



Des Moines Pool Metropolitan Park District
22015 Marine View Drive South

January 5, 2021

7:00 p.m.

Retreat Meeting (*Remote*)

AGENDA

Due to COVID-19 all district meetings are held remotely. If you wish to listen in, please do so at 1 866-899-4679 access code 545-596-613. Public comment can be made by email to info@mtrainierpool.com. See stipulations below. For more information email Linda Ray at linda.ray@desmoinespool.org or call us at (206) 429-3852.

7:00 **1. CALL TO ORDER ROLL CALL**

7:03 **2. PLEDGE OF ALLEGIANCE**

7:06 **3. ADOPTION/MODIFICATIONS OF AGENDA**

7:09 **4. ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS**

7:12 **5. PUBLIC COMMENT (Please Limit to Three [3] Minutes)**

Remote Meeting: If you wish to make public comment, please submit in writing via email to info@mtrainierpool.com by Noon on Tuesday, January 5th. Please include your name, address and contact phone number. All timely submitted public comments will be read at the meeting subject to the time limit. Any public comments received after noon, will be read at the following regular meeting.

6. BUSINESS

7:20 a. Board of Commissioners Elections
 - President and Clerk of the Board

7:35 b. Board Committees

7:40 c. OPMA/PRA Training

7:45 d. 2021 Meeting Schedule

7:50 e. Highline School District Lease

8:05 f. Engineer of Record

8:10 g. Management Analysis

UPCOMING MEETINGS

- January 19, 2020, Regular Meeting, 6:00 p.m., District Office

ADJOURNMENT

22015 Marine View Drive South, Suite 2B, Des Moines WA 98198 (Physical Location)

22722 19th Avenue South, Des Moines, WA 98198 (Mailing Address)

To enhance our community's quality of life by providing access to and promoting participation in aquatics programs

The Des Moines Pool Metropolitan Park District is committed to compliance with both the Washington Law Against Discrimination and the Americans with Disabilities Act. The District's regular meetings are being held remotely due to COVID-19. See the information above to join a meeting. If you have any questions, please contact Linda Ray, District Clerk, 206.429.3852.

Des Moines Pool Metropolitan Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 6a **Assigned to:** President Young **Meeting Date:** January 5, 2021

Under: Business

Attachment: No

Subject: Board of Commission Elections

Background/Summary:

Per RCW 35.61.120(1) and District Policy and Procedure 220-3.1.5, the Des Moines Pool Metropolitan Park District (District) will hold elections for its Board President and Clerk of the Board for 2021.

The President of the Board will preside at each Board Meeting and ensure the meeting is conducted in accordance to the published agenda. The President may sign on behalf of the Board any contract, resolutions and other instruments that were approved by the Board. In the President's absence, the Clerk of the Board will preside at the Board Meeting.

The Clerk of the Board will preside at Board Meetings in the President's absence, approve vouchers for payment, and oversee compliance with public records disclosures.

For more information on the Board President and Clerk of the Board visit Policy 101 Bylaws on the Governance Page of Mount Rainier Pool's website or clicking the link below.

Fiscal Impact: N/A

Proposed Motion: Vote, but no motions until official passage at January 19, 2021 regular monthly board meeting.

Reviewed by District Legal Counsel: **Yes** X **No** _____ **Date:** N/A

Three Touch Rule:	<u>N/A</u>	Committee Review
	<u>01/05/21</u>	First Board Meeting (Informational)
	<u>01/19/21</u>	Second Board Meeting (Action)

Action Taken: **Adopted** **Rejected** **Postponed**

Follow-up Needed: **Yes** _____ **No** x **Report back date:** _____

Notes:

Link to District Bylaws: <https://mtrainierpool.com/wp-content/uploads/Final-ByLaws-10182016.pdf>

AGENDA ITEMS SUMMARY SHEET

Under: Business **Attachment:** No

No attachments.

Des Moines Pool Metropolitan Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 6c **Assigned to:** District GM **Meeting Date:** 01/05/2021

Under: Business **Attachment:** No

Subject: OPMA/PRA Training

Background/Summary:

It has been a couple of years since Brian Snure led the board through an OPMA/PRA Training, It would include board fiduciary duties and roles and responsibilities.

Brian offers this training for government organizations representing fire districts, water districts and other special purpose districts.

I would suggest that we schedule this for board and the District GM to keep up with changes and ensure best practices.

Fiscal Impact: N/A

Proposed Motion: N/A

Reviewed by Legal Counsel: **Yes** **No** X **Date:**

Two Touch Rule:	<u>N/A</u>	Committee Review
	<u>01/05/21</u>	First Board Meeting (Informational)
	<u>N/A</u>	Second Board Meeting (Action)

Action Taken: **Adopted** **Rejected** **Postponed**

Follow-up Needed: **Yes** **No** **Reporting Back Date:**

Notes:

No attachments.

Des Moines Pool Metropolitan Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 6d **Assigned to:** District GM **Meeting Date:** 01/05/2021

Under: Business **Attachment:** Yes

Subject: 2021 Meeting Schedule

Background/Summary:

The board will discuss the meeting calendar for 2021 board meetings and retreats.

Fiscal Impact: N/A

Proposed Motion: N/A

Reviewed by Legal Counsel: **Yes** **No** X **Date:**

Two Touch Rule:	<u>N/A</u>	Committee Review
	<u>01/05/21</u>	First Board Meeting (Informational)
	<u>N/A</u>	Second Board Meeting (Action)

Action Taken: **Adopted** **Rejected** **Postponed**

Follow-up Needed: **Yes** **No** **Reporting Back Date:**

Notes:

Attachment: 2021 Proposed Meeting Calendars

2021 BUSINESS CALENDAR

DES MOINES POOL METROPOLITAN PARK DISTRICT

REGULAR BOARD MEETINGS – THIRD TUESDAY OF EACH MONTH @ 7:00PM

January	5	7:00pm	Board Retreat (Special Meeting) <ul style="list-style-type: none"> • Board officers • Committee Review
	19	7:00pm	Regular Board Meeting <ul style="list-style-type: none"> • Resolution President and Clerk of Board • Resolution Signature Authority
February	16	7:00pm	Regular Board Meeting <ul style="list-style-type: none"> • Policy and Procedural Review (I) • MRP 2020 4th Quarter Report
March	16	7:00pm	Regular Board Meeting
April	TBD	TBD	Board Retreat (Special Meeting)
	20	7:00pm	Regular Board Meeting <ul style="list-style-type: none"> • 2020 Financial Report to State (I)
May	18	7:00pm	Regular Board Meeting <ul style="list-style-type: none"> • 2019 Financial Report to State (A) • WCIA Contract Review/Audit-OSHA Check (I) • MRP 2021 1st Quarter Report
June	15	7:00pm	Regular Board Meeting <ul style="list-style-type: none"> • WCIA Contract Review/Audit-OSHA Check (A)
July	TBD	TBD	Board Retreat (Special Meeting) <ul style="list-style-type: none"> • Budget
	20	7:00pm	Regular Board Meeting <ul style="list-style-type: none"> • Start of Budget Process/Hand Out Workbooks (I)
August	17	7:00pm	Regular Board Meeting <ul style="list-style-type: none"> • MRP 2021 2nd Quarter Report
September	21	7:00pm	Regular Board Meeting <ul style="list-style-type: none"> • Estimate 2021 Levy Worksheet • 5-Year Capital and Equipment Replacement (I) • 1st draft of 2022 budget & 2022 levy revenue
October	TBD	TBD	Board Retreat (Special Meeting) <ul style="list-style-type: none"> • Determine Subsidy Levels • Finalize 2022 budget & levy requests; draft forms • Other Budget Work Items
	19	7:00pm	Regular Board Meeting <ul style="list-style-type: none"> • Preview Preliminary Budget (I) • 5-Year Budget and Levy Certification Estimate
November**	16	7:00pm	Regular Board Meeting <ul style="list-style-type: none"> • Adopt 2022 Budget (A)L • Levy Certification (A) • MRP 2021 3rd Quarter Report

December**	21	7:00pm	Regular Board Meeting <ul style="list-style-type: none">• Proposed 2022 Work Calendar (I)• Report Card Worksheet for 2021 Goals• Both will be handled at 2022's First Retreat.
------------	----	--------	--

Notes:

All decisions made by District will be three-touch rule:

1. (I) Informational: Information will be given to Board of Commissioners to develop viewpoints and questions. All questions will be referred to Committees.
2. Committees will help District Staff process information and help develop decisions that will best meet consensus.
3. (A) Action: The District will take action on items after the first two steps have properly helped vet the decision. In case of emergency, the District may elect to process a decision to help safeguard the District and its constituents.

If there is not a (I) or (A) next to the item, this means that there is no decision to be made, and no action required. These items are not subject to the three-touch rule.

Finally, the District Board of Commissioners and Staff will do their best to plan ahead, but items may come up that cannot be adequately planned for. The District will take action, and properly try to take these items into account for future business calendars. The District will ensure that all notifications meet all legal and best practice requirements.

2021 Meeting/Report Deadlines DES MOINES POOL METROPOLITAN PARK DISTRICT

REGULAR BOARD MEETINGS: Items that Board members want added to the agenda, including handouts, must be provided by the due date below. All other items will be added under Adoption/Modification of the Agenda.

	Regular Meeting Date	Agenda Items for Inclusion in Packet Date Due	Agenda Prep Meeting	Agenda Emailed or Available for Pickup*
January	01/19/2021	01/12/2021	01/13/2021	01/15/2021
February	02/16/2021	02/09/2021	02/10/2021	02/12/2021
March	03/16/2021	03/09/2021	03/10/2021	03/12/2021
April	04/20/2021	04/13/2021	04/14/2021	04/15/2021
May	05/18/2021	05/11/2021	05/12/2021	05/13/2021
June	06/15/2021	06/08/2021	06/09/2021	06/10/2021
July	07/20/2021	07/13/2021	07/12/2021	07/13/2021
August	08/17/2021	08/10/2021	08/09/2021	08/10/2021
September	09/21/2021	09/07/2021	09/08/2021	09/09/2021
October	10/19/2021	10/13/2021	10/12/2021	10/13/2021
November	11/16/2021	11/09/2021	11/10/2021	11/11/2021
December	12/21/2021	12/14/2021	12/15/2021	12/16/2021

BOARD RETREAT MEETINGS: Board Retreats require longer preparation, so deadlines are more flexible. The first quarter is usually planning with most of the second and third quarters dedicated to the budget process.

	Retreat Meeting Date	Agenda Items for Inclusion in Packet Date Due	Agenda Prep Meeting	Agenda Emailed or Available for Pickup*
January • Officers • Committees	01/05/2021	12/29/2020	12/30/2020	12/31/2020
April • TBD	TBD			
July • Budget	TBD			
October • Budget • Levy	TBD			

QUARTERLY REPORTS: The Aquatics Manager will present the pool's financials, attendance and other pertinent information.

	Regular Meeting Date	Report Due to District GM Review	Agenda Emailed or Available for Pickup*
4 th Quarter 2019 (October-December)	2/16/2021	2/09/2021	2/12/2021
1 st Quarter 2021 (Jan – April)	5/18/2021	5/11/2021	5/12/2021
2 nd Quarter 2021 (May - July)	8/17/2021	8/10/2021	8/11/2021
3 rd Quarter 2021 (August-October)	11/16/2021	11/09/2021	11/11/2021

Des Moines Pool Métropolitain Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 6e **Assigned to:** District GM **Meeting Date:** January 5, 2021

Under: Business **Attachment:** None

Subject: School District Lease

Background/Summary:

The School District lease requires us to add contract amendments when applicable. This lease is set to expire on April 30, 2022. The District is discussing renegotiation of the lease.

Fiscal Impact: To be determined.

Proposed Motion: No motion necessary.

Reviewed by District Legal Counsel: **Yes** X **No** _____ **Date:** Various

<u>Two Touch Rule:</u>	<u>N/A</u>	Committee Review (WCIA Audit)
	<u>01/05/2021</u>	First Board Meeting (Informational)
	<u>To be determined</u>	Second Board Meeting (Action)

Action Taken: **Adopted** **Rejected** **Postponed**

Follow-up Needed: **Yes** _____ **No** _____ **Report back date:** _____

Notes:

No Attachment.

Des Moines Pool Metropolitan Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 6f **Assigned to:** District GM **Meeting Date:** 01/05/2021

Under: Business **Attachment:** Yes X No

Subject: Engineer of Record Process

Background/Summary:

At the November 17, 2020 Board Meeting, the Board of Commissioners tasked the District GM to develop an RFQ Process to hire an Architect of Record.

The District GM met with legal and it was determined that legally the District can utilize MRSC Rosters over RFQ, as the 2015 RFQ to select an architect only produced one applicant.

The District GM is recommending that he work with the Capital and Contracts Committee to develop a process to bring back to the entire board at the January 2021 retreat.

Update: At December 15, District GM notified the board of using the MRSC Rosters process. The District GM met with the Capital and Contracts Committee over the break and the top four firms were selected to approach first. The District will notify firms in early 2021 after the holidays.

Fiscal Impact: N/A – Many Variables Involved.

Proposed Motion: No motion necessary. Informational only.

Reviewed by District Legal Counsel: Yes X No Date: 12/02/2020

Three Touch Rule: N/A **Committee Review**
 01/05/21 **First Board Meeting (Informational)**
 To be determined **Second Board Meeting (Action)**

Action Taken: Adopted Rejected Postponed

Follow-up Needed: Yes X No Report back date: N/A

Notes: Attachments:

- Engineer of Record – Cover Letter
- Engineer of Record – Information Sheet
- Engineer of Record – Table (Top 4)
- Statement of Qualifications for Top 4 Firms



Des Moines Pool Metropolitan Park District

Date

Full Name

Position

Organization/Agency

Address

City, State and Zip

Dear _____:

The Des Moines Pool Metropolitan Park District is in search of an Engineer of Record (EOR) for a period of up to three years. The EOR will perform analysis, project design, bidding and project management for repairs, additions and improvements to the Mount Rainier Pool.

Your firm was selected from the MRSC Rosters as one of our preferred applicants.

Attached you will find a summary document with more detailed information.

Our goal is to set up a meeting with your firm to discuss this opportunity. Please call or email, me to set up an meeting. My contact information is listed below.

We look forward to discussing this great opportunity.

Sincerely,

Scott Deschenes
District General Manager

PO Box 98711

22015 Marine View Dr S

Des Moines WA 98198

To enhance our community's quality of life by providing access to and promoting participation in aquatics programs

DES MOINES POOL METROPOLITAN PARK DISTRICT

ENGINEER OF RECORD

BACKGROUND

The Des Moines Pool Metropolitan Park District (District) is a Washington Municipal Corporation in the city of Des Moines, Washington. The District manages the Mount Rainier Pool, located at 22722 19th Avenue South. The facility was constructed as part of the “Forward Thrust” Initiative and the pool was opened in 1975.

Since the District’s formation in 2009, it has worked to deal with the critical repairs of the aging facility. The District is looking for an architect of record to help it complete its recent Aquatic Feasibility Study, remaining life of the current facility, ADA upgrades and repairs, replacements and additions to the current building.

SCOPE OF SERVICES

The District seeks to appoint an “Engineer of Record” for a period of up to three years with provisions for renewals for longer terms. The appointee would provide analysis, project design, bidding and project management for repairs, additions or improvements to its aquatic facility located at 22722 19 Ave S. Competencies sought include a broad range of disciplines.

Examples of desired services include:

- Remaining Life Analysis of Mount Rainier Pool: Analysis of physical, functional and economic life remaining for facility.
- Recommendations from Aquatic Feasibility Study: The District completed this study with Barker Rinker Seacat (BRS) architects in 2018. Give recommendations from this study for future action by the board.
- ADA Upgrades: The pool has ADA items that need to be addressed including curb cuts, ramps, counters and other accessibility items. (FIX ME)
- Capital Planning: The district needs to develop a plan to tackle capital planning including equipment at the end of its useful life.
- Functional upgrades and renovations: The Mount Rainier Pool was opened in 1975. Trends in aquatics have made the original design outdated. Make recommendations for upgrades and remodeling of existing facility.

MORE INFORMATION

If you have questions or concerns, please contact Scott Deschenes, District General Manager at (206) 429-3852 or email scott.deschenes@desmoinespool.org.

**Engineer of Record
TRACKING TABLE
January 5, 2021**

Organization	Invitation Sent	Response Received	Meeting (Interview)	Committee Recommendation	Board Appointment
ARC Architects 1101 E. Pike St. Seattle, WA 98122 206.322.3322					
BCRA Architects 2106 Pacific Avenue, Suite 300 Tacoma, WA 98402 253.627.4367					
INNOVA Architects Inc. 950 Pacific Avenue, Suite 450 Tacoma, WA 98402 253.572.4903					
Stemper Architecture Collaborative 4000 Delridge Way Seattle, WA 98104 206.624.4722					



2106 Pacific Avenue, Suite 300
Tacoma, WA 98402

bcradesign.com

MRSC Roster

STATEMENT OF QUALIFICATIONS

2020



January 2020

RE: MRSC Professional Services A&E Roster - Qualifications Statement

To Whom It May Concern,

BCRA sincerely appreciates the opportunity to submit our qualifications statement for the MRSC Professional Services - Architectural and Engineering Roster. Throughout our firm's 30 year history, BCRA has provided a wide range of services for public projects throughout Washington.

We have had the opportunity to work with such clients as Kitsap County, Pierce County, City of Lakewood, City of Fife, City of Lynnwood, Seattle Parks, City of Tacoma, WSDOT, Washington State Department of Enterprise Services, Army Corps of Engineers, and the U.S. Department of Fish and Wildlife. BCRA is dedicated to building thriving communities by partnering with local organizations such as Metro Parks Tacoma, The Rescue Mission, Catholic Community Services, Habitat for Humanity, YWCA, YMCA, Big Brothers Big Sisters, and Children's Museum of Tacoma.

We strive to minimize our impact on the natural environment through the use of Low Impact Development (LID) and GreenRoads®, US Green Building Council design and construction standards, and by encouraging our staff to attain LEED Accreditation. BCRA's holistic view of a project in the context of its environment helps assure that our designs add to the civic landscape.

The number of BCRA's repeat and long-term municipal and federal clients is a testament to our partnership philosophy and successful performance. We are proud of the enduring relationships with local municipalities that extend beyond a single project. As an integrated, multidisciplinary firm, our diverse team of architects, civil and structural engineers, landscape architects, land use planners, interior designers, and graphic designers all work together to provide efficient design solutions on your terms.

Please feel free to contact either of us by phone at (253) 627-4367 or by email with any questions or comments you may have about the enclosed qualification package.

