE ARE

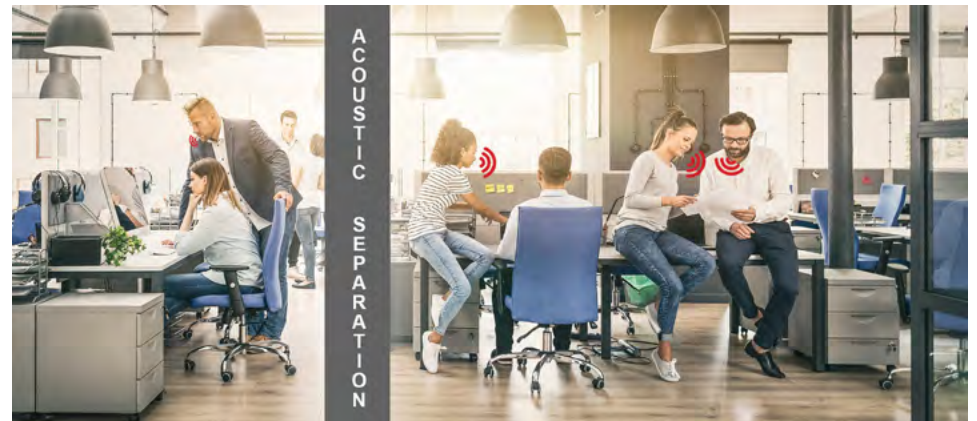
SM&W's core purpose is to provide guidance and creative acoustical and technology solutions to make the places we work, play, learn, and live more functional, safe, and welcoming.

Originally founded as an acoustical firm in 1986, Shen Milsom & Wilke, LLC has become an internationally recognized acoustics and technology consulting firm with 14 global offices. Our areas of practice include corporate, life sciences, healthcare, higher education, science + technology, hospitality, mixed use, and government. We understand that each project has unique and specific needs. That's why our solutions are uniquely customized for each project or problem at hand.

We pair the knowledge and experience of our global acoustics team with the latest testing technology to provide custom and comprehensive acoustic assessments.

As the needs of tenants and property managers change, we evolve with the architecture / engineering / construction industry to provide innovative acoustics solutions with aesthetic and end user needs at the forefront of our design. Acoustic assessments can be especially helpful to determine acoustic needs and priorities related to:

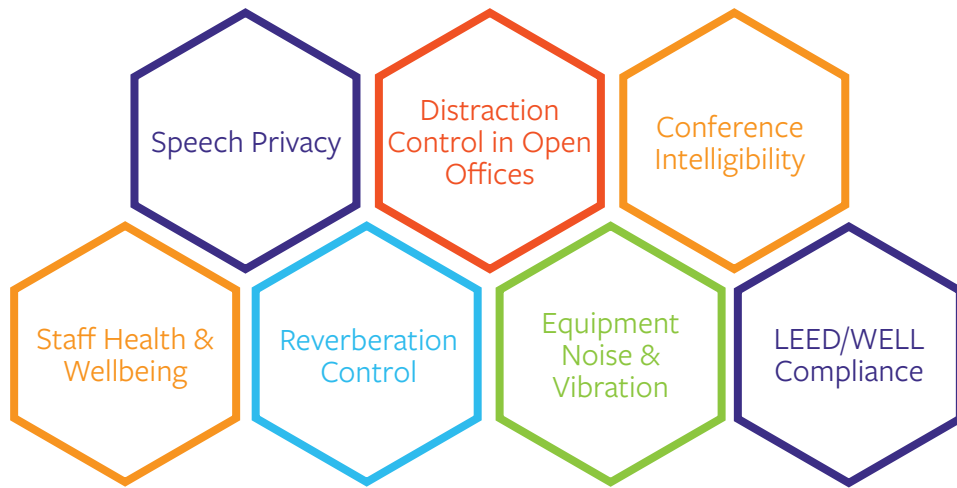
- Purchase / New Lease Due Diligence
- Tenant Improvement Projects
- Renovation or Refresh of an Existing Office
- Reuse of an Existing Interior Construction
- Conversion of a Spec Suite



WHY SHOULD ACOUSTICS BE CONSIDERED?

Speech privacy, distraction control, conference intelligibility, and appropriate background noise levels are important characteristics of a successful office environment.

However, what worked for a previous tenant may not align with the acoustic needs of a new tenant. Additionally, the existing acoustic performance may not always be obvious when simply walking through a potential office space. We help by conducting a thorough acoustics survey, documenting acoustic performance, and developing acoustic and vibration goals for the space.



What to look for on a leasing walkthrough

- Do doors to private offices and meeting spaces have acoustic seals and drop bottoms?
- Are there any obvious openings in walls between private offices or meeting spaces?
- Are there any loud spaces adjacent to quiet spaces? Look for bathrooms and kitchens against meeting rooms or offices. Try turning on faucets, flushing toilets, and closing cabinets to see if noise is transmitted.
- Do open office areas have a sound absorbent finish on the ceiling or acoustic treatment on the underside of the floor above?
- Do existing offices or open office areas have a sound masking system?

