

2025.26

BROCHURE

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DesignTeq

RETAIL &
MIXED-USE

MEP.FP ENGINEERING DESIGN SERVICE

We are Engineers and we provide solutions.



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About Us

As engineers, we've come to realize that the most impactful creations, the ones that truly shape the future, don't just come from individual brilliance alone but from finding the right partner. Someone who has not just complementary skills but also embraces a shared vision, is a bedrock of unwavering integrity, and has the courage to pursue audacious dreams. That is who we are, and that is what we do. This understanding is the very foundation of our company.

Our professional identity is built on the belief that engineering is not just about solving problems but is also about fostering reliance. We want our clients to trust in our solutions & processes and we cultivate that trust through open communication by keeping them informed every step of the way, fostering a collaborative environment, and ensuring transparency.

We are passionate about bringing your aspirations to life. For us, engineering is the art of transforming abstract concepts into tangible realities. When you partner with us, you're not just hiring engineers but you're also gaining dedicated partners who are committed to understanding your needs, embracing your vision, and working tirelessly to make your dreams a reality.

Introduction

We have been active MEP.FP service provider for the Retail and Mixed-Use Sector since 2018, which started with The Elmwood Collection project. We've partnered with a+c architects and delivered MEP.FP engineering and design solutions that balances functionality, aesthetics, and the unique demands of multi-occupancy residential structure.



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Objective

We strive to design versatile and efficient MEP.FP design solutions for retail and mixed-use developments, putting emphasis and priority on design functionality and code compliance as an approach to achieving our goal to be one of the leading MEP.FP partner for complex urban projects.

Sector Specialization

We specializes in designing integrated and functional MEP.FP design solutions for mixed-use and retail developments.

Differentiators

- Expertise in mixed-use coordination.
- Focus on tenant needs.
- Understanding of retail functionality.
- Efficient space utilization.
- Navigating complex urban regulations.



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MEP.FP Engineering Design Services

We provide code-compliant general design services for standard building projects as well as specialized and innovative MEP.FP engineering solutions that is tailored for complex structural and design environments.

Mechanical Engineering

GENERAL DESIGN SERVICES

HVAC Design, Plumbing System, Fire Suppression, Smoke Control System, Zoning for Varied Occupancies, and more.

SPECIALIZED DESIGN SERVICES

Energy Modeling, Computational Fluid Dynamics (CFD), and more.



Electrical Engineering

GENERAL DESIGN SERVICES

Lighting Design, Power Distribution, Fire Alarm System, Security and Access Control, Vertical Transportation Power, and more.

SPECIALIZED DESIGN SERVICES

Tenant Electrical Coordination, Emergency Power for Continuity, Retail Lighting Design, Mixed-Use Power Needs, Wayfinding Lighting, and more.



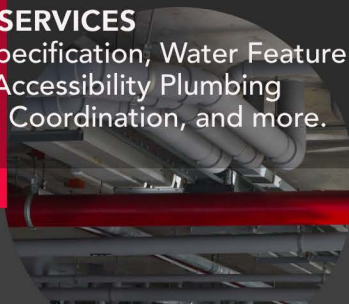
Plumbing Engineering

GENERAL DESIGN SERVICES

Domestic Water System, Sanitary Waste System, Storm Drainage, High-Efficiency Fixtures, Backflow Prevention, and more.

SPECIALIZED DESIGN SERVICES

High-Efficiency Fixture Specification, Water Feature Plumbing, Mixed-Use & Accessibility Plumbing Design, Tenant Plumbing Coordination, and more.



Fire Protection & Alarm System

GENERAL DESIGN SERVICES

Sprinkler and Fire Alarm System, Egress Analysis, High-Rise Fire Safety, Mixed-Use Fire Strategy, and more.

SPECIALIZED DESIGN SERVICES

Large Open Space Fire Protection, Egress Modeling, Mixed-Use Code Compliance, Retail Fire Strategies, Accessibility Considerations, and more.





The Elmwood Collection comprises of seven industrial-theme designed luxurious townhomes with each townhome having over 2,700 SF of living space, three bedrooms, and three and a half baths.

This ground-up 50,000 SF building was designed to highlight the bustling space of downtown Skokie, Illinois.

PROJECT SPECIFICATION

PARTNER: a+c architects

SERVICE PROVIDED: MEP.FP

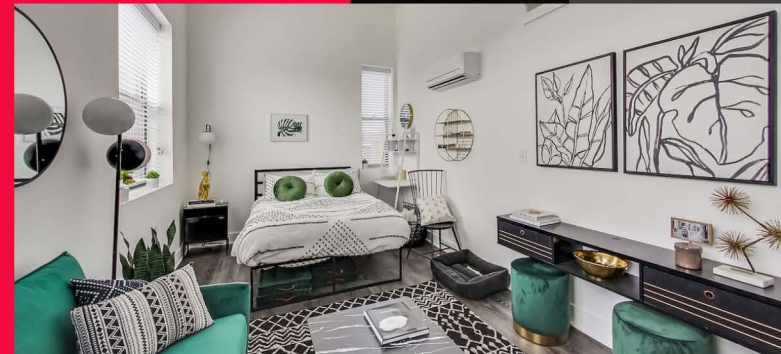
AREA: 50, 000 SF

YEAR: 2019



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Wilson Apartments (Single Residential Occupancy), 2021



Chicago Sports and Novelty, 2022

“

Their team demonstrates a deep technical expertise and a commitment to delivering on their promises. They consistently deliver innovative and efficient MEP solutions that align with our vision and budget.

”

TESTIMONIAL

RAFFI ARZOUMANIAN, AIA, LEED AP, NCARB

PRINCIPAL
a+c architects

We are DesignTeq and we help build dreams!



Eduardo Sanchez, P.E.
Founding Principal

Eduardo employs a hands-on approach involvement to every project from conception through completion.

Eduardo is a building code and safety protocol specialist who has an extensive experience in the education, commercial, retail, healthcare, industrial, and residential sector.



Neil Mantala, P.E.
Founding Principal

Neil advances engineering excellence in every project they handle through his seamless integration of MEP design as a whole.

Neil specializes in mechanical and plumbing engineering system related to healthcare, commercial, educational, religious, hospitality, retail, and residential sector.



Chris Richter
Chief Strategy Officer

Chris joined DesignTeq bringing with him his 20 years+ of industry experience. His understanding of the industry ecology led him to develop various innovative ways in navigating work-based dynamics to guarantee a successful project.

Chris specializes in Education, Healthcare, Life Science and Pharmaceutical related projects.



**RETAIL &
MIXED-USE**

AFFILIATIONS

AIA (*American Institute of Architects*)

ASHRAE (*American Society of Heating, Refrigerating and Air-Conditioning Engineers*)

NFPA (*National Fire Protection Association*)

USGBC (*US Green Building Council*)

ICSC (*International Council of Shopping Centers*)



DesignTeq

**We are more than happy to take on your project.
Get in touch and let's build dreams together!**

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