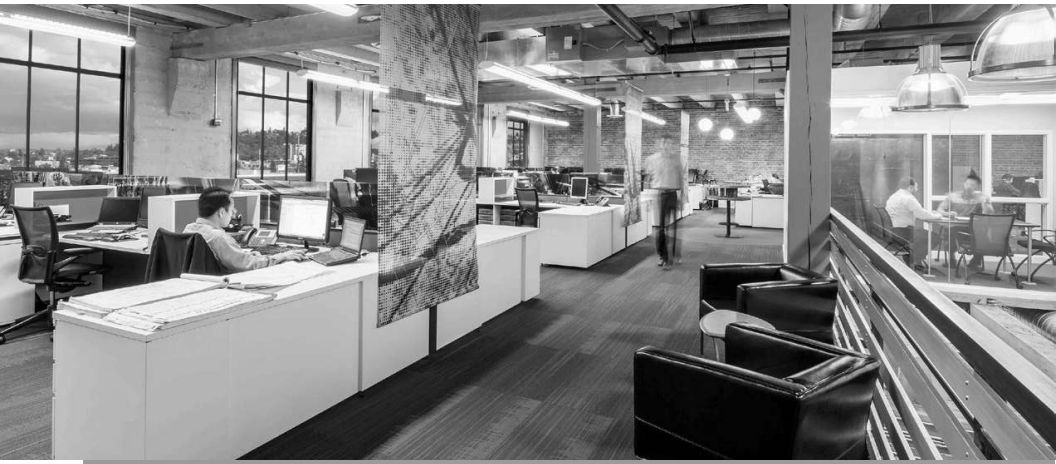
Sincerely,

Stuart Young, LEED AP
Principal - Architecture
syoung@bcradesign.com

Don Mellott, PE, LEED AP
Principal - Engineering
dmellott@bcradesign.com

Table of Contents

- 4 Firm Profile
- 5 BCRA Services
- 7 Relevant Experience
- 20 References
- 22 Key Personnel Resumes



Firm Profile

BETTER TOGETHER

At BCRA, we see design in terms of the whole built environment. We see not just the buildings, but also the parks and sidewalks, signs and roads and other public spaces that, inside and out, make a community. To achieve meaningful design solutions, our interdisciplinary team of 88 people brings together architects, interior designers, civil and structural engineers, landscape architects, land use planners, environmental graphic designers, and you. Our team approach means you will find us fully engaged and asking questions in order to translate your vision into the built environment in the most inspiring and efficient ways possible.

BCRA's approach also makes us better partners to clients. We anticipate needs better and your project benefits from in-house, informal peer review. A quick question for clarification is a matter of walking down the hall rather than a game of email, phone tag, and meeting making. It's the kind of efficiency that reduces costs..

Disciplines

Architecture
Civil Engineering
Interior Design
Structural Engineering
Experiential Graphic Design
Land Use Planning
Landscape Architecture

Contact Information

Tacoma
2106 Pacific Avenue, Suite 300
Tacoma, WA. 98402
253.627.4367

Seattle
414 Stewart Street, Suite 200
Seattle, WA. 98101
206.625.3300

BCRA Services

Interior Design

Interpretive Graphics Consulting and Design
 Space Planning/Programming
 Test Fits and Feasibility Studies
 Campus Master Planning
 FF&E

Civil Engineering

Basin Modeling
 CADD Services
 Construction Management
 Low Impact Development (LID)
 Parking Analysis and Design
 Pavement Analysis and Design
 Pedestrian Path/Facilities Planning and Design
 Pump Station Design and Rehabilitation
 Roadway, Bikeway, and Walkway Design
 Sewer System Planning/Design and Replacement Analysis
 Streetscape Improvement
 Storm Drainage Analysis/Design
 Value Engineering

Landscape Architecture

Bikeway Planning and Design
 Green Roof and Wall Design
 Irrigation System Design
 Landscape Planning and Site Design
 Low Impact Development (LID)
 Park and Open Space Planning and Design
 Playground Planning and Design
 Recreational Planning
 Roadway, Bikeway, and Walkway Design
 Sports Field Planning and Design
 Streetscape Improvement

Architecture

Aquatic Pool Design
 Construction Management
 Facilities Planning
 Feasibility Studies
 Public Involvement Process and Support
 Space Planning and Programming Structures
 Sustainable Design Certification WSSP/ LEED Consulting

Structural Engineering

Building Renovation/Retrofit Design
 Investigative/Forensic Structural Engineering
 Seismic Assessment and Evaluation
 Shoring/Earth Retention
 Structural Design, Analysis, and Modeling

Land Use Planning

Community Planning
 Comprehensive Planning
 Design Guidelines
 Development Regulations, Codes, and Zoning
 Feasibility Studies
 Public Involvement Process and Support
 Recreational Planning
 Urban Planning and Design
 Waterfront Planning



Relevant Experience

Municipal

PARTIAL PROJECT LIST

New Construction

City of Yelm, Community Center

Yelm, WA

Port of Pasco, Osprey Pointe Business Park

Pasco, WA

Tacoma Community House

Tacoma, WA

Goodwill Headquarters/Milgard Work Opportunity Center

Tacoma, WA

Catholic Community Services, Nativity House/Tahoma Family Center Campus

Tacoma, WA

The Rescue Mission, Adams Square Family Center

Tacoma, WA

The Rescue Mission, Tyler Square, Phase 3

Tacoma, WA

Habitat for Humanity, Woods at Golden Given

Parkland, WA

Renovation/Remodel

Tacoma Arts Live

Tacoma, WA

- Pantages Theater Restoration

City of Tacoma

Tacoma, WA

- Tacoma Recycle Center Roof Assessment and Replacement
- 2308 Holgate Building Roof Collapse Assessment and Restoration
- 2311 Holgate Building Roof Evaluation/Condition Assessment
- Historic Fire Station No. 13 Remodel
- Misc. Tacoma Fire Station Repairs
- Tacoma Public Utilities Administration Campus
- Council Chamber Improvements

Tacoma Public Utilities Administration Complex Facilities

Tacoma, WA

City of Yelm Interior Remodel

Yelm, WA

City of Auburn Interior Remodels

Auburn, WA

City of Lakewood, Lakewood Towne Center Renovations

Lakewood, WA

Port of Tacoma

Tacoma, WA

- 2000 Taylor Way Facilities Condition Assessment
- 401 Alexander Building Roof Replacement
- 3701 Taylor Way Building Roof Replacement
- 2000 Taylor Way Building Roof Replacement
- 2602/2608 Port of Tacoma Road Roof Repair and Replacements
- Fabulich Center Building Assessment
- Tacoma Fixture Building Condition Assessment
- Roof Assessments (Phases 1 & 2)

Metro Parks Tacoma

Tacoma, WA

- Point Defiance Aquarium Remodel
- Metro Parks Headquarters Remodel
- Point Defiance Pagoda Fire Restoration
- Pump House Assessment and Renovations
- Community Centers Existing Condition Survey
- Center at Norpoint Existing Condition Survey/ Renovations
- Northwest Trek Commissary and Hay Barn Design

City of Leavenworth, Gazebo/Kiosk Remodel

Leavenworth, WA

City of East Wenatchee, Roof Upgrades/Renovation

East Wenatchee, WA

Washington State Dept. of Natural Resources, Webster Nursery Renovation

Olympia, WA



Pantages Theater Restoration

Tacoma, WA



Tacoma Community House

Tacoma, WA

Education

PARTIAL PROJECT LIST

New Construction

Tacoma Public Schools

Tacoma, WA

- Boze Elementary School
- Hunt Middle School

Centralia School District

Centralia, WA

- Fords Prairie Elementary School
- Jefferson Lincoln Elementary School

Clover Park School District

JBLM/Lakewood, WA

- Carter Lake Elementary School
- Hillside Elementary School
- Lakeview Hope Academy
- Beachwood Elementary
- Evergreen Elementary

Yelm Community Schools

Yelm, WA

- Yelm Middle School
- Southworth Elementary School

North Thurston Public Schools

Lacey, WA

- Salish Middle School
- Lydia Hawk Elementary School

Charles Wright Academy

University Place, WA

- New Lower School
- Language and Performing Arts Center

Additions

Tumwater School District

Tumwater, WA

- Tumwater Middle School
- Bush Middle School

Seattle Public Schools

Seattle, WA

- Maple Elementary School
- Wing Luke Elementary

Clover Park School District

Lakewood, WA

- Lakeview Hope Academy

Charles Wright Academy

University Place, WA

- Middle School Addition
- Canopy Addition and Site work

Bellarmine Preparatory School

Tacoma, WA

- Snyder Hall Renovation Phase II
- Portable Additions

Puyallup School District

Puyallup, WA

- Shaw Road Elementary School
- Hunt Elementary School

Renovation/Remodel/Modernization

Olympia School District

Olympia, WA

- Jefferson Middle School Improvements
- Centennial Elementary School
- McLane Elementary School
- Roosevelt Elementary School

Puyallup School District

Puyallup, WA

- Junior High Science Classroom Upgrades

Tahoma School District

Maple Valley, WA

- Renovations at Four Middle Schools

Seattle Public Schools

Seattle, WA

- Eckstein Middle School Improvements
- Rainier Beach High School
- Laurelhurst Elementary
- Lowell Elementary
- John Hay Elementary
- Lafayette Elementary
- Washington Middle School



Fords Prairie Elementary School

Centralia, WA



Tumwater Middle School

Tumwater, WA



Boze Elementary School

Tacoma, WA



Beachwood Elementary School

Joint Base Lewis-McChord, WA

Recreation/Fitness

PARTIAL PROJECT LIST

Names Family YMCA Replacement
(Formerly Morgan Family YMCA)
Tacoma, WA

Stanwood-Camano YMCA
Stanwood, WA

Everett Family YMCA
Everett, WA

Skagit Valley Family YMCA
Mount Vernon, WA

YMCA Camp Seymour, Amphitheater and Dining Hall
Gig Harbor, WA

Gordon Family YMCA
Sumner, WA

Haselwood Family YMCA
Silverdale, WA

Lakewood Family YMCA
Lakewood, WA

Tom Taylor Family YMCA
Gig Harbor, WA

Tom Taylor Family YMCA, Teen Center Addition
Gig Harbor, WA

Mel Korum Family YMCA
Puyallup, WA

Tacoma Center Branch YMCA, Renovations
Tacoma, WA

Morgan Family YMCA, Tenant Improvements
Tacoma, WA

Lakewood YMCA, Teen Center Addition
Lakewood, WA

Yelm Community Center
Yelm, WA

**Pierce County Parks and Rec, Harry Sprinker
Recreation Center Renovations**
Tacoma, WA

**Metro Parks Tacoma, Center at Norpoint
Improvements**
Tacoma, WA

**Metro Parks Tacoma, Community Centers
Condition Assessments**
Tacoma, WA

Treetops Playground at STAR Center
Tacoma, WA

Buckner Physical Fitness Facility Expansion
Joint Base Elmendorf-Richardson, AK

**Tacoma Lutheran Retirement Community, Emerson
Wellness Center**
Tacoma, WA

Joshua M. Soto Physical Fitness Facility
Fort Bliss, TX

Sub Base Bangor Fitness Center
Silverdale, WA

Annie Wright School Kemper Center
Tacoma, WA

**Charles Wright Academy Gymnasium Remodel &
Addition**
University Place, WA



Names Family YMCA
(Formerly Morgan Family YMCA)
Tacoma, WA



Gordon Family YMCA
Sumner, WA



Skagit Valley YMCA
Mount Vernon, WA



Camp Seymour YMCA
Gig Harbor, WA

Civil Engineering, Streetscape, Roadway, Pedestrian Paths

PARTIAL PROJECT LIST

City of Sumner

Sumner, WA

- 151st and Riverside Road Water Main Replacement (Const.. 2019)
- Spinning Avenue, Silver Street, and Rainier Street Water Main Improvements (In construction)
- Main Street Water Main Replacement (In design)

City of Tacoma

Tacoma, WA

- Business District Sidewalk and ADA Improvements
- Pedestrian Crossing Improvements
- Prairie Line Trail

WSDOT On-Call Consultant Services

Multiple locations, WA

- Gee Creek Rest Area, Restroom Renovations and ADA Improvements
- SeaTac Rest Area, Stairway and ADA Improvements, RV Dump Station Addition, Entry Road and Parking Improvements
- Ridgefield Rest Area Improvements

City of Lakewood

Lakewood, WA

- Gravelly Lake Non-Motorized Trail Improvements
- John Dower Sidewalk Improvements
- Phillips Road Sidewalk Improvements

Kitsap County Parks & Rec.

Multiple locations, WA

- South Kitsap Regional Park
- Lund and Jackson Ave. Improvements

Kitsap County, Central Kitsap Community Campus Master Plan Environmental Permitting and Roadway/Utility Design

Kitsap County, WA

8th Avenue Sewer System Expansion

Spanaway, WA

Bremerton Housing Authority, Bay Vista Community Redevelopment

Bremerton, WA

- Master Planning
- Utility Infrastructure
- Roadway and Stormwater Improvements
- LID Design/Integration

Westcott Hills Housing Development

Joint Base Lewis-McChord, WA

- Roadway, Utilities, and Infrastructure Design
- McChord Housing Development
- Joint Base Lewis-McChord, WA
- New Sewer, Water, and Storm Drainage Systems

Brigade Complex Development Phase 3A Infrastructure Design

Joint Base Lewis-McChord, WA

DuPont Station Utilities and Infrastructure

DuPont, WA

Highway 101 Signal Improvements and 16" Water Main Replacements

Port Angeles, WA

Auburn Gateway New Road and Utility Design

Auburn, WA

Lynnwood Place EIS, New Water Main, Stormwater Improvements, and Road Extension

Lynnwood, WA

DSHS, Green Hill School Campus Utility Planning and Miscellaneous Utility Improvement Projects

Chehalis, WA

DSHS, Rainier School, Miscellaneous Water and Sewer Utility Improvements

Buckley, WA

Union Avenue & Cedar Streets ROW, Utility, and Signal Improvements

Tacoma, WA



Brookville Gardens Community Park

Fife, WA



Tacoma Business District Sidewalk Improvements

Tacoma, WA



Gravelly Lake Drive Non-Motorized Trail Improvements

Lakewood, WA



Carter Lake Elementary School, Roadway and Pedestrian Improvements

Joint Base Lewis-McChord, WA

Landscape Architecture, Park/Playground Design

PARTIAL PROJECT LIST

Seattle Parks and Recreation

Seattle, WA

- Soundview Playfield Improvements
- Gas Works Parks Improvements

City of Tacoma

Tacoma, WA

- Prairie Line Trail Site and Pedestrian Improvement Design and Interpretive Signage
- 21st and Jefferson Master Plan

City of Yelm

Yelm, WA

- Community Center and Skate Park

Centralia School District

Centralia, WA

- Fords Prairie Elementary School
- Jefferson Lincoln Elementary School

Clover Park School District

Joint Base Lewis-McChord, WA

- Carter Lake Elementary School
- Hillside Elementary School

Olympia School District

Olympia, WA

- Roosevelt Elementary School
- Centennial Elementary School
- McLane Elementary School

Metro Parks Tacoma

Tacoma, WA

- Treetops Playground at STAR Center - Site Design and Experiential Graphic Design
- Browns Point Lighthouse Park Public Open Space and Site Design
- Charlotte's Blueberry Park Landscape Planning and Design
- Point Defiance Pagoda Plaza and Pedestrian Improvement Design

City of Fife

Fife, WA

- Brookville Gardens Community Park Master Plan, Stakeholder Facilitation, Pedestrian Improvements, and LID Design Integration

Kitsap County Parks and Recreation

Port Orchard, WA

- South Kitsap Regional Park Master Plan, Stakeholder Facilitation, Pedestrian and Park Entrance Improvements, and LID Design Integration

West Seattle Bee Garden

Seattle, WA

- Site Design and Interpretive Signage

The Henry Mixed-Use Development

Tacoma, WA

- Public Open Space and Site Design
- Integration with Existing Pedestrian Promenade

Tacoma Arts Live

Tacoma, WA

- Pantages Theater Plaza Improvements
- Theatre on the Square (Plaza) Improvements

Creekside Neighborhood Park and Creekside Village

Pocket Parks

DuPont, WA

- Park and Site Planning
- Pedestrian and Roadway Improvements

Central Kitsap Community Campus

Port Orchard, WA

- Master Plan
- Stakeholder Facilitation
- Site Design
- LID Design Integration



Brookville Gardens Community Park

Fife, WA



Browns Point Lighthouse Park

Tacoma, WA



Prairie Line Trail

Tacoma, WA



South Kitsap Regional Park

Port Orchard, WA

Experiential Graphic Design

PARTIAL PROJECT LIST

City of Tacoma

Tacoma, WA

- Prairie Line Trail Interpretive Signage
- Center for Urban Waters Interpretive Panels

Metro Parks Tacoma

Tacoma, WA

- Treetops Playground at STAR Center

Children's Museum of Tacoma

Tacoma, WA

City of Fife, Brookville Gardens Community Park

Fife, WA

- Historical and Ecology Interpretive Graphics
- Signage and Wayfinding

University of Puget Sound

Tacoma, WA

West Seattle Bee Garden

Seattle, WA

- Interpretive Signage

Muckleshoot Tribe

Auburn, WA

- Interpretive Murals

Tumwater School District

Tumwater, WA

- Tumwater Middle School
- GW Bush Middle School

Job Carr Cabin Museum

Tacoma, WA

The Rescue Mission

Tacoma, WA

Bremerton Housing Authority

Bremerton, WA

Tacoma Public Schools

Tacoma, WA

- Signage and Wayfinding

Olympia School District

Olympia, WA

- Centennial Elementary School
- Roosevelt Elementary School
- McLane Elementary School

Clover Park School District

Joint Base Lewis-McChord, WA

- Carter Lake Elementary School
- Hillside Elementary School
- Beachwood Elementary School
- Evergreen Elementary School

Ste. Michelle Wine Estates

Woodinville, WA

- Chateau Ste Michelle Tasting Room

14 Hands Winery Tasting Room

Prosser, WA

Spring Valley Vineyards Tasting Room

Walla Walla, WA

Brown and Brown Insurance

Tacoma, WA



Chateau Ste. Michelle Tasting Room
Woodinville, WA



Treetops Playground at STAR Center
Tacoma, WA



Prairie Line Trail
Tacoma, WA



University of Puget Sound
Tacoma, WA

BCRA References

Architecture

John Houck
Deputy Director
Point Defiance Zoo and Aquarium
(253) 591-5337

Kurtis Cross
Director of Capital Planning and Construction
Olympia School District
(360) 596-8565

Interior Design

Tacoma Public Schools
Kris Anderson, Project Manager
kanders2@Tacoma.K12.wa.us
(253) 571-3365

Infoblox
Angela Porter, Real Estate Coordinator
aporter@infoblox.com
(410) 353-4448

Children's Museum of Tacoma
Tanya Durand
tdurand@playtacoma.org
(253) 627-6031

YMCA of Pierce and Kitsap Counties
Loren Johnson, Executive Director
ljohnson@ymcapkc.org
(253) 534-7800

City of Tacoma
Josh Clarke, Facilities Project Manager
jclarke@ci.tacoma.wa.us
(253) 591-5395

Structural Engineering

Grant Beck
Director of Community Development
City of Yelm
(360) 458-8408

Carol Rhodes
Senior Project Manager
Port of Tacoma
(253) 383-5841

Civil Engineering

Eric Swanstrom
Project Manager
City of Lakewood
(253) 983-7151

Mark D'Andrea
Project Manager, Engineering
City of Tacoma
(253) 591-5518

Land Use/Master Planning

Shon Sylvia
Executive Director
Metro Parks Tacoma
(253) 305-1072

Debbie Terwilleger
Director of Planning
Metro Parks Tacoma
(253) 305-1086

Landscape Architecture

Ken Gill
City Engineer
City of Fife
(253) 896-8208

Jay Rood
Project Manager
Seattle Parks & Recreation
(206) 733-9194



Resumes



Stuart Young NCARB, LEED AP
Managing Principal – Architecture

Stuart has extensive experience in all phases of architectural design, including programming, schematic design, and construction documents. He has served as principal in multidisciplinary design efforts for recreational, educational, and city planning projects. Through these efforts, Stuart has honed his strength in mobilizing a wide spectrum of city and county officials, council members, community groups, non-profits, and private citizens to facilitate open dialogue and communication.