WHAT WE DO

SM&W has performed acoustic assessments for more than **200 projects** for major corporations, healthcare systems, academic centers, residential property managers, premium hotels, and convention centers. Each of which has varied and unique needs and requirements. Many of our clients have **worked with SM&W for more than 15 years and we often provide continued support** through design and construction phases. This support includes coordination of acoustic goals and options with the design team along with guidance and review during construction to ensure the completed project meets the acoustic goals.



Equinix

SUNNYVALE, CA

SM&W acousticians found that mechanical units on the roof were located above areas planned for conference rooms. Controlled testing showed that significant noise and vibration would have rendered the meeting rooms unusable when the HVAC was operating. Coordination with the mechanical contractor to find the simplest method of adding vibration isolation to the existing units, greatly reduced noise levels in the spaces below.



Databricks

SAN FRANCISCO, CA

SM&W conducted a site visit to measure sound isolation between representative conference rooms to establish baseline conditions and determine the options available to increase sound isolation from the open office workspace. These measurements were used as a reference for similar conference rooms at other campuses. This simple testing effort gave the client an understanding of the required acoustic mitigation measures for similar conference rooms and a standard of required acoustics for all affiliated offices.

We join early in the design to help guide discussions on goals and sensitivities.

Some tenants know exactly what they want or have quantitative acoustics standards that can help guide this process, but we also advise on current industry standards to help companies stay competitive. Whether a client wants to replicate the performance of their current space or has issues they'd like to avoid in a new space, **we help identify common concerns or unique circumstances and determine opportunities for improvement.**

Common issues that aren't easy to see

- Small leaks hidden by carpet, outlet covers, etc. Small leaks = Big privacy problems!
- Acoustic leaks where interior walls meet the facade.
- Partitions without insulation or with minimal drywall layers.
- Noise transfer from open kitchen or social areas to open offices.
- Noise and vibration from building mechanical equipment during full operation.
- Noise from main ductwork hidden by ceilings.
- Exterior noise and vibration from traffic or public transportation.



Step 1

Define Goals & Priorities

Understanding the tenant is key. We ask the important questions to help guide initial discussions about tenant concerns, goals, and priorities.



Step 2

Survey Existing Conditions

This survey can involve many acoustical tests, but is tailored to the needs of the tenant and the constraints of the space.



Step 3

Analyze Data

Identify areas of improvement through application of acoustic design principles and analysis of field measured data and existing drawings.



Step 4

Prioritize Improvements

Prioritize upgrades with the tenant and design team considering cost, acoustic benefit, and client goals or sensitivities.

Priority Recommendations

High

- Critical to Project Success
- Impractical to do later or inaccessible after project completion

Medium

- Important for proper acoustic environment
- May be feasible as an upgrade later

Low

- Recommended but not required for minimum functionality
- Easily done later

THE BOTTOM LINE

Our testing methodology helps identify the root issue and develop specific upgrades.

Sometimes this is as simple as sealing an air leak; sometimes the solution is much more complex. **Our methodology ensures that our recommendations are tailored to your needs and budget to help truly solve your acoustic issues through methods that are right for you.**

Our clients are corporate tenants, property managers, facility owners, and architects.

Designing a modern and successful work space requires many skillsets, including expertise in acoustical engineering and project management. SM&W works closely with design team members and key staff to **ensure that work spaces are comfortable and private with limited noise distractions.** Some of our clients include:

- > AIG Global Real Estate Investors
- > Apple Inc.
- > Bain Capital Private Equity, LP
- > Baron Capital Inc.
- > Blackstone Inc.
- > Bristol-Myers Squibb
- > CBRE
- > Con Edison of New York
- > Diageo PLC
- > The Walt Disney Company
- > Federal Reserve Bank
- > Goldman Sachs
- > Google LLC
- > Honeywell International Inc.
- > Hulu
- > Incyte Corporation
- > Jones Lang LaSalle
- > Katten Muchin Rosenman LLP
- > KPMG
- > LinkedIn Corporation
- > MasterCard International Inc.
- > Mayer Brown
- > Merk & Co.
- > Microsoft Corporation Inc.
- > Morgan Stanley
- > Mutual of America
- > Neighborhood Development Company
- > NMC Property Management
- > Phillips International Holding Corp.
- > Prudential Corporate Real Estate
- > PricewaterhouseCoopers
- > Regeneron Pharmaceuticals Inc.
- > Roku, Inc.
- > Salesforce, Inc.
- > Samsung Electronics Co., Ltd.
- > SL Green Realty Corporation
- > Snapchat
- > Sterling Bay Companies, LLC
- > Sullivan & Cromwell LLP
- > Under Armour, Inc.
- > UNICEF
- > United Nations Organization
- > Walmart, Inc.
- > Xerox Holdings Corporation



Located globally to better serve you.

Shen Milsom & Wilke is an international firm of more than 200 talented and dedicated professionals who provide technology and design consulting for new construction and renovation projects of all sizes.

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