EDUCATION

Bachelor of Science in Architecture
 CALIFORNIA POLYTECHNIC UNIVERSITY

LICENSES

Registered Architect

MEMBERSHIPS

National Council for Arch. Registration Board (NCARB)

Habitat for Humanity Board

PROJECT EXPERIENCE

Tacoma Public Schools
 TACOMA, WA
 Boze Elementary School
 Hunt Middle School

Metro Parks Tacoma
 TACOMA, WA
 Heidelberg Sports Village
 PDZA New Pacific Seas Aquarium
 STAR Center Treetops Playgrounds
 Point Defiance Pagoda Fire Restoration/Renovation

Tacoma Community House
 TACOMA, WA
 New Construction

YMCA of Pierce and Kitsap Counties
 VARIOUS LOCATIONS
 Morgan Family YMCA
 Gordon Family YMCA
 Tom Taylor Family YMCA
 Haselwood Family YMCA

Port of Pasco, Admin. Offices, Osprey Pointe Building 1
 PASCO, WA
 New Construction

Clover Park School District
 JOINT BASE LEWIS-MCCHORD, WA
 4 Replacement Elementary Schools



Don Mellott PE
Managing Principal – Engineering

Don is a licensed civil engineer with 28 years of experience in managing residential roadways and storm drainage system projects. He is committed to environmentally sustainable site design while keeping a sharp eye on project schedule and budget. Don is also experienced in the development of infrastructure for public sites and buildings, commercial site developments, and residential subdivisions.

EDUCATION

Bachelor of Science in Civil Engineering
 PENN STATE UNIVERSITY

LICENSES

Professional Engineer (PE)
 AZ, CO, ID, GA, OR, MO, NM, NY, MT, TX, VA, WA

MEMBERSHIPS

American Public Works Association (APWA)

PROJECT EXPERIENCE

City of Tacoma
 TACOMA, WA
 Prairie Line Trail
 Business District Sidewalk Improvements
 Pedestrian Crossing Improvements

City of Lakewood
 LAKEWOOD, WA
 Gravelly Lake Non-Motorized Trail Improvements
 John Dower Sidewalk Improvements
 Phillips Road Sidewalk Improvements

WSDOT On-Call Services, FEDERAL WAY/RIDGEFIELD, WA
 Rest Area Stairway/ADA Improvements, RV Dump Station Addition, Entry Road, and Parking Improvements

Highway 101 Widening, Signal Improvements, and 16" Water Main Replacement
 PORT ANGELES, WA

City of Yelm Community Center
 YELM, WA
 New Construction

Pierce County, Crisis Stabilization Center
 LAKEWOOD, WA
 New Construction

City of Sumner
 SUMNER, WA
 Water System Improvements



Kent McLaren NCARB
Project Architect/Project Manager

As Project Manager for a wide range of civic, recreation, and housing projects throughout Washington, Kent has provided oversight of project schedules and budgets during the design and documentation phase of work. He has managed the coordination of supporting design and engineering disciplines, as well as the allocation of BCRA resources to direct projects in support of client goals.

EDUCATION

Bachelor of Science in Architecture
 WASHINGTON STATE UNIVERSITY

LICENSES

Registered Architect

MEMBERSHIPS

National Council for Arch. Registration Board (NCARB)

Tacoma/Pierce County Affordable Housing Consortium

PROJECT EXPERIENCE

Pierce County Parks & Recreation
 TACOMA, WA
 Harry Sprinker Recreation Center Improvements

YMCA of Pierce and Kitsap Counties
 VARIOUS LOCATIONS
 Names Family YMCA
 Gordon Family YMCA
 Haselwood Family YMCA

Snohomish County YMCA
 VARIOUS LOCATIONS
 Stanwood-Camano YMCA
 Everett Family YMCA

Metro Parks Tacoma
 TACOMA, WA
 Point Defiance Park, Pagoda Fire Restoration
 Point Defiance Zoo & Aquarium
 Asia Forest Sanctuary*
 People's Community Center*

City of Yelm, Community Center
 YELM, WA
 New Construction

909 A Street
 TACOMA, WA
 Tenant Improvements of Class A Office Space

Pierce County, Crisis Stabilization Center
 PARKLAND, WA

*experience with previous firm



Ben Dort PE
Civil Engineer/Project Manager

Ben is a licensed civil engineer experienced in the design and evaluation of storm drainage and water distribution systems, sanitary sewer systems, public roadways, and pedestrian facilities. He has managed permitting involving EIS, SEPA, and JARPA processes. His specific training in the requirements of the PROWAG benefits his clients by enabling him to efficiently develop solutions, even on complex sites.

EDUCATION

Bachelor of Science in Mechanical Engineering
 GEORGE FOX UNIVERSITY

LICENSES

Professional Engineer
 WA, AK, CA

MEMBERSHIPS

American Public Works Association (APWA)

PROJECT EXPERIENCE

City of Tacoma
 TACOMA, WA
 Prairie Line Trail
 Business District Sidewalk Improvements
 Pedestrian Crossing Improvements
 Portland Ave and Puyallup Ave Intersection Improvements

City of Lakewood
 LAKEWOOD, WA
 Gravelly Lake Non-Motorized Trail Improvements
 John Dower Sidewalk Improvements
 Phillips Road Sidewalk Improvements

WSDOT Rest Area Upgrades
 FEDERAL WAY/RIDGEFIELD, WA
 Rest Area Stairway/ADA Improvements, RV Dump Station Addition, Entry Road, and Parking Improvements

Metro Parks Tacoma
 TACOMA, WA
 Point Defiance Pagoda Plaza Design/Fire Restoration
 PDZA New Pacific Seas Aquarium Pump Station
 Point Defiance Loop Trail Improvements

City of Fife
 FIFE, WA
 Brookville Gardens Community Park

City of Sumner
 SUMNER, WA
 Spinning, Silver, Rainier Water System Improvements
 151st and Riverside Water System Improvements
 Abatement and Demolition Projects



Jon McNamara RLA, LEED AP
Landscape Architect Lead

With two decades of experience, along with inspiration drawn from travels throughout the world, Jon's abilities are a good fit with almost any project. He finds the ways projects can improve the environment and the community, assuring both lasting sustainability and interest. Jon has experience that includes urban design, mixed-use development, office campuses, commercial, schools, zoo design, and museums.

EDUCATION

Bachelor of Science in Landscape Architecture
UNIVERSITY OF WISCONSIN-MADISON

LICENSES

Registered Landscape Architect
WA

PROJECT EXPERIENCE

Seattle Parks and Rec
SEATTLE, WA
Soundview Playfield Improvements
Grass Turf Field Assessments
Gas Works Parks Upgrades

Olympic Peninsula YMCA
PORT TOWNSEND, WA
Site Development Master Plan

City of Fife
FIFE, WA
Brookville Gardens Community Park

Metro Parks Tacoma
TACOMA, WA
Point Defiance Park, Japanese Garden Redevelopment*
Browns Point Lighthouse Improvements
Loop Trail and Viewpoints Improvements

YMCA of Snohomish County
EVERETT, WA
Everett Family YMCA

Centralia School District
CENTRALIA, WA
Jefferson Lincoln Elementary School
Fords Prairie Elementary School

Tacoma Public Schools
TACOMA, WA
Boze Elementary School
Hunt Middle School



Blake Johnson PE, SE
Structural Engineering Lead

For more than nine years, Blake has provided structural engineering design and modeling, structural evaluations, and existing building studies. He has worked on a variety of building types, including municipal clients. A favorite project is the Pagoda restoration, where he incorporated a combination of structural steel, shotcrete, and rebar doweling to strengthen the 100-year old historical, unreinforced masonry and concrete structure to comply with current codes for a multipurpose community space.

EDUCATION

Bachelor of Science in Civil Engineering
GONZAGA UNIVERSITY

LICENSES

Professional Engineer
WA

Structural Engineer
WA

PROJECT EXPERIENCE

City of Tacoma
TACOMA, WA
2308 Holgate Building Roof Collapse Assessment and Restoration
2311 Holgate Building Roof Evaluation/ Condition Assessment
Sea Scouts Building Evaluation Structural Sidewalk Assessments
Prairie Line Trail

City of Fife
FIFE, WA
Brookville Gardens Community Park

Port of Tacoma
TACOMA, WA
BRAC Building Evaluation
2000 Taylor Way Roof Replacement
401 Alexander Road Replacement

Olympia School District
OLYMPIA, WA
Madison Elementary Exterior Building Envelope Forensic Investigation

Metro Parks Tacoma
TACOMA, WA
Wapato Bathhouse Renovation
Pagoda at Point Defiance
Repair and Renovation
New Aquarium

University of Puget Sound
TACOMA, WA
Student Center Entry Replacement

Tacoma Community House
TACOMA, WA



Gareth Roe AICP
Land Use Planning Lead

Gareth is experienced with conceptual land use schematics, land use regulatory code research, site development feasibility, consultant and jurisdictional coordination, and permitting. He understands the Washington State Growth Management Act, SEPA requirements, Washington State Shoreline Master Program, and other regulatory requirements related to comprehensive planning, zoning, and site development.

EDUCATION

Bachelor of Science in Urban and Regional Planning
WESTERN WASHINGTON UNIVERSITY

LICENSES

American Institute of Certified Planners (AICP)

PROJECT EXPERIENCE

Metro Parks Tacoma
TACOMA, WA
Point Defiance Park 20-year Master Plan Update and Development Regulation Agreement

City of Lakewood, Tillicum Neighborhood Plan
LAKEWOOD, WA
Site Development Master Plan

Pierce County, Key Peninsula Existing and Desired Conditions Report
PIERCE COUNTY, WA

Pacific Lutheran University/Garfield Street
TACOMA, WA
Design Guidelines

Kitsap County, Central Kitsap Community Campus
SILVERDALE, WA
Site Development Master Plan

Pierce County, Design Charette and Design Guidelines
KEY PENINSULA, WA
Design Guidelines



Lori Robbin NCIDQ, LEED ID+C
Interior Design Lead

Lori's project experience showcases her expertise in programming, schematic design, design development, construction documents, FF&E, and construction administration. She brings a design initiative to projects that realizes the importance of staying within schedule and budget, while understanding the value of creative solutions. Lori is particularly enthusiastic about projects that help enhance educational, recreational, and child development spaces.

EDUCATION

Bachelor of Science in Interior Design
CENTRAL WASHINGTON UNIVERSITY

LICENSES

National Council for Interior Design Qualifications (NCIDQ)
NO. 021636

PROJECT EXPERIENCE

Clover Park School District
JOINT BASE LEWIS-MCCHORD, WA
Beachwood Elementary School
Evergreen Elementary School

North Thurston Public Schools
LACEY, WA
Salish Middle School

Tacoma Public Utilities, Administration Complex
TACOMA, WA

Infoblox
TACOMA, WA

Brown and Brown Insurance
TACOMA, WA
Office Tenant Improvement

YMCA of Snohomish County
Snohomish county, WA
EVERETT YMCA
Stanwood-Camano YMCA

YMCA of Pierce and Kitsap Counties
Pierce and Kitsap Counties
New Y on Pearl Street
Gordon Family YMCA
Lakewood Family YMCA
Interiors Renovation

Haselwood YMCA
Tom Taylor YMCA

Children's Museum of Tacoma
TACOMA, WA
The Muse Early Learning Center
New Museum - JBLLM

Metro Parks Tacoma
TACOMA, WA
Treetops Playground at STAR Center

Pierce County Parks and Rec
SPANAWAY, WA
Sprinkler Recreation Center



Sabrina Stenson

Interior Design and Space Planning Support

Sabrina brings 11 years of interior design experience working with corporate, government, healthcare, and multifamily residential clients. She has managed projects and teams to deliver design solutions for over 1000 people in workspace environments. She brings an extensive knowledge of systems furniture and ancillary products.

EDUCATION

Bachelor of Arts
WESTERN WASHINGTON
UNIVERSITY

**Associates of Arts, Interior
Design**
CLOVER PARK TECHNICAL
COLLEGE

LICENSES

**National Council
for Interior Design
Qualifications (NCIDQ)**
NO. 026454

PROJECT EXPERIENCE

Tacoma Public Utilities *

TACOMA, WA
300,000 SF Master Planning
Project
Space Planning, Space
Utilization Studies, and
Workplace Strategy

Tacoma Public Utilities Administration Buildings*

TACOMA, WA
Space Planning and
Reconfiguration Services

Puyallup School District

PUYALLUP, WA
Kessler Special Programs
Facility

Infoblox

TACOMA, WA
Develop Workstation
Standards, Space Planning,
Workplace Density, and
Reconfiguration Services

Metro Parks Tacoma

TACOMA, WA
Headquarters Facility Space
Planning and Furniture Package

Yelm Community Schools

YELM, WA
Yelm Middle School
Southworth Elementary
School

Tacoma Public Schools

TACOMA, WA
Hunt Middle School

Children's Museum of Tacoma

JOINT BASE LEWIS-MCCHORD,
WA

*experience with previous firm



Dave Seifert

Construction Administrator

Dave is experienced in specifications, quality control, cost estimating, and construction administration, including several years as a public school district construction representative. Due to his expertise and professionalism, Dave has become one of the most sought-after construction administrators in the South Sound area.

ACCREDITATIONS

**Certified Building Science
Thermographer (CBST)**

PROJECT EXPERIENCE

Port of Tacoma

TACOMA, WA
Husky Terminal Leak
Investigation
Roof Assessments
2000 Taylor Way Roof
Replacement

City of Tacoma

TACOMA, WA
2308 Holgate Building Roof
Collapse Assessment & Repair
2311 Holgate Building Repairs
Recycle Center Roof
Assessment
Tacoma Business District
Sidewalk Improvements

Tacoma Public Utilities

TACOMA, WA
Administration Complex
Facilities Roofing Consultant

North Thurston Public Schools

LACEY, WA
Salish Middle School

Metro Parks Tacoma

TACOMA, WA
Point Defiance Zoo Wild
Wonders Amphitheater

WSDOT On Call Services

MULTIPLE LOCATIONS, WA
Olympic Region HQ Building 6
Roof Assessment &
Replacement
Vancouver SW Region HQ Bldg.
4 Re-roof
State Materials Lab Roof
Replacement
Clallum Highway Cost Impact
Study
Vancouver Shop Roof
Replacement



Tacoma, WA

2106 Pacific Avenue, Suite 300
Tacoma, WA 98402
T (253) 627-4367

Seattle, WA

414 Stewart Street, Suite 200
Seattle, WA 98101
T (206) 625-3300

bcradesign.com

Qualifications



4000 Delridge Way
Seattle, WA 98104
206.624.2777
www.smstemper.com



Founded in 1988, Stemper Architecture Collaborative (previously S.M. Stemper Architects) is distinguished by its pragmatic approach to building design and by its technical expertise in building envelope renovation.

We help clients meet their objectives by offering design solutions that are technically and economically feasible, while incorporating durable and environmentally friendly design elements, and greatly improving the experience for a building's occupants.

SERVICES

- Renovation and restoration of existing, aged, and historic buildings
- New building design
- Roofing and building envelope investigation, troubleshooting, and replacement
- Building systems design and replacement
- Site planning and development
- Sound/noise remediation
- Interiors and ADA upgrades
- Space analysis
- Facility condition surveys
- Elevator design and renovation (new and existing elevators)
- Sustainable LEED® facilities
- Pool facilities

AREAS OF EXPERTISE



BUILDING ENVELOPE RENOVATION, ROOFING, AND BUILDING SYSTEMS CAPABILITIES

Stemper AC provides a comprehensive knowledge of building envelope systems, and renovations and improvement projects. We maintain a full-time staff specializing in roofing, weatherization, and masonry restoration and are considered by many clients to be the architect of choice for buildings with difficult or complex roofs.

Our goal is to use our knowledge of building and infrastructure systems to best fit the needs of each client. With hands-on experience managing HVAC replacements, fire alarm upgrades, and technology improvement projects, our firm understands the integration of mechanical and electrical systems in renovated facilities.



SPACE PLANNING & INTERIORS

Interior upgrades and facility renovations offer the opportunity to modernize space. We prioritize:

- Meeting current technology needs
- Enhancing natural lighting
- Improving security
- Meeting life and fire safety requirements
- Improving work-space efficiency and circulation
- Upgrading to meet facility ADA requirements



In many of our restoration projects, we have found that intricate material transitions, complex corner conditions, and penetrations and terminations are the source of 95 percent of all building envelope failures. We assure high quality design and construction by fully analyzing existing building conditions and documenting all detail locations and potential problem areas. We look beyond just the roof itself and carefully consider budget, life cycle costs, building use, and location in determining an appropriate roof system. In addition, we pay careful attention to detailing, flashings, penetrations, roof transitions, and are experienced in designing fall protection anchor systems for roof structures.

Stemper AC works through minor and major interior renovations for office/administrative space, labs, classrooms, bathrooms, stairwells, conference spaces, multi-media rooms, upgrade to comply with ADA requirements. We work with our clients to inventory and analyze space needs, and assist with finish selections and configurations. Choosing finish materials can be complicated, given the range of materials and cost. We work with our clients to prioritize selections, helping achieve the most value for the allocated budget.



AREAS OF EXPERTISE

ADA UPGRADES

Stemper AC project managers are passionate about accessible design. Our architects understand barrier restrictions and ensure that the designs we produce are fully compliant with ADA code requirements. We are very experienced working with ADA design review authorities and committees. Ways in which we have incorporated ADA Design for renovated and new design projects include:

- Tenant improvements with desk/office functionality
- Restrooms upgrades
- Design/Install specialized ADA lifts
- Relocate parking stalls to be closer to entrances
- Reduce the grades between buildings to allow for more accessible ramps between buildings



ELEVATOR RENOVATIONS/REPLACEMENTS

The firm's involvement with elevator design projects started in 1998 with Stemper AC's first elevator renovation project at the University of Washington (UW). Stemper AC was hired based on expertise with building systems, retrofitting designs into aged facilities that are typically occupied with diverse users/stakeholders, complex and extensive permitting coordination, and ability to work collaboratively with diverse multi-disciplined consulting teams.

Since that time, Stemper AC has developed a firm practice, trained internal staff to design and manage elevator modernizations, and established a solid reputation with clients, subconsultants, elevator manufacturers, permitting authorities, and AHJ's.

SUSTAINABLE DESIGN

Stemper AC is fully committed to sustainable, high performance design. Our architects prioritize environmental consciousness, introducing sustainable site planning, design and construction practices that reduce each building's negative impact on the environment.

As the market for solar, vegetative, and alternative roofing materials has evolved, so too has Stemper AC's involvement. Stemper AC has developed a cost estimating analytic tool that efficiently and quickly provides cost estimates for the array of roof options. Our roofing projects have encompassed a wide variety of building types, sizes and configurations, slopes, and materials.

LEED PROJECTS

LEED GOLD: Design for the West Wing of Seattle Parks Magnuson Park Building 30

LEED SILVER: Green River College Cedar Hall Renovation; Green River College Trades Complex



PIERCE TRANSIT

OPERATOR'S LOBBY RENOVATION



Lakewood, WA
5,600 sf

PROJECT FEATURES

Flooring	Dispatch Area
Counters	Lounge
Cabinets	Kitchen/Vending
Furnishings	Manager's Office
Lighting	Quiet Room
Upgraded Security	Computer Lab
TV Monitors	Restrooms

Pierce Transit provides 24/7 public bus service to the Pierce County area in Washington State.

With 400-500 bus drivers, the operators' lounge is heavily used as the hub where drivers check in for daily schedules, pick up mail, take breaks between runs, meet with management, and socialize.

The lounge was renovated to meet management's desires to improve its functionality, flow, and aesthetic features.

The 5,600 sf space was entirely transformed with new flooring, counters, cabinets, furnishings, lighting, upgraded security, television monitors, dispatch area, lounge, kitchen/self-serve vending (switched from a catered type style), assistant manager offices, quiet room, computer lab, exercise room, and renovated restrooms, and new mailboxes, in anticipation of growth to 500+ operators.

"The design of the renovation project has been exceptionally well received by the users, administrator of the space and by Pierce Transit as a whole. Many compliments have been made regarding the design, material and color selections, functionality, and overall achievement of the goals of the project."

Clint Steele, Project Manager
Pierce Transit



STEMPER ARCHITECTURE
COLLABORATIVE



EVERETT COMMUNITY COLLEGE

JACKSON CENTER RENOVATION

The Jackson Center is located in the heart of the Everett Community College (EvCC) campus. This uniquely-shaped building has housed many campus programs including student services, and has been used as a central storage area and event space. EvCC leadership re-purposed the building to a more state-of-the-art conference center, designed to attract feature presentations and ultimately to serve as a revenue center for the college.



CONCEPT STUDY — PHASE I:

Stemper AC prepared the Jackson Center concept study in 2010, as part of an on-call agreement with the college. The study included conference center schematics as well as schematics for moving the current tenants (enrollment services & cashiering) into the Parks Hall.



PREDESIGN / DESIGN (PHASE II):

In a competitive selection process, Stemper AC was selected to perform Phase II — taking the project through design and completion. Our team worked with EvCC leadership and users to review several floor plans and select a schematic design.

SUSTAINABLE ELEMENTS:

- Displacement ventilation system that delivers conditioned air near floor levels for occupant comfort
- Replaced single pane curtain wall with new dual pane, thermally broken, energy efficient curtain wall system
- Materials selected based on low energy and low VOC content



Everett, WA
12,000 sf

PROJECT FEATURES

Large multi-purpose auditorium area
Two adjacent breakout rooms
New ADA-compliant toilet facilities
Upgraded building infrastructure including fixtures & lighting

STEMPER ARCHITECTURE
COLLABORATIVE

EVERETT COMMUNITY COLLEGE

OLYMPUS HALL

Olympus Hall is one of Everett Community College and the State of Washington's oldest remaining original community college buildings. It was designed in the minimalist International Style, evidenced by rectilinear form, large punched openings filled with glass, and the expressive use of concrete, massing, and fenestration. The building was in need of envelope and roofing repairs.

Stemper AC designed and oversaw construction of a complete roof and siding replacement. A new EIFS system including glazing was designed and installed at the first and second floors to seamlessly maintain the clean lines and forms of the International style. Building signage was replaced in keeping with the clean, modernistic simplicity of the original lettering, but with

Everett, WA
12,000 sf



EVERETT COMMUNITY COLLEGE

MULTI-PURPOSE ROOM RENOVATION

Stemper AC designed and managed the 1,000 sf renovation of the new enrollment services space, as part of an on-call agreement with EvCC. Enrollment services was being displaced to the multi-purpose room space, to accommodate the renovation of the college's Jackson Center.

Stakeholder/User Collaboration: The process involved significant up-front stakeholder needs analysis with occupants and users to plan the new design: a re-purposed area to house the campus's enrollment services department.

Design Upgrades: Treatments include new signage, furnishings and modernized color scheme that works with established campus standards.

Everett, WA
1,000 sf



SEATTLE PUBLIC SCHOOLS

LAURELHURST ELEMENTARY SCHOOL



Seattle, WA

PROJECT 1

Stemper AC provided professional architectural services that included roof replacement at the play court (4,550 sf), window shade replacement, domestic water piping replacement, steam trap replacement, window replacement and refurbishment, selective repair of brick veneer, and a boiler replacement.

PROJECT 2

Stemper AC renovated the front administration and office space and main building entrance, including, but not limited to replacement of interior walls, doors, restroom facility, all associated finishes, associated mechanical ventilation systems, and electrical upgrades. Additional work included replacement of exterior doors, replacement of interior door hardware, installation of overflow drains and associated roof patching and repair, and installation of ADA accessible entrance and stairs at main building entrance.

SEATTLE PUBLIC SCHOOLS

CATHERINE BLAINE K-8

INTERIOR RENOVATIONS, SPACE PLANNING, ROOF REPLACEMENT



Seattle, WA
19,136 sf

PROJECT 1

Stemper AC performed reroofing (19,136 sf) and interior renovations including: replacement of the spray foam roof with a modified bitumen roof at low slope roofs, replacement of steep-slope roof shingles, installation of internal overflow drains, safety ladders, and replacement of ceiling roof tiles.

PROJECT 2

Interior upgrades included flooring and ceiling replacement. Four of the existing classrooms at Catharine Blaine were subdivided to create new classrooms to meet increasing enrollment in North Seattle. Mechanical upgrades included boiler re-tubing and providing hot water to the kitchen.

PROJECT 3

This phase included replacing the remaining 8,480 sf of low slope foam roof; replacing roof shingles at steep slope clerestory; designing overflow drains, and selective replacement of clerestory windows.



GREEN RIVER COMMUNITY COLLEGE

KEATING TECH CENTER

Stemper AC's predesign study for the new 32,000 sf technology center at Green River Community College (GRCC) identified the need for a state-of-the-art classroom and lab facility to house the college's rapidly growing information technology training program.



The design phase for this new campus building began in 2002. The goals for the new facility included expanding the college's technology certification program, developing a collaborative information technology environment and providing a flexible infrastructure, all within a framework of universal access and minimal environmental impact.



Sustainable building goals included use of natural ventilation, efficient daylighting systems with autodimming lighting controls, on-site storm water management, rainwater collection/irrigation system, and low VOC paints and carpets. Energy-saving computer equipment included flat-screen monitors.

The new technology center houses open computer labs, an internet cafe, a repair shop, and computer information technology administration and faculty offices. The building is a focal point of the college, accenting the natural beauty of the campus while creating a "center of technology" for students, staff, and the community.

Auburn, WA
32,000 sf

The Technology Center was recognized for its sustainable design accomplishments. It received LEED Silver status, and the "Earth Hero" award from King County.

"On behalf of our college president's staff, I want to say thank you for the role you played in helping us get to the point where we have received our allotment from OFM and have issued our NTP to our general contractor for the SMT renovation project. With completion of the facilities building ahead of schedule, we were able to start the renovation project weeks ahead of the original schedule. Your efforts are appreciated."

Sam Ball, Director of Capital Projects,
Green River Community College

STEMPER ARCHITECTURE
COLLABORATIVE

GREEN RIVER COMMUNITY COLLEGE

CEDAR HALL RENOVATION

(LEED Silver equivalent)

Project features include:

- Consolidation of mathematics, engineering, design drafting, natural resources, and early childhood education created efficiencies to these once-fragmented instructional programs
- Improved site access: expanded ADA accessibility circumnavigating the building
- Life safety: fire suppression sprinklers, and addition of a new fire alarm system
- State-of-the-art mechanical systems and controls replaced outdated and wasteful systems, thus improving interior air circulation and reducing operating costs
- Addition of thermal insulation to exterior walls, greatly improving energy efficiency
- Floor-to-ceiling double-story entryway featuring expansive windows framing the new glazed entry and new skylights introducing natural lighting into the building's interior spaces
- Student gathering spaces, new stairs, and reception open to the entry

Cedar Hall is a core classroom building on the GRCC campus. In addition to extending the service life for another 50 years, the building was re-programmed and re-tooled to meet GRCC's diversified instructional needs. The renovated building was designed to meet the college's high standards for sustainable design, durable and maintenance-friendly materials, and for heating/ventilation systems that reduce the consumption of non-renewable energy.



STEMPER ARCHITECTURE
COLLABORATIVE

GREEN RIVER COMMUNITY COLLEGE

WRIGHT TRADES BUILDING

The new building combines state-of-the-art equipment and facilities with mature landscaping, green building materials, and sensitive site design. This innovative facility houses five programs including: automotive, aviation, welding, carpentry, and manufacturing.



Auburn, WA
75,000 sf

The Wright Trades Building was designed as a LEED Silver certified building. The building provides a modern instructional environment and helps meet local employers' demands for qualified graduates. Stemper AC was involved in all phases of the Trades Building project; from writing the project request report through design and construction.



SEATTLE PUBLIC SCHOOLS

BALLARD HIGH SCHOOL ROOF REPLACEMENT &
MASONRY IMPROVEMENTS



Seattle, WA
145,000 sf

PROJECT 1

Stemper AC along with BET&R performed a roof replacement of 145,000 sf at over 17 different roof levels. Solar panel installation was included in this phase, and future additional solar panel installations were coordinated with re-roofing design and installation to avoid future disruption/damage to new roof membrane at the time of future solar installation. Discovery of concealed masonry issues led to Stemper AC and BET&R providing a report of masonry test openings and evaluation.

PROJECT 2

Project 2: Stemper AC along with BET&R were selected to perform masonry cladding improvements at Ballard HS.

SEATTLE PUBLIC SCHOOLS

ALKI ELEMENTARY SCHOOL ROOF REPLACEMENT



Seattle, WA
145,000 sf

Stemper AC was selected to perform:

- Re-roofing
- Interior improvements
- Window replacement
- Mechanical upgrades

Improvements to energy efficiency included the replacement of 430 sf of glazing, and mechanical upgrades. Interior improvements included floor tile, carpet, and wall base replacement (total combined 11,620 sf). The re-roofing and associated metal flashings and coping were completed at 6 roof areas, totaling 21,363 sf of roof replacement.

SEATTLE PARKS AND REC

MAGNUSON PARK BUILDING 30 RENOVATION

Magnuson Park Building 30 is located in the Sand Point Historic District. The district does not maintain a formal historic review committee. Thus, coordination was made with the Seattle Landmarks Preservation Board. The facility dates to the 1930's and was originally built to house Navy Administration. The hangar was added in 1949.

Stemper AC worked extensively with Seattle Parks & Recreation staff, with stakeholders, tenants, and the community to envision the building's future purpose. The renovated building houses artist studios, non-profit rental space, rental of the officer's club and hangar for large public assemblies.

Phase I (2002/2003): Roof Replacement & Seismic Upgrades: Water intrusion was significant requiring an extensive roof replacement for the entire building. The project also included seismic repairs and bracing that were designed to tie into a future, planned renovation. Damages resulting from the 2001 Nisqually earthquake were seismically addressed.

Phase II (2012/2014): Building 30 Renovation (LEED® Gold standard for the West Wing Interiors): 75,000 sf comprehensive renovation: Seismic, ADA, new mechanical systems, waterlines, wood windows, sprinkler and fire, life safety upgrades, new toilet facilities, masonry facade ties, new lighting, primary power, and power distribution systems were replaced.

PROJECT FEATURES

- Roof replacement
- Seismic upgrades/repairs
- LEED Gold
- ADA upgrades
- New mechanical systems
- Waterlines
- New windows
- Sprinkler and fire upgrades
- Life safety upgrades
- New restroom facilities
- New lighting

PROJECT FEATURES

- Building Envelope
- Roof replacement
- Siding
- Windows
- Doors
- Interior ADA upgrades
- Cost estimates

SEATTLE PARKS AND REC

POOL FACILITIES

Stemper AC was part of the team that performed a building envelope condition survey in order to assess remaining service life of the roofs, siding, windows, and doors on six pool buildings. Interior ADA upgrades were also assessed. The Stemper AC team then prepared a report containing recommendations and cost estimate for repairs/upgrades.

The team worked with SPD to define a scope of work that most effectively utilized the client's budget. Stemper AC was responsible for design, producing CDs, and bidding the project. The construction team collaborated well, allowing for the project to run smoothly. The project was completed on time in 2018.



Queen Anne



Ballard



Medgard Evers

STATE OF WASHINGTON

ON-CALL PROJECTS

Working directly for the State of Washington, Stemper AC performed a range of on-call projects, including:

- Employee Security Department Elevator Space Improvements
- Fircrest School Building Reroof Condition Survey & Design
- South Puget Sound Community College Roof Replacement
- Pierce Transit Building 4 Modifications
- Rhodes Building Complex Security Upgrades
- Rhodes Building Emergency Roof Replacement
- Bellevue College Roof Fall Protection Design
- Rhodes Building Storefront
- Rhodes Building L&I Tenant Improvements (TIs)
- VE Constructability Review RTC K Complex Renovation
- Bellevue Transportation Plan Phase I Implementation
- Bellevue College Issaquah Campus Due Diligence Study
- RTC Campus Center Roof Replacement



CITY OF SEATTLE

ON-CALL PROJECTS



2011- Current



2011- 2015

"I could not have asked for better service over the last few weeks. Once again, your firm has gone the extra mile to make sure the College's needs are being met."

Barry Baker, Renton Technical College, Facilities Manager

Campus Center Roof Replacement SOW On-Call

Stemper AC works directly for the City and their departments, performing select and emergency-oriented projects, including the partial list summarized below:

- Harbor Patrol HVAC Replacement
- Seattle PD South Precinct Seismic Upgrades Cost Studies
- Charles Street Meter Shop Roof Replacement
- Charles Street Maintenance Shop Domestic Water Plumbing Replacement
- Seattle Public Utilities Testing Lab Roof Replacement
- South Park Area Redevelopment Committee (SPARC) Roof Replacement
- Central Area Motivation Program (CAMP) Rebid
- Central Area Motivation Program (CAMP) Roof Replacement
- NW Senior Center Roof Replacement
- Central Area Senior Center (CASC) Roof Replacement
- Seattle Municipal Tower HVAC Study
- 714 Charles Street Water Piping Feasibility Review
- East Precinct Roof Replacement & Envelope Repairs



SCOTT STEMPER, AIA



SKILLS

New Building Design
Cost Estimating
Building Envelope
Roof Replacement
Existing & Historic
Structures
Multi-Disciplined Team
Leader
Feasibility Analysis

EDUCATION

BA Architecture,
University of Oregon
Landscape Architecture,
Urban Planning Studies,
Oregon State University

REGISTRATION

Registered Architect, WA
#4220

PRINCIPAL-IN-CHARGE

Scott Stemper, founder of Stemper AC, has practiced architecture in the Pacific Northwest for over 32 years. Scott's experience emphasizes design, cost estimating/feasibility analysis, and construction management/administration with particular focus in K-12 facilities. He is recognized locally as a go-to architect for envelope and roofing projects that involve complex issues and for older or historic structures.

Scott has worked on Seattle Public School facilities for over 28 years, and the University of Washington for 26 years. He has completed work at both Laurelhurst ES, Catharine Blaine K-8 and others for the District. He also has completed work for other K-12 public school districts, including: Central

PROJECTS

SEATTLE PUBLIC SCHOOLS (28+ YEARS)

- Magnolia Elementary School Exterior Upgrades
- Coe Elementary School Exterior Upgrades
- Ballard, Garfield & West Seattle High School Roof Replacement
- Gatewood Elementary School Roof Replacement
- Laurelhurst Elementary School Interior/Exterior Renovation
- Catharine Blaine K-8 3-Phased Classroom Reconfiguration, Roof Replacement, and Exterior Renovations
- Alki Elementary School Re-roof, Mechanical Upgrades, & Interior Upgrades

CENTRAL KITSAP SCHOOL DISTRICT

- Fairview Junior High Fire Life Safety Upgrades & Seismic Repairs
- Olympic High School Building Envelope Repairs & Forum Renovation

SEATTLE PARKS AND RECREATION (22+ YEARS)

- Community Center Stabilization (Interior Remodel, Restroom Upgrades, Seismic Upgrades, Roof Replacement, Exterior Renovations) for 3 Facilities, Ongoing
- Citywide Exterior/Interior Upgrades for 7 Pool Facilities, Ongoing
- Magnuson Park Building 30 Seismic Upgrades LEED Gold, 2015
- Magnolia Community Center Roof & Skylight Replacement, 2011

UNIVERSITY OF WASHINGTON (26+ YEARS)

- UW Bothell UW1 Roof Replacement, 2016
- Magnuson Health Service Center Roof Replacement, 2015

GREEN RIVER COMMUNITY COLLEGE

- Trades Building New Construction, 2015
- Science Center New Construction, 2007
- Technology Center New Construction, 2005

MELODY LEUNG



SKILLS

New Building Design
Cost Estimating
Project Management
Conceptual Design
Programming
Planning
Design Development
Construction Doc
Production
Communication &
Leadership

EDUCATION

BA Architecture,
University of Texas at
Austin

SENIOR PROJECT MANAGER

Melody has K-12 education, municipal, and other public agency design experience. She has managed all phases of renovation and new design including interiors, TIs, concept design, programming, planning, design development, construction document production, bidding and permitting, cost estimates, and construction administration. She has practiced architecture for 24 years and is highly regarded for her exceptional management and communication skills.

PROJECTS

PIERCE TRANSIT

- Building 4 Operators Lobby Renovation, 2015
- Building 4 Second Floor Tenant Improvements Project, 2014

FOUR SEAS LLC DEVELOPMENT

- Mixed Use Commercial/Condo

SEATTLE PUBLIC SCHOOLS

- Kimball ES, Maple ES, & Aki Kurose MS Restroom Remodel, Modernization, & Mechanical Upgrades

MAK ASSETS

- Pioneer Village Feasibility Study and Apartment Renovation
- Meridian Building ADA Accessibility and Tenant Improvements
- Department of Fish & Wildlife Tenant Improvements

OLYMPIC COLLEGE

- College Service Center ADA Restroom Upgrades
- Poulsbo Campus - Infill at Administration & Bookstore Modifications

HIGHLINE COMMUNITY COLLEGE

- Building 9 Interior Renovation, Seismic Upgrades, Systems Renovation, & Envelope Upgrades
- Building 19 Upgrades & Modernization
- Building 6 Bookstore Upgrade

COMMUNITY TRANSIT

- Operator's Space Utilization Analysis, 2017

SEATTLE PARKS & RECREATION

- Citywide Pool Renovation of Seven Facilities (Interior, Exterior, & Locker-room/Restroom), Ongoing

CITY OF BELLEVUE

- Robinswood House Exterior ADA Upgrades (Historically Sensitive), 2018
- Northwest Arts Center Restroom ADA Upgrades, 2018

MARC TEGEN, AIA



PROJECT MANAGER

Marc has a diverse architectural design, graphic design, and construction background. He has broad industry experience working on projects in higher education, K-12 education, commercial, and residential. His experience includes roof replacements, envelope upgrades, renovations of office/administration, and whole buildings. His graphic skills, production capabilities, and project management are highly regarded.

SKILLS

New Building Design
Cost Estimating
Project Management
Roof Replacements
Building Envelope
Interior/Exterior Renovations
Locker Room Design
Office Building Design
Whole Building Design
Design Development
Graphic Design
Communication & Leadership

EDUCATION

Masters Architecture,
Washington State University

REGISTRATION

Registered Architect, WA
#11878

PROJECTS

SEATTLE PUBLIC SCHOOLS

- Dearborn Park School Seismic Upgrades & Roof Replacement, Ongoing
- Ballard, Garfield, & West Seattle High Schools Roof Replacement, 2018
- Building Envelope Surveys for 11 Educational Facilities, 2018

GREEN RIVER COLLEGE

- Trades Building Design, Production, 2015

SAMENA SWIM CLUB & RECREATION CLUB

- Locker Room Renovation and ADA Upgrades

SEATTLE PARKS & RECREATION

- Building 406 Roof Replacement, Interior Upgrades, & Restroom Upgrades, 2016

SEWARD PARK/SEATTLE PARKS & RECREATION

- Clay Studio Renovation & Seismic Upgrades, Ongoing

MAK ASSETS (PRIVATE DEVELOPER)

- Fisheries Building Exterior/Interior Renovation, 2015
- Meridian Building ADA Accessibility & Tenant Improvements
- Pioneer Village Feasibility Study & Apartment Renovation

EVERETT COMMUNITY COLLEGE

- Olympus Hall Exterior Renovation, 2015
- Advanced Manufacturing Technology & Education Center Renovation, 2015

SALLY CRONE



PROJECT MANAGER

Sally has a wide range of experience for Seattle Public Schools, University of Washington, Seattle University and several Puget Sound based community colleges. Sally has a strong resume of renovation, systems upgrades and building envelope/roof replacement projects for public clients. Her responsibilities include project management, programming, schematic design, design development and construction documents, construction observation and as-built drawings. Sally is an accomplished Project Manager — highly regarded for her thoroughness, attention to detail and effective project management. Through her work she has gained a thorough understanding of the complex design / bidding process for public projects.

SKILLS

On-Call and Emergencies
Public Projects
Renovation Design
Office Building Design
Classroom Design
Existing Facilities Design
Multi-Disciplined Leadership
Project Management
Construction Administration
Roof Replacement
Building Envelope
Complex, Historical Buildings
User/Occupant Coordination
GCCM, Design/Bid/Build, JOC

EDUCATION

Masters Architecture,
University of Washington

PROJECTS

City of Seattle On-Call Architect

- SPARC Roof Replacement and HVAC Modifications, 2015
- Charles Street Meter Shop Re-roofing and HVAC Modifications, 2016

University of Washington

- MHSC Roof Replacement, Multi-phased complex, GCCM, 80,000 s/f,

Seattle Public School

- Ballard High School Roof Replacement, 2016 - 2018
- Laurelhurst ES Upgrades, 2015 - present
- Gatewood ES Roof Replacement and Fall Protection, 2014
- Alki ES Re-roof & Interior Renovations Phase II, 2009
- Alki ES Re-roof Phase I, 2008

Everett Community College (On-Call)

- Parks Student Union Building Addition/Renovation, 2011
- College Plaza Roof Repairs, 2009
- Parks Student Union Building Roof Replacement, 2009

Seattle University (Roster/On-Call)

- 1218 East Cherry Building Renovation (3 phases), 2005 - 2008
- Lynn Hall Waterproofing Repairs, 2007

Green River College

- New Facilities Building, 2011

Renton Technical College (On-Call)

- Maintenance/Classroom Building, 2007
- Building K Autolift Replacements, 2005
- Building A, L, G, E, and F HVAC Modifications, 2004

THOMAS HORTON



PROJECT MANAGER

Thomas has thirteen years of experience designing and managing a variety of educational, commercial and institutional projects, including roof replacements, facility interior and exterior building improvements and the design, installation, refurbishment and retrofit of elevators.

PROJECTS

STATE OF WASHINGTON, DEPARTMENT OF ENTERPRISE SERVICES

- Employment Security Department Elevator Improvements

UNIVERSITY OF WASHINGTON

- UW Bothell Re-roof – UWB1
- On-Call Elevator Design Upgrades (2002-current) Refurbishment, Replacement & New Elevator installation, coordination of multi-disciplined technical subconsultants (electrical, mechanical, structural), and permitting coordination for 15+ elevators including:
 - o Magnuson Health Sciences Center B, D, F & H Wings
 - o HMC View Park (Pre-design)
 - o UW Bothell Campus - LB1, UW1
 - o Plant Services Materials Lift (materials only — non-occupancy)
 - o Schmitz Hall

SEATTLE PUBLIC SCHOOLS

- John Marshall School, Roof Replacement and New Elevator Design for an existing, 1926 building

SEATTLE PUBLIC UTILITIES

- 2700 Airport Way South Main Warehouse Roof and Ventilation Replacement

SAMENA SWIM & RECREATION CLUB — BELLEVUE, WA (ON-CALL)

- Administration Building Roof Replacement, 2012
- Renovation Phases V & VI - Design/Construction Administration of permanent Natatorium (covered aquatic facility), expanded multi-purpose room, upgraded toilet facilities/spa, fire alarm/sprinkler upgrades

SEATTLE HOUSING AUTHORITY ON-CALL ELEVATOR DESIGN (2012 – 2015)

- Elevator design and construction administration for new and renovated elevators in various SHA properties/facilities including: Wedgewood Building A, B, and C

SKILLS

On-Call Elevator Renovation/
Refurbishment/Replacement
On-Call Project Experience
Public Agencies/Institutions
Private Commercial
Roof Replacement
Multi-Disciplined Team
Leadership
Project Management
Construction Administration
Design
User/Occupant Coordination

EDUCATION

Masters Architecture,
University of Washington
BA Research Psychology,
University of Denver

REFERENCES

1

Client: Seattle Public Schools
Contact: Richard Best
P: 206-252-0644
E: richardb@seattleschools.org
A: P.O. Box 34165, Seattle, WA 98124

2

Client: Seattle Parks and Recreation
Contact: Garrett Farrell
P: 206-233-7921
E: garrett.farrell@seattle.gov
A: 800 Maynard Ave S, Seattle, WA, 98134

3

Client: University of Washington
Contact: Tom Berg
P: 206.616.1051
E: tberg@uw.edu
A: 3950 University Way NE, Seattle, WA 98105



“

“On behalf of our college president’s staff, I want to say thank you for the role you played in helping us get to the point where we have received our allotment from OFM and have issued our NTP to our general contractor for the SMT renovation project. With completion of the facilities building ahead of schedule, we were able to start the renovation project weeks ahead of the original schedule. Your efforts are appreciated.”

Sam Ball (retired), Director of Capital Projects, Green River College

“The design of the renovation project has been exceptionally well received by the users, administrator of the space and by Pierce Transit as a whole. Many compliments have been made regarding the design, material and color selections, functionality, and overall achievement of the goals of the project.”

Clint Steele, Project Manager, Pierce Transit

”





STATEMENT OF QUALIFICATIONS
Architectural Services



INNOVA Architects, Inc.
950 Pacific Ave, Suite 450
Tacoma, WA 98402
253 572 4903 phone
253 572 4919 fax
www.orbarchitects.com



950 PACIFIC AVENUE, SUITE 450 | TACOMA, WASHINGTON 98402

cover letter

November 2016

Dear Selection Committee,

INNOVA Architects is pleased to submit this statement of qualifications outlining our experience and confirming our interest in working with the municipalities selected through the Municipal Research & Services Center (MRSC) Shared Roster. Working with municipalities complements both our expertise and our commitment to community-based projects.

We are a multi-disciplined team of design professionals providing Planning, Architecture, and Civil, and Structural Engineering throughout the greater Northwest to municipal, state and federal agencies on a variety of public works facilities. INNOVA is committed to making a positive impact on our communities through design innovation and management expertise. We serve parks & recreation, affordable housing, senior citizen, commercial, military, healthcare, and education clients.

Recent projects include upgrades to affordable and senior housing for weatherization and increased energy efficiency, multiple aquatic and recreation facility upgrades, commercial building renovation and tenant improvements, and renovations to historically significant buildings at Joint Base Lewis-McChord.

As your architectural consultant, INNOVA provides the following assets to meet your project needs:

- Extensive architectural expertise from planning and feasibility studies, to conceptual design through construction administration
- Experience with a variety of delivery methods including traditional Design-Bid-Build, GC/CM, and Design Build
- LEED® accredited professionals
- A collaborative team with years of proven experience and the ability to manage multiple projects simultaneously
- A history of meeting established budgets and project time frames

We look forward to the opportunity to work with you. If you have any questions or require additional information, please feel free to contact me directly at 253.572.4903. You may also send inquiries via email to ganderson@innovaarchitects.com or visit our website at www.orbarchitects.com.

Respectfully submitted,

Paul B McCormick

Paul McCormick, PE, SE
Chief Executive Officer
(253) 572-4903
paul@innovaarchitects.com

INNOVA
architects

1

firm profile



INNOVA ARCHITECTS

COMMUNITY INSPIRED ARCHITECTURE

INNOVA Architects is a full service design firm providing Planning, Architecture, Civil and Structural Engineering.

With the merger of INNOVA Architects and ORB Architects, we are able to preserve and maintain 50 years of experience and knowledge and expertise related to design for affordable housing in the Pacific Northwest, while adding additional skills and capacity to serve our clients. We remain committed to making a positive impact on our communities through design innovation and management expertise.

RESPONSIVE DESIGN

We practice responsive design. In addition to being aesthetically pleasing, architecturally sound and environmentally sensitive, our designs are responsive to the needs of the people who will use them, the people who will own and operate them and the needs of the surrounding community. We work with our clients to address their specific design concerns and meet their requirements in regards to appearance, functionality, energy-efficiency and sustainability. In order to achieve this, we place great emphasis on continuous and candid communication with our clients, the users and the community. We strive to make everyone involved feel comfortable and confident about the work we are performing.

OUR TRACK RECORD

Responsive design is about solving design challenges with innovative solutions, all while working within our clients' budgets and schedules. This dedication to design excellence with great value has resulted in a reliable track record of cost estimating and designing to the budget. Additionally, we consistently meet our clients agreed-upon timeline, and none of our projects in recent history have exceeded their design schedule.

Finally, responsive design means few on-site design changes. Our meticulous attention to detail and quality has resulted in very few cost overruns on our projects. We take great pride in the knowledge that the projects we manage meet or exceed our clients' expectations and benefit the communities they serve. It's our reason for being.

INNOVA
architects

2

firm profile



INNOVA ARCHITECTS

COMMUNITY INSPIRED ARCHITECTURE

PROJECT EXPERIENCE

INNOVA Architects is a recognized leader in the planning and design of community-related projects throughout Washington, Oregon, Idaho, and Alaska. We are a team of design professionals, providing full architectural services for people-oriented community facilities.

INNOVA Architects has evaluated, designed and renovated more than 250 aquatic, recreation, fitness and community facilities over the past 30 plus years. INNOVA has also designed more than 12,000 new and renovated single and multi-family housing units and conducted numerous comprehensive needs assessments, site investigations and feasibility studies for municipalities throughout the Pacific Northwest.

Because we specialize in these type of projects, we are able to maintain a staff of highly qualified experts who keep constantly abreast of the latest technology, making INNOVA extremely well versed in the latest materials and equipment available. We believe this experience and knowledge, combined with our dedication to community well-being, makes INNOVA perfectly suited to serve your community needs.

AREAS OF EXPERTISE

- Commercial
- Multi-Family Housing
- Government
- Pools and Aquatic Facilities
- Community and Recreation Centers
- Parks & Recreation
- Historic Preservation
- Conceptual Design
- In-House Cost Estimating
- Building Investigation
- Alternate Delivery Methods (GC/CM and Design-Build)

INNOVA
architects

3

project experience

new construction housing experience

Tacoma Terrace Apartments | Tacoma, WA

I Street Apartments | Tacoma, WA

University Mixed Use Concept Design | Tacoma, WA

Vineyard Park Assisted Living Community | Mountlake Terrace, WA

Air Force Family Housing, Phases I, II, III, and IV | Eielson AFB, AK

Siku Basin Army Family Housing | Fort Wainwright, Fairbanks, AK

Denali Village Army Family Housing | Fort Wainwright, Fairbanks, AK



INNOVA
architects

4

project experience

new construction housing experience



KING COUNTY HOUSING AUTHORITY HIGHLAND VILLAGE APARTMENTS PHASE 2 BELLEVUE, WASHINGTON

Project type: New Construction
 Services performed: Architectural and Civil Design
 Start and completion dates: 2018-2019 (2018 Tax Credit)
 Number of units: 36 Units
 Hard cost construction budget: \$11.4 Million
 Client: King County Housing Authority
 Client Contact: Hugh Watkinson, hughw@kcha.org, 206.574.1230
 A-E fees: \$542,000

INNOVA worked with the King County Housing Authority and the City of Bellevue to prepare a feasibility study that validated the construction of a new 3-story, 36-unit apartment building that will maximize the affordable housing available at the Highland Village site. This property is designed to provide affordable family housing, with a mix of one, two, and three-bedroom units. The building replaces two smaller buildings to maximize the allowable site density, while fitting in with the neighborhood requirements.

The feasibility phase included working with city planning to accommodate the zoning and design review requirements. Since the property partly overlapped a neighborhood transition zone, Design Review was required. Special attention was paid to the scale and design elements of the building.

In addition to the architectural design, INNOVA also provided civil engineering services. This new construction required a storm system design for the roof drainage, surrounding landscaped area and, for the kids play ground area. In addition, the existing water system was required to be abandoned. The installation of a new water main along with domestic and fire system was required. The existing sewer also needed to be abandoned and capped in place with a new connection to the sewer manhole. The project recently broke ground and construction is expected to last through 2019.



INNOVA
architects

5

project experience

new construction housing experience



MCCARVER HEIGHTS APARTMENTS TACOMA, WASHINGTON

Project type: New Construction
 Services performed: Architectural, Civil, and Structural Design
 Start and completion dates: Winter 2019 – Summer 2019
 Number of units: 78 Units
 Hard cost construction budget: \$18 Million
 Client: McCormick International Inc.
 Client Contact: Paul McCormick, paul@mccormickre.com, 253.471.8815
 A-E fees: \$400,000

INNOVA is performing architectural, civil, and structural design for a new 74-unit multi-family development in Tacoma. This project is designed and is scheduled for construction to begin by the end of 2018. This project is located in the MLK mixed-use district of Tacoma. INNOVA worked with the city planning staff to obtaining SEPA approvals, and with city council to obtain approval for the available property tax exemptions, which is made available to properties able to provide needed housing in the Downtown Tacoma market.

This property offers 5 stories of residential floors over one level of structured parking garage. The landscape around the building offers generous use of landscape courtyards and dog walk areas. Inside the building is a fitness center, a club room, a mail room and a leasing office. Community assets provided by this project include contribution to the transit agency for installation of a bus shelter near the project.



INNOVA
architects

6

project experience

new construction housing experience



SILVER VIEW APARTMENTS

SILVERDALE, WASHINGTON

Project type: New Construction
 Services performed: Architectural, Civil, and Structural Design
 Start and completion dates: October 2018 – December 2019
 Number of units: 160 units
 Hard cost construction budget: \$23 Million
 Client: Silver View LLC
 Client Contact: Craig Huish, craig@waterfrontfm.com, 360.692.9000
 A-E fees: \$535,000

INNOVA provided design services on this 160-unit garden style property planned in Silverdale. INNOVA worked closely with Kitsap County staff to design a project meeting the design needs of the building and the site. We also worked with Kitsap Transit to develop a ride share program, a bus stop, and offer transit passes to the tenants who will live in this new facility.

Because the site offers views of the water and mountains, INNOVA designed the units and oriented the buildings so that 100% of the units have views of either the water or the Olympic mountains. The site includes a pedestrian trail around the entire perimeter of the 7-acre site and includes a park and dog run on top of the hill with views of the water and mountains. The club house offers a large outdoor patio area for banquets and gatherings, as well as a large inside community space for tenants to use for parties, meetings, or social events. Within the club house is a fitness center, a large multi-purpose room, and the leasing offices.

INNOVA
architects

7

project experience

new construction housing experience



SIKU BASIN ARMY FAMILY HOUSING

FORT WAINWRIGHT, ALASKA

Project type: New Construction
 Services performed: Site Planning, Plans and Specifications, & Construction Administration
 Start and completion dates: May 2006 – September 2008
 Number of units: 126 Units
 Hard cost construction budget: \$73 Million
 Client: U.S. Army Corps of Engineers
 Client contact: Terry L. Stone, terry.l.stone@usace.army.mil, 907.753.5544
 A-E fees: \$374,000

INNOVA (formerly ORB Architects) worked with the contractor to provide design-build services for the U.S. Army for the full interior and exterior design and construction of Army family housing in the Siku Basin neighborhood at Fort Wainwright, near Fairbanks, Alaska. The scope of work included conceptual plans for entire site, including associated supporting infrastructure, and site development for utilities, roads, sidewalks, and play areas. The new housing units (126 total) are a mixture of 3, 4 and 5-bedroom, two-story, single-family, duplex, triplex, and quad-plex units.

Our design met the Army Corps' goal of creating visually interesting and comfortable homes for Army families. The buildings contain unique elements and welcoming characteristics for each individual unit. We incorporated a variety of colors and patterns to give the buildings texture and depth, avoiding a monochromatic, repeating series of row houses.

We were involved in all aspects of the project, including providing full architectural design services, conducting site visits, site planning services and construction administration. The project was completed under budget and ahead of schedule.

INNOVA
architects

8

project experience

new construction housing experience



DENALI VILLAGE ARMY FAMILY HOUSING

FORT WAINWRIGHT, ALASKA

Project type: New Construction
 Services performed: Site Planning, Plans and Specifications, & Construction Administration
 Start and completion dates: June 2007 – September 2009
 Number of units: 200 Units
 Hard cost construction budget: \$73 Million
 Client: U.S. Army Corps of Engineers
 Client contact: Terry L. Stone, terry.l.stone@usace.army.mil, 907.753.5544
 A-E fees: \$375,000

Denali Village, designed to achieve LEED Silver certification, was built for U.S. Army families as a design-build collaboration with Osborne Construction Company. The scope of work included conceptual plans for the entire site, including associated supporting infrastructure. The two-story quad-plexes consist of 200 new 3- and 5-bedroom housing units.

In response to the Army Corps' desire to create more interesting and comfortable homes for Army families, we designed the housing buildings to include unique and welcoming characteristics for each individual unit. Striving to depart from a repetitive row-house appearance, we combined alternating unit plans, color schemes, and patterns to achieve a varied look and scale to what would otherwise be a long building of repeating elements.

We were involved in all aspects of the project, including providing full architectural design services, conducting site visits, site planning services and construction administration. The project was completed under budget and ahead of schedule.

INNOVA
architects

9

project experience

affordable housing experience



INNOVA
architects

10

project experience

affordable housing experience

KCHA - Corinthian Apartments | *SeaTac, WA* | Site Investigation, Exterior and Interior Upgrades

KCHA - Riverton Apartments | *Tukwila, WA* | Exterior Repairs, Upgrades, Modernization, Cost Analysis, and Construction Administration

KCHA - Campus Court Exterior Upgrades | *Des Moines, WA* | Exterior Repairs, Upgrades, Modernization, Cost Estimating, and Construction Administration

KCHA - Eastside Terrace Exterior Upgrades | *Bellevue, WA* | Exterior Repairs, Upgrades, Modernization, Cost Estimating, and Construction Administration

KCHA - Cascade Apartments | *Kent, WA* | Exterior Repairs, Upgrades, Modernization, Cost Estimating, and Construction Administration

KCHA - Lake House Apartments | *Shoreline, WA* | Interior Repairs, Upgrades, and Modernization

KCHA - Briarwood Bldg Envelope Renovation | *Shoreline, WA* | Exterior Repairs and Modernization, Cost Estimating, and Construction Administration

KCHA - Riverton Terrace And Gustaves Manor Upgrades | *King County, WA* | ADA Upgrades, Interior and Exterior Renovations and Upgrades

KCHA - Mardi Gras, Munro Manor, Casa Madrona, And Plaza Seventeen | *King County, WA* | ADA Upgrades, Interior Renovations and Upgrades

Tacoma Housing Authority - Stewart Court Apartments | *Tacoma, WA* | Exterior Renovations

Tacoma Housing Authority - 1500 Block Hillside Terrace Apartments | *Tacoma, WA* | Interior and Exterior Modernization and Construction Administration

KCHA - Lakehouse Apartments | *Seattle, WA* | Design, Cost Estimating and Construction Administration for Upgrades

Tacoma Housing Authority - Hillsdale Heights | *Tacoma, WA* | Planning, Programming and Design: New Low and Moderate-Income Housing for 125 Units

KCHA - Briarwood | *Shoreline, WA* | Design and Cost Estimating for ADA Unit Conversion and Updates

Tacoma Housing Authority - Bergerson Terrace Apartments, Community Building and Maintenance Building | *Tacoma, WA* | Whole Site Renovation, Exterior and Interior Modernization

KCHA - Cascade Homes Community Building and Exterior Upgrades | *Kent, WA* | Design and Cost Estimating for Building Efficiency Upgrades

Tacoma Housing Authority - 1500 Block Hillside Terrace | *Tacoma, WA* | Interior and Exterior Renovation of Affordable Housing for 16 Units

Renton Housing Authority - Cedar Park Apartments | *Renton, WA* | Interior And Exterior Repairs, Upgrades, Modernization And Cost Analysis

Renton Housing Authority - Houser Terrace | *Renton, WA* | Design Programming, Cost Estimating through Construction (New)

Tacoma Housing Authority - 6th Avenue And North K Street Apartments | *Tacoma, WA* | Interior and Exterior Repairs, Modernization and Cost Analysis

Tacoma Housing Authority - South Lawrence Street and North G Street Senior Apartments | *Tacoma, WA* | Interior and Exterior Repairs, Upgrades, Modernization and Cost Analysis

Tacoma Housing Authority - South Wright Street Senior Apartments | *Tacoma, WA* | Interior and Exterior Repairs, Modernization and Cost Analysis

Pierce County Housing Authority - Chateau Rainier Apartments | *Fife, WA* | Due Diligence Investigation and Report, Exterior Renovations

KCHA - Southwood Square Apartments | *Kent, WA* | Due Diligence Site Investigation and Report, Interior and Exterior Repairs and Renovations

KCHA - Landmark Apartments | *Bellevue, WA* | Interior and Exterior Design for Emergency Damage Repairs, Upgrades and Modernization

KCHA - Cones Apartments | *Seattle, WA* | Due Diligence Site Investigation, Assessment Report and Preliminary Design

KCHA - Yardley Arms | *Burien, WA* | Design Programming Through Permit: Life Safety and Building Upgrades*

KCHA - Southridge House | *Federal Way, WA* | Design Programming Through Permit: Life Safety and Building Upgrades*

Seattle Housing Authority - Wedgewood Estates | *Seattle, WA* | Water Intrusion Investigation, Recommendations, Renovation and Construction Administration

KCHA - Six Building Upgrades | Interior and Exterior Renovations at Six Multi-Family Affordable Housing Facilities

INNOVA
architects

11

project experience

affordable housing experience



KING COUNTY HOUSING AUTHORITY HIGHLAND VILLAGE APARTMENTS PHASE 1 BELLEVUE, WASHINGTON

Project type:	Renovation
Services performed:	Architectural and Civil Design
Start and completion dates:	2017-2018
Number of units:	64 Units
Hard cost construction budget:	\$3,500,000
Client :	King County Housing Authority
Client Contact:	Hugh Watkinson, hughw@kcha.org, 206.574.1230
A-E fees:	\$343,000

INNOVA Architects was hired in 2017 to plan the extensive renovations and redevelopment of 10 apartment buildings and 64 units at the Highland Village Apartments in Bellevue, Washington. The property was acquired by the Housing Authority to preserve affordable housing stock in an area that rents have been increasing rapidly. Since this is a tax-credit financed project, all the design and permitting had to be ready in 2017 so that construction could begin immediately in 2018 – maximizing the 2018 construction period.

The property was in need of major renovations and upgrades. At the onset of the project, we hosted a charrette with the entire design team and owner to review the whole program and ESDS requirements. The resulting project scope includes all new windows, siding, roofs, insulation upgrades, interior renovations, and civil site improvements.

The storm collection system for the existing multi-family complex was never constructed. Roof drainage was discharging near the surrounding buildings onto splash blocks causing excessive ponding and muddy areas.

INNOVA
architects

12

project experience

affordable housing experience



KING COUNTY HOUSING AUTHORITY — SOMERSET GARDENS APARTMENTS BELLEVUE, WASHINGTON

Project type: Renovation & Redevelopment
 Services performed: Architectural and Civil Design
 Start and completion dates: 2017-2018 (2018 Tax Credit)
 Number of units: 198 Units
 Hard cost construction budget: \$6.6 Million
 Client: King County Housing Authority
 Client contact: Hugh Watkinson, hughw@kcha.org, 206.574.1230
 A-E fees: \$150,000

INNOVA Architects was hired in 2017 to plan the extensive renovations and redevelopment of 198 apartments that are part of two neighboring courtyard style complexes for Somerset Gardens Apartments in Bellevue, Washington. As a tax-credit financed project, all the design and permitting had to be ready in 2017 so that construction could begin immediately in 2018 – maximizing the 2018 construction period.

The majority of project improvements are interior to the units, with some smaller units being combined to create larger family units. Since the project had to meet the ESDS requirements, we planned early for meeting these requirements as part of the overall project goals. The project included energy conservation upgrades, ventilation improvements, and all new interior finishes, as well as site improvements.

Located along the southern property boundary for this project was the on-site trench drain system. This system was designed to receive and infiltrate storm runoff from the site. While we were on site looking at the situation we discovered that some areas had ponding water during the rainy season, leading to poor walking conditions for the tenants in the yards around the buildings and also leading to water intrusion under the buildings. We developed a plan to correct this by adding yard drains in strategic locations which were quite easy to place and connect to our new roof drainage system, thereby correcting this problem. The result is no more standing water and a better living environment for the KCHA tenants. This is how we go above and beyond the normal design duties to look out for the best interest of housing authorities.

INNOVA
architects

13

project experience

affordable housing experience



KING COUNTY HOUSING AUTHORITY - CORINTHIAN APARTMENT UPGRADES SEATAC, WASHINGTON

Project type: Renovation
 Services performed: Architectural and Civil Design
 Start and completion dates: 2015-2017 (2016 Tax Credit)
 Number of units: 4 buildings & leasing office
 Hard cost construction budget: \$6.2 Million
 Client: King County Housing Authority
 Client contact: Hugh Watkinson, hughw@kcha.org, 206.574.1230
 A-E fees: \$161,800

INNOVA provided architectural services for this 2017 tax-credit funded project. The scope included upgrades and renovations to the four apartment buildings and the Cabana/Leasing Office. The buildings were constructed in the late 1960s - early 1970s. The Housing Authority acquired the property in order to help maintain quality affordable housing in the area. The project was completed on budget and on schedule.

The scope included evaluating the existing buildings and site conditions prior to implementing the design recommendations. One of the significant discoveries during the investigations was related to the stormwater system. It was discovered that the existing pipes ran under the pool and were damaged, leading to some of the site drainage issues that were reported. Using our in-house civil engineering team, we quickly proposed a solution to bypass the existing system and run a new stormline through the property. We worked with the client and the City to get this proposal approved and implemented within the time frame.

We worked closely with the architectural sidewalk design layout and with the landscape architect in order to select tree types and sizes that fit well for the locations and worked with the proposed new storm pipe installation plan. We also were able to connect the poorly drained parking lot areas that had in the past produced ponding water. We connect those catch basins to the new storm pipes to provide a superior drainage system in the parking lot. This will stop the paving from continuing to fail as it had done in the past, and we proposed placing new paving over the failed pavement areas to provide a like new parking lot in that area. Our work included coordination of other utilities such as water, sewer gas and power, as it related to coordination and or revisions needed for the renovation work being done.

In the end the project was a huge success. All exterior balconies were replaced and the windows and new siding provided for an updated and quality looking building. The civil upgrades provided not only new sidewalks, ADA ramps and accessibility, but a superior drainage system for all existing buildings and to the entire site, avoiding all risks associated with future swimming pool cracks, and providing drainage to the parking areas as well.

KEY PROJECT FEATURES

- Deck Replacements
- Unit Restroom reconfiguration/upgrades
- Domestic water system upgrades
- Window and Siding Replacement
- Laundry Room Renovations
- Office/Cabana Renovations
- Civil/Storm System upgrades
- Landscape Design including new walkways
- Coordination with Mechanical and Electrical Equipment

INNOVA
architects

14

project experience

affordable housing experience



TACOMA HOUSING AUTHORITY — 1500 BLOCK HILLSIDE TERRACE APARTMENTS TACOMA, WASHINGTON

Project type: Renovation
 Services performed: Architectural Design and Bidding Specifications
 Number of units: 3 buildings & 16 units
 Hard cost construction budget: \$2,073,000
 Client: Tacoma Housing Authority
 Client contact: Steve Clair, sclair@tacomahousing.org, 253.207.4400
 A-E fees: \$214,830

INNOVA Architects was involved in the extensive interior and exterior modernization of this multifamily affordable housing complex located in Downtown Tacoma. We provided the designs and bidding specifications for this 23,763 square-foot development area, which consisted of 16 dwelling units and 3 buildings. INNOVA also provided public bidding support and construction administration services.

KEY PROJECT FEATURES:

- Removal and Containment of Asbestos
- New Bathroom Fixtures and Surrounds
- Replacement of all Cabinets and Countertops
- New Flooring in all Units
- Removal & Replacement of all GWB Surfaces
- New Ventilation System and Duct Work
- New Plumbing, Piping and Fixtures
- Repainting of all Surfaces
- Replacement of all Doors and Hardware
- Removal and Replacement of all Exterior Roofing and Siding Materials
- Replacement of Exterior Lighting System
- New Entry Porch Roofs and Revised Shed Roofs with an Appealing Gable Style
- New Training Room – 282 SF
- Relocated Play Area
- New Handrails, Brackets, Pickets, Guardrails
- New Landscaping and Irrigation System
- Addition of New ADA Ramp Access
- New Paving Throughout

INNOVA
architects

15

project experience

community center experience



INNOVA
architects

16

project experience

community center experience

INNOVA Architects has designed and renovated more than 50 community projects throughout the past 20 years. This experience includes multipurpose meeting facilities, arts and craft areas, dining rooms with commercial kitchens, gymnasiums, laundry facilities, locker room and shower facilities, teen centers, child care areas and senior centers:

Algona City Hall and Community Center | *Algona, WA*
Lake Wilderness Beach House | *Maple Valley, WA*
Snake Lake Nature Center Renovation - Metro Parks Tacoma | *Tacoma, WA*
People's Community Center Renovation - Metro Parks Tacoma | *Tacoma, WA*
Portland Ave Community Center Renovation - Metro Parks Tacoma | *Tacoma, WA*
South Park Community Center Renovation - Metro Parks Tacoma | *Tacoma, WA*
Seattle Parks & Recreation - 5 Community Center Evaluations | *Seattle, WA*
Kent Commons Recreation Center Master Plan | *Kent, WA*
Boys and Girls Club Annex | *Bainbridge Island, WA*
Lacey Senior Center | *Lacey, WA*
Kent Senior Activity Center | *Kent, WA*
Hillcrest Terrace Community Building | *Renton, WA*
Grays Harbor YMCA Community Recreation and Aquatic Facility | *Hoquiam, WA*
Northhaven Senior Housing Renovation | *Seattle, WA*
Olympia Community Center | *Olympia, WA*
Sherwood Senior Community Center | *Sherwood, OR*
Bainbridge Island Recreation Center | *Bainbridge Island, WA*
City of Auburn Community Center | *Auburn, WA*
Marshall Community Recreation Center | *Vancouver, WA*
South Whidbey Island Youth Center | *Whidbey Island, WA*
Camas/Washougal Recreation Center | *Camas, WA*
Aberdeen Recreation Center | *Aberdeen, WA*
Longview Community Recreation Center | *Longview, WA*
Lynnwood Community Center Renovation, Addition, and Office Remodel | *Lynnwood, WA*
Preston Activity Center | *Preston, WA*
Arlington Community Multipurpose Center | *Arlington, WA*
Clark County Community Center | *Clark County, WA*
Hillsboro Community Center | *Hillsboro, OR*
Issaquah Community Center Design Competition | *Issaquah, WA*
Mountlake Terrace Community/Recreation Pavilion Expansion | *Mountlake Terrace, WA*
Multipurpose Community Center (Washington State Patrol)
Woodburn Community Center Study | *Woodburn, OR*

project experience

community center experience



ALGONA CITY HALL AND COMMUNITY CENTER

ALGONA, WASHINGTON

INNOVA worked with the City of Algona to construct a new civic building that houses the City Hall and a Community Center. INNOVA's first task was to perform an assessment comparing the options of purchasing an existing building versus constructing a new one. Based on that evaluation, it was determined that a reasonably sized new building was not only a cost effective option, but would avoid having to compromise on the program and design.

The City Hall occupies the second floor, over the Community Center. The building was designed as a Risk Category IV building under the current code, which anticipates that it could serve the community in case of emergency and disaster needs. The City Hall includes Council Chambers, reception, the Public Works Department, meeting rooms, a kitchen/staff break room, and an office for the mayor and his staff.

The Community Center includes a large Multi-Purpose Room with a stage at one end facing a wall that opens up directly to the adjacent park with a large overhead type door. Around the central Multi-Purpose space is a commercial kitchen, a computer room, game room, privacy room, and meeting room, as well as space for staff.

The project is anticipated to be LEED Silver Certified.



project experience

community center experience



SEATTLE PARKS & RECREATION COMMUNITY CENTERS CONDITION ASSESSMENTS & ANALYSIS STUDIES

SEATTLE, WASHINGTON

INNOVA Architects has been hired multiple times by Seattle Parks & Recreation to perform a variety of architectural and engineering study's for community centers. The purpose of these evaluations are to summarize the current condition of the facilities and provide Seattle Parks & Recreation a working tool for identifying and planning necessary upgrades and maintenance improvements. The report format that we have created for these studies have been well received, resulting in repeat requests for our services.

The reports clearly identify code compliance and design needs; particularly those related to the American with Disabilities Act (ADA), along with structural/seismic needs. Additionally, our report highlights recommendations that can be considered for their benefit in operational cost savings.

- Magnuson Community Center
- Lake City Community Center
- Magnolia Community Center
- South Park Community Center
- Ballard Community Center
- Amy Yee Tennis Center
- Madrona Bathhouse Theater
- Daybreak Star at Discovery Park
- Magnuson Building 30 Truss Evaluation
- Ballard Community Center
- Ravenna-Eckstein Community Center
- Colman Pool

KEY PROJECT INITIATIVES:

- Building Investigation and Analysis
- Invasive and Non-invasive Building Science Techniques to Diagnose Hidden Moisture Intrusion of Building Envelope
- New Layout and Entry Concept Designs
- Evaluation of Electrical Systems
- Evaluation of Structural Elements
- ADA Accessibility Code Analysis
- Analysis of HVAC Systems for Efficiency
- Review of Lighting Conditions for Efficiency
- Design and Construction Documents
- Cost Estimating
- Construction Administration

INNOVA
architects

19

project experience

community center experience



LAKE WILDERNESS PARK BEACH HOUSE

MAPLE VALLEY, WA

The new Lake Wilderness Park Beach House replaced a 45 year old version that was deteriorating and no longer met the programmatic requirements. Over the past decades, the purposes and way the beach house is used has evolved. The current needs include more restroom stalls, a beach shower, a larger lifeguard and staff area, more room for improved concessions, and a space for boat and paddleboard rentals. The latter is very popular and has become a significant use that helps with operational costs.

As a focal point for many of the festivities in Lake Wilderness Park, the building not only serves the multiple functions needed, but is also a beautiful presence in the park. The location of the building is shared with a grove of mature fir trees, and acts as a threshold between the beach users and an amphitheater lawn. The new building is designed to serve both users equally. The restrooms are located off a breezeway that provides access from both sides of the building. Likewise, the concessions windows are visible from multiple directions and allow for versatile events and staffing options.

The new Lake Wilderness Beach House's design perfectly achieves the necessary objectives. Without losing a single tree, the masonry building snakes through the grove with a horizontal strip pattern that contrasts with the vertical trunks of the fir trees. The upper framed part of the building soars up into the sky and tree branches, with a metal roof and wall panels that provide natural light and ventilation for the indoor spaces.



TOTEM LAKE PARK RESTROOM AND SPRAYGROUND

KIRKLAND, WA

INNOVA designed this new park restroom structure at Totem Lake Park in Kirkland. The structure includes three gender-neutral restroom that are ADA accessible. It also includes a room for storing maintenance supplies that is also a mechanical chase. In addition, the building accommodates heating for year-round use, with a wall system that meets the energy code for insulation requirements. The work includes the demolition of the existing Yuppie Pawn Shop building on the site, structural engineering design for the floor slab with pile foundation system, roof framing, grading and drainage, building roof drains, and site stormwater design. INNOVA also provided conceptual designs for a possible sprayground at the park.

INNOVA
architects

20

project experience

community center experience



METRO PARKS TACOMA FOUR COMMUNITY CENTERS ASSESSMENT AND RENOVATION DESIGN

TACOMA, WASHINGTON, USA

Metro Parks Tacoma chose INNOVA Architects (previously ORB) to provide assessments and design upgrades to four of its community centers — People's, South Park, Portland Avenue, and Snake Lake Nature Center. The goal of the project was to perform building assessments on the four community centers, provide realistic cost estimates for the owner's review, then subsequently create construction documents to implement the recommendations. The work had to be done without disrupting normal day-to-day operations at the facilities.

INNOVA and our team of subconsultants with expertise in engineering and building science performed a technical review of the building envelopes, employing the latest infrared moisture-location technology. The building conditions required more extensive rehabilitation than the owner had anticipated, and INNOVA worked with the project manager to pinpoint the most critical elements of the building upgrades that would work within the given budget.

In addition to other design improvements, the most dramatic change involved the entry to the Portland Avenue Community Center. INNOVA redesigned it to make it more inviting and light-filled, and to improve the visibility to the parking area.

KEY PROJECT INITIATIVES:

- Building Investigation and Analysis
- Invasive and Non-invasive Building Science Techniques to Diagnose Hidden Moisture Intrusion of Building Envelope
- New Layout and Entry Concept Designs
- Evaluation of Electrical Systems
- Evaluation of Structural Elements
- ADA Accessibility Code Analysis
- Analysis of HVAC Systems for Efficiency
- Review of Lighting Conditions for Efficiency
- Design and Construction Documents
- Cost Estimating
- Construction Administration

Client Contact:

Kenyon Cornwall, Project Manager
Metropolitan Parks District of Tacoma
4702 South 19th Street
Tacoma, WA 98405
253.305.1082 | kenc@tacomaparks.com



21

project experience

community center experience



CITY OF KENT SENIOR ACTIVITY CENTER

KENT, WASHINGTON, USA

INNOVA Architects (previously ORB) provided design and construction administration services for Kent Parks, Recreation and Community Services to convert a greenhouse area for the Senior Activity Center into multipurpose rooms. This project was completed on time and within the client's budget.

The Kent Senior Activity Center is a 21,000-square-foot facility open to men and women, age 50 plus, living in the Kent area. Individuals and groups take part in programs, activities and services which enhance their dignity, support their independence and encourage their involvement in the community.

INNOVA designed the renovation of approximately 800 square feet of under-utilized greenhouse space so that it can be optimized as approximately 1,300 square feet of multipurpose rooms and classrooms. The renovated space allowed for the Senior Activity Center to expand their popular program offerings.

The design carefully considered the center's proximity and orientation to both the adjacent Mill Creek Earthworks Park and the sun. In order to maximize functionality and natural light and ventilation to the new spaces and even to the common area inside the building, a series of glazed doors were used under a pedestrian walkway canopy. This, in addition to the clerestory windows, bounced light deep into the space, while minimizing direct glare and heat gain.

Electric lights and mechanical air systems are controlled so as to reduce power use. In addition, the interior walls are operable and glazed, allowing the central common space to be more usable. During summer events, the walls and doors can be opened to create a connection all the way from inside the senior center to the park outside.

KEY PROJECT FEATURES:

- Multipurpose Rooms
- Meeting rooms
- Classrooms
- Gathering Space
- Improved Access
- Improved Heating & Ventilation

Client Contact

Lori Flemm, Director (formerly with Kent Parks)
Lacey Parks & Recreation
PO Box 3400
Lacey, WA 98509
360.438.2633 | lflemm@ci.lacey.wa.us



22

project experience

aquatic experience



EASTMONT AQUATIC CENTER EAST WENATCHEE, WASHINGTON

The Eastmont Aquatic Center was built in 1973 and most of the building systems were at the end of their useful life. The Pool is owned by the Eastmont Metropolitan Parks District and operated by the local YMCA. It is a heavily used pool, since it is the only full-sized indoor, year-round pool operating in the Wenatchee area. Retaining this resource for the community is vitally important.

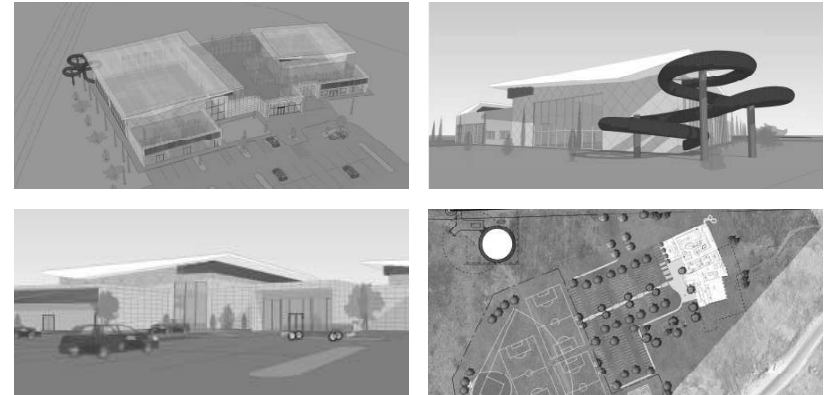
INNOVA was selected in 2017 to follow up a past feasibility study and validate the program and budget. To accomplish this, we performed a full facility condition assessment and make recommendations for upgrades, based on the highest priorities and strategized to fit within the parks district budget. Subsequently, our team provided full design services for upgrades and additions to the facility.

The upgrades included new all new HVAC systems, pool mechanical systems, and electrical upgrades - including lighting replacement. Additionally the scope included some renovation upgrades with a renovated lobby, and a new addition to serve the staffing needs.

Construction is expected to be performed in 2019.

project experience

aquatic experience



AIRWAY HEIGHTS AQUATIC & RECREATION FACILITY AIRWAY HEIGHTS, WASHINGTON

INNOVA Architects teamed with Absher Construction on a progressive Design-Build proposal for a new recreation and aquatics facility in Airway Heights, Washington. The program was refined and a 30% design and construction cost proposal was presented to the stakeholders group, City Council, and at a public Open House.

A major challenge of this project was working to achieve the project goals within the budget provided. The site was at the far end of town and we felt that the success of the project ultimately relied on its ability to be operated and maintained efficiently. It also had to be an attraction that would draw users out to this location.

Working closely with Absher Construction, we developed a concept that could be phased and expanded as budgets allowed, while meeting all of the program elements requested. As we worked with the client to refine the program, we discussed the operating procedures that allowed us to look at spaces with combined functionality that could be put to use at all hours of the day, for multiple user groups.

KEY PROJECT FEATURES:

- 4-Lane Exercise/Activity Pool
- Teaching Areas
- Zero-Depth Entry
- Lazy River/Current Channel
- Kiddie Pool with Bubblers
- Water Play Structures / Water Table
- Water Slide
- Tots Pool
- Wellness Pool
- Whirlpool / Spa
- Locker Rooms - Men's, Women's, Family
- Gymnasium
- Fitness Center
- Party Rooms/Aerobic Rooms
- Multipurpose Spaces
- Administrative Areas
- Lobby "Community Living Room"
- Child Minding Area

project experience

aquatic experience



PEOPLE'S COMMUNITY CENTER POOL AND AQUATICS FACILITY PROGRAM AND CONCEPT DESIGN | CITY OF TACOMA PUBLIC WORKS DEPARTMENT TACOMA, WASHINGTON, USA

City of Tacoma sought to develop a distinctive aquatic complex in the Hilltop Neighborhood that would attract the community and invite participation. INNOVA Architects assisted TCF Architecture in the collaboration with stakeholders and Steering Committee to identify and evaluate alternatives for renovation of People's Community Center to provide a venue for aquatic activities. Together we provided the conceptual design, code and zoning analysis, economic analysis, and cost estimating, and summarized findings in a final report.

The aquatic facility was designed to create an open, public face for the People's Center. An indoor/outdoor waterslide located at the corner of the building will act as a "sign board" and large, operable glazed wall panels allow for the activity to be viewed from outside, as well as expand the functionality in the warm season.

The programming took a multi-generational approach by prioritizing features that are sensitive to all abilities—from toddlers to older adults to people with limited physical mobility. The features included a range of spray toys, a lazy river (for current floating and low-impact resistance walking); a waterslide that will attract teens; a zero-depth entry leisure pool with ADA accessible ramp; bubble pool; tot pool; 2-lane lap pool; indoor/outdoor spray ground; and multipurpose rooms.

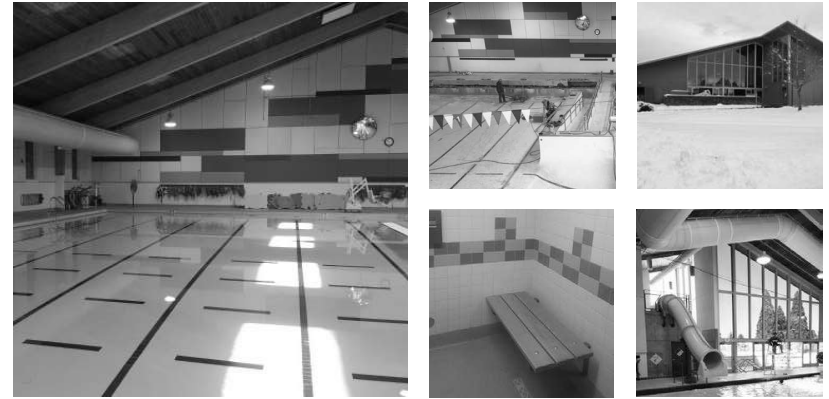
The final pool construction documents were completed by others based on our concept design and study. When the pool opened in 2016, it remained true to our design.



25

project experience

aquatic experience



MARSHALL COMMUNITY CENTER POOL VANCOUVER, WASHINGTON

INNOVA Architects (previously ORB) teamed with Enginuity Systems to help evaluate, recommend, and execute upgrades to the existing Marshall Community Center Pool. The original pool was built in 1964, with multiple renovations and upgrades since that time.

A primary motivation for the project is to relocate the pool mechanical room from its original location, which was in a confined space and difficult to maintain, to an entirely new location that would facilitate easier maintenance, as well as provide for standardized maintenance procedures with their newer community pool across town.

Additionally, the parks staff requested renovations to an existing Family Changing Room and Lifeguard area so that (2) additional Family Changing Rooms and (2) ADA restrooms could be added for pool users.

Based on a full evaluation of the pool facility, we provided specific recommendations that aligned with the budget. Scope items include replacing the entire pool gutter system, replacing the Main Drains to be VGBA compliant, re-building much of the pool deck area for better drainage, building a new pool mechanical system (including a surge tank, filters, pumps and chemistry control), and a small exterior addition for the pool chemicals.

The construction cost for the project was \$3.2 Million. The project was completed in 2017.



26

project experience

aquatic experience



CITY OF ISSAQUAH JULIUS BOEHM POOL

ISSAQUAH, WASHINGTON

INNOVA Architects (previously ORB) provided design and construction administrative services for the renovation and small addition of added family changing rooms, to the Julius Boehm Pool, located downtown Issaquah. Originally construction in 1971, this pool was in need a complete pool tank refinishing and much needed Mechanical and Electrical upgrades, as well as new finishes throughout.

PROJECT SCOPE:

- Evaluation of Existing Facility
- Field Investigation and Analysis
- Interior Design Analysis
- Pool Tank Code Analysis
- Pool Mechanical System Analysis
- Cost Estimation
- Recommendation and Report
- Full Design Services
- Value Engineering
- Construction Administration

KEY PROJECT FEATURES:

- Swimming Pool Tank Refinishing
- Dressing Room Expansion
- New ADA and Family Changing/Rest Rooms
- New Interior Finishes, ie. Carpet, Paint, Tile, Accessories, Partitions and casework
- HVAC, Plumbing and Electrical Systems replacement/repair
- Swimming Pool Mechanical Systems replacement/repair

INNOVA
architects

27

project experience

aquatic experience

DREAM
Designs

Aquatics International
2009 Leisure Pool Facility



OTHELLO RECREATION AND COMPETITION SWIMMING POOL FACILITY

OTHELLO, WASHINGTON, USA

INNOVA Architects (previously ORB) worked with the Othello Park and Recreation District to meet the City's design-build criteria and prepare designs and documentation for a new pool facility on the existing site. This project included a complete demolition of the entire area to construct a new pool facility with the current bathhouse remaining as a converted mechanical building. The design-build team, which included Apollo Construction and WMS Aquatics, worked closely with the City of Othello staff and pool advisory committee to develop the program and deliver a product that exceeded their expectations. Pool Ground-breaking Ceremonies took place on January 12, 2007. Othello Pool opened to the public on July 9, 2007, in accordance with the fast-tracked schedule.

KEY PROJECT FEATURES:

- Zero-Depth Leisure Pool – 2,800 sq. ft.
- 25-Yard, 6-Lane Lap Pool
- Lazy River Feature
- Water Slide
- Men & Women Dressing Rooms
- Bleacher Area
- Interactive Outdoor Spray Park Features
- Bathhouse – 2,500 sq. ft.
- Pool Deck and Multiple Lawn Areas – 15,000 sq. ft.
- Conversion of Former Bathhouse into Mechanical Building, Concessions and Classroom

Client Contact:

Ehman Sheldon, City Administrator
City of Othello
500 East Main Street
Othello, Washington 99344
509.488.5686 | 509.488.0102 fax | administrator@othellowashington.us

INNOVA
architects

28

project experience

aquatic experience



MEMORIAL COMPETITION POOL, LEISURE POOL, SPRAY PAD AND BATHHOUSE PASCO, WASHINGTON, USA

Memorial Pool, an L-shaped, 8-lane 50-meter pool/6-lane 25-yard pool was at the end of its useful life, and mechanical systems were increasingly costly to maintain and operate. The lack of exciting water features also limited the number of visitors the pool received and didn't serve as broad a market as the City of Pasco would have liked. The facility's bathhouse was not in compliance with ADA accessibility requirements, and the floor, walls, configuration, and fixtures were all in need of upgrading.

The design team evaluated numerous possibilities for maximizing the \$3.1 million City budget, including considering changes that would improve both the operating performance and appeal of the facility. The final result for the main competition pool was a brand-new stainless steel and PVC-fused Myrtha pool that was inserted into the concrete shell of the old one – a very economical option. Replacing the existing gutter system with one that was flush the pool's deck resulted in 18 additional inches of depth, which improved competitive swimming conditions and, combined with a restoration and rotation of the diving board, made competitive diving possible again.

In addition, the under-utilized wading pool was replaced with a 3,600-square-foot zero-depth leisure pool. The beach-like entry accommodates the smallest of visitors and the wheelchair-bound. The leisure pool boasts two new slides that add to the excitement of the new aquatic experience and appeal to thrill-seeking teens. A half-acre of lawn adjacent offers a comfortable area for picnicking, play, relaxation, and observation. The renovation also includes a new splash pad with interactive water toys and geysers.

The bathhouse building was removed down to the foundation/basement and reconfigured to include new stalls, lavatories, showers, urinals, lockers, staff facilities, and the addition of a family changing room. The enhanced layout improved functionality and is fully accessible as ADA standards require.

The project was scheduled between swim seasons to avoid a negative impact on the community and the facility's revenue. Even with the addition of owner-requested scope expansions, the project stayed on schedule.

Client Contact:

Stan Strebel, Community Services Director
Pasco Parks and Recreation Department
PO Box 293, 525 N Third Ave
Pasco, WA 99301
509.543.5757 | strebel@ci.pasco.wa.us



INNOVA
architects

29

project experience

aquatic experience



2004 Spotlight Award
Special Use Facility



STEWART HEIGHTS OUTDOOR ZERO-DEPTH POOL AND COMMUNITY FACILITY TACOMA, WASHINGTON, USA

INNOVA Architects (previously ORB) completed the planning, design, and construction administration for the Stewart Heights aquatic facility project on behalf of Metro Parks Tacoma. This project replaced an outdated pool facility with an 8,500-square-foot zero-depth leisure pool with numerous interactive water play features and equipment including a 3-tiered children's play structure, interactive water cannons and equipment, a spray arch, a 155-foot-long water slide and a 160-foot-long lazy river feature.

The aquatic facility also includes a 6,000-square-foot bathhouse and a 2,000-square-foot meeting and concession area. The pool area features large sunning decks with beach umbrellas and picnic tables.

This pool facility has reportedly been such a great success that it has set a standard for the pool concept and level of quality and design for future planned public pool facilities in Tacoma.

KEY PROJECT FEATURES:

- Zero-Depth Leisure Pool – 8,500 sq. ft.
- Water Slide – 155 lineal ft.
- Lazy River Feature – 160 sq. ft.
- Interactive Play Equipment
- Meeting and Concession Area
- 2 Mechanical Rooms
- Sunning Decks with Beach Umbrellas
- 5 Lap Lanes
- Tots Pool
- Bubble Pit
- Bathhouse
- Picnic Tables
- Volleyball Court

"You were able to keep within a constantly changing budget, and navigated through a myriad of obstacles thrown in your way. The community is very proud of the project, and you should be, too."

– Curtis Hancock

Client Contact:

Curtis Hancock, Project Manager
Metropolitan Park District of Tacoma
4702 South 19th Street
Tacoma, WA 98405
253.305.1052 | curtish@tacomaparks.com

INNOVA
architects

30



Aquatics International
2009 Sprayparks



2010 Spotlight Award
Special Use Facility



project experience

aquatic experience

SPRAYGROUNDS AT JEFFERSON PARK, MCKINLEY PLAYFIELD, AND SOUTH PARK TACOMA, WASHINGTON, USA

INNOVA Architects (previously ORB) worked with Metro Parks to design three new sprayground conversions to replace these three outdated wading pools which were no longer in compliance with health and safety codes. This project type was new to the client, so they selected ORB to work with them to conduct studies in order to establish new guidelines and standards for all future Metro Parks Tacoma spraygrounds.

We performed an analysis of systems, design, and water usage that would guide the replacement of sprayparks citywide. A key component of this analysis was water usage. Systems for flow-through, recovery for irrigation, and recirculating systems were all compared for up-front costs, life-cycle cost, and water usage. Our study determined that for the specific configurations and sizes of these spraypads, the recirculating system worked best.

Each are individually designed to integrate with existing playground features. INNOVA Architects supported public meetings at each neighborhood with kids and community groups to review spray park options. The project scope also included the addition of recirculation/filtration/sanitation systems and supporting mechanical and electrical systems, asphalt paving and markings, gravel surfacing, chain-link fencing, storm drainage, landscaping, irrigation and site lighting.

KEY PROJECT FEATURES:

- Removal of Existing Wading Pools and Play Equipment
- Restroom Renovations and Sanitary Drain Line Replacement
- Parking Lot Renovations
- Variety of New Ground Spray Features
- Variety of New Pole Spray Features
- Water Service and Storm Overflow to Support Spray Parks
- Resurface Tennis Courts and Basketball Courts
- Park Furnishings
- Restoration of Adjacent Ballfields
- Landscaping

Client Contact

Curtis Hancock, Project Manager
Metropolitan Parks District of Tacoma
4702 South 19th Street
Tacoma, WA 98405-1175
253.305.1052 | curtish@tacomaparks.com

The new sprayparks offer relatively economical maintenance – the Operation and Maintenance costs are the same, but with the extended season and hours, plus the threefold increase in attendance, the cost per hour and the cost per attendee decreased by 60%, allowing Metro Parks to better serve residents, without spending more money.

INNOVA
architects

31

firm experience

office and commercial experience

Housing Authority of Snohomish County Office T.I. | Everett, WA

Valley View Professional Building Office T.I. | Renton, WA

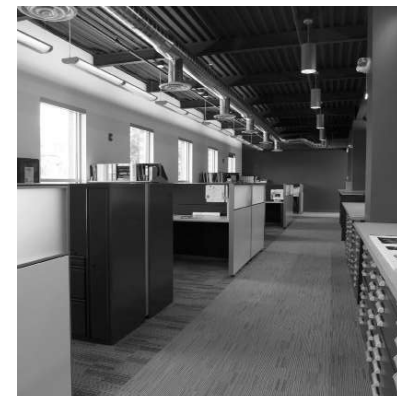
Food Lifeline Distribution Center Office T.I. | Seattle, WA

Milgard Windows and Doors Office T.I. |

Pet Food Experts Office T.I. |

Walter E. Nelson Company Office T.I. |

Orion Aerospace Manufacturing and Training Facility and Office T.I. |



INNOVA
architects

32

firm experience

office and commercial experience



VALLEY VIEW OFFICE BUILDING

RENTON, WASHINGTON, USA

Sited on a dramatic location overlooking a ravine and enveloped by trees, this 2-story, 26,000-square-foot building is oriented to take advantage of the beautiful scenery and natural grades, and to optimize sun angles. The project site is 5.46 acres and allows for a green and natural environment, including a possible future city trail, and ensures stream water protection. Landscaping consists of native and adapted plants to reduce irrigation requirements and conserve water resources. The building maximizes sustainability and is a LEED-qualifying environmentally conscious building.

INNOVA Architects (previously ORB) also designed a new office space in the building that includes a reception and visitors' waiting area, individual and collaborative work spaces, kitchen and dining area, conference room, IT room, library, and storage.

KEY DESIGN FEATURES:

- Site Landscaping and Roofing Materials Designed to Reduce the "Heat Island" Effect
- Storm Water Retention and Biofiltration to Reduce Contamination in Neighboring Stream
- On-Site Lighting Designed to Reduce Sky-glow and Increase Night Sky Access
- Use of Building Materials that Consider Recycling and Forest Stewardship Council Criteria
- Facilities for Collection and Recycling of Paper, Corrugated Cardboard, Glass, Plastic and Metals
- Garage Level with Secure Bicycle Parking
- Low-emitting Paints, Coatings and Carpets to Reduce the Quantity of Odorous, Irritating Air Contaminants
- Connection Between Indoors and Outdoors Through Introduction of Daylight and View Into Regularly Occupied Areas of the Building
- Men's and Women's Restrooms on Both Floors with Dual-Flush Toilets and Low-Flow Urinals
- Men's and Women's Shower Facility

INNOVA
architects

33

key personnel resumes

innova



SCOTT RHODES, NCARB

Lead Architect
Project Manager

REGISTRATION

RA - WA, ID, AZ, ND, OR
NCARB

EDUCATION

Bachelor of Architecture
(1994)

YEARS EXPERIENCE

24

Scott has over 24 years experience in the architectural field. He has worked on a large variety of projects, including: multi-family developments, retail and hospitality, medical, manufacturing, industrial, tenant improvements, federal DoD projects, and historical renovations. At INNOVA, Scott has been responsible for the design of multi-family apartments totaling over \$125 Million in construction costs and 450 units in the Pacific Northwest.

King County Housing Authority – Highland Village Phase 2 | Bellevue, WA

Design for the construction of a new \$11 million, 3-story, 36-unit apartment building

McCarver Heights Apartments | Tacoma, WA

Design of a new multi-family 105-unit development located in the MLK mixed-use district of Tacoma.

Silver View Apartments | Tacoma, WA

Design of a new multi-family 160-unit garden style development.

Tacoma Terrace Apartments | Tacoma, WA

Design of new multi-family development.

The Henry Apartments | Tacoma, WA

Quality control, value engineering, bathroom design, unit simplification and redesign, and envelop detailing for new 161-unit multi-family housing over commercial development.

Bayshore Apartments | Juanita, WA

Design-build of six-plex over structured parking and storage.

CEP Puyallup Master Plan | Puyallup, WA

Design of 160 garden style apartment units, 2 five over one podium style building with 105 units each, plus clubhouse, rental space, and amenities.

Olympus Hotel | Tacoma, WA

Historic renovation of the Olympus hotel, originally built in 1918. Most of the interior was recreated from what was left of the historical architectural fabric.

Ford Building | Tacoma, WA

Historical renovation and seismic upgrade of a 1910 Ford dealership. This building was renovated and made ready for tenants at the best value to the client. The paint scheme is the original 1910 from historical research.

Covington Community Church | Covington, WA

Master planning of 10-acre site and design for the Covington Fellowship Church for a new unique vision, which melds church, associated ministry, and retail into one development.

INNOVA
architects

34

key personnel resumes

innova



SCOTT SALADIS

Lead Design
Associate /
ESDS Coordinator

EDUCATION

Completed IDP through
NCARB - 2016

AAS in Design - 2001

YEARS EXPERIENCE

20

Scott has over 20 years of experience in the industry, working as both a contractor and a designer on a wide range of projects, including residential homes, multi-family housing, tenant improvements, and a variety of military projects.

As a design professional, he has been involved in many aspects of projects, from Schematic Design through Construction Administration. Scott is responsible for team workflow and project infrastructure, along with consultant and client coordination. With his dual experience as both a designer and contractor, Scott understands efficient workflow, strong design, and innovative problem solving are keys to a successful project outcome.

King County Housing Authority – Highland Village Phase 2 |

Bellevue, WA

Feasibility study that validated the construction of a new \$11 million, 3-story, 36-unit apartment building. Scott provided ESDS coordination for this project.

McCarver Heights Apartments | Tacoma, WA

Design of a new multi-family 78-unit development located in the MLK mixed-use district of Tacoma.

Silver View Apartments | Tacoma, WA

Design of a new multi-family 160-unit garden style development.

Denali Village Army Family Housing | Fort Wainwright, Fairbanks, AK

Site Planning, Design and Construction Administration of 200 Mixed-Type Units

Siku Basin Army Family Housing | Fort Wainwright, Fairbanks, AK

Site Planning, Design and Construction Administration of 120 Mixed-Type Units

Air Force Family Housing, Phases I, II, III, and IV | Eielson Air Force

Base, Fairbanks, AK

Design and Construction Administration of 349 New and 104 Renovation Mixed-Type Units with Play Areas and Bike Path

Renton Housing Authority Hillcrest Terrace Community Building

| Renton, WA

Cost Estimating and Value Engineering for New 2,000 SF Community Building for a Senior Housing Complex

Tacoma Housing Authority – 60th and McKinley Hillsdale

Heights Master Plan | Tacoma, WA

Planning, Programming and Design: New Low and Moderate-Income Housing

Algona Community Center and City Hall | Algona, WA

Pre-Design, Design Development, and Construction Administration

Lake Wilderness Beach House | Maple Valley, WA

Pre-Design, Design Development, and Construction Administration

Lacey Senior Center Renovation | Lacey, WA

Building Investigation, Pre-Design Community Workshops, Cost Estimating, and Value Engineering

INNOVA
architects

35

key personnel resumes

innova



CHRIS HARPER

Design and Production
Associate

EDUCATION

Certified in drafting with
specialty in architectural
drawings, Between the
Lines - 1997

Aviation, San Jose

University - 1991

YEARS EXPERIENCE

22

Chris is a strong technical designer with years of experience working for architects and builders. He is licensed in Revit, and his broad exposure to the design and construction fields provides our team with excellent technical know-how.

King County Housing Authority – Highland Village Phase 2 |

Bellevue, WA

Preparation of a feasibility study that validates the construction of a new \$11 million, 3-story, 36-unit apartment building that maximizes the affordable housing available at the Highland Village site. The feasibility phase included working with city planning to accommodate the zoning and design review requirements.

McCarver Heights Apartments | Tacoma, WA

Design of a new multi-family 105-unit development located in the MLK mixed-use district of Tacoma. The project was approved for the available property tax exemptions, which is made available to properties able to provide needed housing in the Downtown Tacoma market. Community assets provided by this project include contribution to the transit agency for installation of a bus shelter near the project.

Silver View Apartments | Tacoma, WA

Design of a new multi-family 160-unit garden style development. Because the site offers views of the water and mountains, INNOVA designed the units and oriented the buildings so that 100% of the units have views of either the water or the Olympic mountains. INNOVA worked with Kitsap Transit to develop a ride share program, a bus stop, and offer transit passes to the tenants who will live in this new facility.

The site includes a pedestrian trail around the entire perimeter of the 7-acre site and includes a park and dog run on top of the hill with views of the water and mountains. The club house offers a large outdoor patio area for banquets and gatherings, as well as a large inside community space for tenants to use for meetings or social events. Within the club house is a fitness center, a large multi-purpose room, and leasing offices.

1925 I Street & 1940 Yakima | Tacoma, WA

Design of new multi-family development located in Downtown Tacoma. The project is in a mixed use zoning district and has strict design guidelines which must be met as part of an administrative design review process for the city, which is part of the same process by which owners of housing projects may seek property tax credit.

King County Housing Authority – Highland Village Phase 1 |

Bellevue, WA

Extensive renovations and redevelopment of 10 apartment buildings and 64 units at the Highland Village Apartments. The property was in need of major renovations and upgrades. The project scope included all new windows, siding, roofs, insulation upgrades, interior renovations, and site improvements.

INNOVA
architects

36

INNOVA
architects

key personnel resumes

innova



Paul McCormick, founder and CEO of INNOVA, has 28 years of experience in a wide range of civil and structural projects. A licensed civil and structural engineer in Washington State, Paul has spent most of his career providing Architectural and Engineering services throughout the Puget Sound region.

KCHA Highland Village Phase 2 | Bellevue, WA

Lead Civil Engineer for this new construction affordable housing project. The project included the design of a storm system for the roof drainage, surrounding landscaped area, and playground. The existing water system was required to be abandoned, and the installation of a new water main along with domestic and fire system was required. The existing sewer also needed to be abandoned and capped in place with a new connection to the Lead sewer manhole.

McCarver Heights Apartments | Tacoma, WA

Lead Civil Engineer for the design of a new multi-family 105-unit development located in the MLK mixed-use district of Tacoma.

Silver View Apartments | Tacoma, WA

Civil Engineer for the design of this new multi-family 160-unit garden style development.

Tacoma Terrace Apartments | Tacoma, WA

Lead Civil Engineer for the design of this new multi-family development.

1925 I Street & 1940 Yakima | Tacoma, WA

Lead Civil Engineer for the design of new multi-family development located in Downtown Tacoma. The project is in a mixed use zoning district and has strict design guidelines which must be met as part of an administrative design review process for the city, which is part of the same process by which owners of housing projects may seek property tax credit.

KCHA Highland Village Phase 1 | Bellevue, WA

Lead Civil Engineer for this new construction affordable housing project. The project included the design of a new tight-lined storm system for the roof drainage discharged from nine separate buildings on the site. Due to the limited space available onsite two separate ponds were required.

KCHA Corinthian Apartments | SeaTac, WA

Lead Civil Engineer for this new construction affordable housing project. The project included the evaluations of each building's roof drainage lines the approved plans were assembled which utilized a large portion of the existing system. New yard drains and drains lines were installed to route the drainage through the court yard and connect to the existing structure that drained to the public drainage system. This layout and design required minimal disturbance to the existing landscaping and walkways.

PAUL MCCORMICK, PE, SE

Lead Civil Engineer

REGISTRATION

PE - WA, #32191

SE - WA, #32191

EDUCATION

BS, Civil Engineering
University of Washington,
Seattle, WA (1990)

PROFESSIONAL AFFILIATIONS

Society of American
Military Engineers

YEARS EXPERIENCE

28

INNOVA
architects

37

key personnel resumes

innova



Steve Nelson has 29 years of experience in civil engineering design and analysis and is responsible for managing civil design groups with focus on multi-family housing and industrial developments.

KCHA Highland Village Phase 2 | Bellevue, WA

Civil Engineer for this new construction affordable housing project. The project included the design of a storm system for the roof drainage, surrounding landscaped area, and playground. The existing water system was required to be abandoned, and the installation of a new water main along with domestic and fire system was required. The existing sewer also needed to be abandoned and capped in place with a new connection to the Lead sewer manhole.

McCarver Heights Apartments | Tacoma, WA

Civil Engineer for the design of a new multi-family 105-unit development located in the MLK mixed-use district of Tacoma.

Silver View Apartments | Tacoma, WA

Civil Engineer for the design of this new multi-family 160-unit garden style development.

Tacoma Terrace Apartments | Tacoma, WA

Civil Engineer for the design of this new multi-family development.

1925 I Street & 1940 Yakima | Tacoma, WA

Civil Engineer for the design of new multi-family development located in Downtown Tacoma. The project is in a mixed use zoning district and has strict design guidelines which must be met as part of an administrative design review process for the city, which is part of the same process by which owners of housing projects may seek property tax credit.

KCHA Highland Village Phase 1 | Bellevue, WA

Civil Engineer for this new construction affordable housing project. The project included the design of a new tight-lined storm system for the roof drainage discharged from nine separate buildings on the site. Due to the limited space available onsite two separate ponds were required.

KCHA Corinthian Apartments | SeaTac, WA

Civil Engineer for this new construction affordable housing project. The project included the evaluations of each building's roof drainage lines the approved plans were assembled which utilized a large portion of the existing system. New yard drains and drains lines were installed to route the drainage through the court yard and connect to the existing structure that drained to the public drainage system. This layout and design required minimal disturbance to the existing landscaping and walkways.

STEVE T. NELSON, PE

Civil Engineer

REGISTRATION

PE - WA #43204

EDUCATION

BS, Civil Engineering
Washington State
University - Pullman, WA
(1989)

YEARS EXPERIENCE

29

INNOVA
architects

38

key personnel resumes

innova



STEVEN G. HALL, PE

Structural Engineer

EDUCATION

BS Civil Engineering
Colorado State
University, Fort Collins,
CO - 1983

Steven Hall has extensive experience in the preparation of civil and structural calculations and detailed designs for commercial, institutional, and industrial projects.

FOOD LIFELINE T.I. | SEATTLE, WA

Steve provided structural services for this distribution center that consolidates all of Food Lifeline's administrative, assembly, warehouse and distribution activities from two locations to one, 190,000 SF site. The T.I. included a 10,000 SF office mezzanine, 17,000 square feet of freezer and cooler area, spaces for volunteers and food repacking, and more warehouse storage. Food Lifeline is one of the largest non-profit organizations in the Puget Sound region and with their new facility, they now have more space than both of their previous facilities combined, which allowed them to double their operations.

ORION AEROSPACE T.I. | AUBURN, WA

Steve provided structural services for a manufacturing plant T.I. for Orion Aerospace, a non-profit company that manufactures aluminum parts for Boeing while training individuals without job skills and placing them in manufacturing jobs. The 80,000 SF building design features over 20,000 SF of two-story office space, a 5,000 SF call center, and 60,000 SF of manufacturing floor area.

MILGARD WINDOWS AND DOORS T.I. | RIFE, WA

Steve provided structural services for this 239,805 SF warehouse, including a tenant improvement for Milgard's 2,500 SF office space that included 2 private offices, break room, reception, open office space, and restrooms in the NE corner of the building. The T.I. included alterations to the building to allow trucks to drive directly through the warehouse.

WASHINGTON TRACTOR T.I. | SUMNER, WA

Steve provided structural services for the T.I. for this John Deere dealership for Washington Tractor to include space for office, retail, showroom, parts and service, and a large outside area for farm implements inventory. The service bays have a bridge crane for ease of removing engines and other large parts.

PET FOOD EXPERTS T.I. | RIFE, WA

Steve provided structural services for this 85,065 SF warehouse including the tenant improvement for Pet Food Experts. The T.I. included a 3,500 SF single-story office area with four private offices, multiple conference rooms, break room, reception, open office space, and restrooms.

LAKE WILDERNESS PARK BEACH HOUSE | MAPLE VALLEY, WA

Steven was the structural engineer for this 2,700 SF beach house facility for the City of Maple Valley Parks & Recreation. The facility includes concessions, lifeguard offices, boat rental and storage, maintenance storage, and restrooms.

references

King County Housing Authority

Hugh Watkinson
Project Manager
600 Andover Park W
Seattle, WA 98188
206.574.1100
hughw@kcha.org

Silver View Apartments

Silver View LLC
Craig Huish
craig@waterfrontfm.com
360.692.9000

Tacoma Housing Authority

Steve Clair
sclair@tacomahousing.org
253.207.4400

City of Algona

Diana Quinn, MMC
City Administrator/Clerk Treasurer
402 Warde Street
Algona, WA 98001
253.833.2897
dianaq@algonawa.gov

ADDITIONAL REFERENCES

City of Shoreline

Maureen Colaizzi
Project Manager and Parks Project Coordinator
City of Shoreline
17500 Midvale Avenue North
Shoreline, WA 98133
206.801.2603
mcolaizzi@shorelinewa.gov

Seattle Parks and Recreation

Cheryl Eastberg
Project Manager and Parks Project Coordinator
800 Maynard Ave S, 3rd Floor
Seattle, WA 98134
206.386.4381
cheryl.eastberg@seattle.gov

Chelan County PUD

Courtney Hill
327 N. Wenatchee Ave.
Wenatchee, WA 98801
509.661.4143
courtney.hill@chelanpud.com

City of Vancouver

Jon Sears, PMP
Facilities Capital Projects Manager
P.O. Box 1995
Vancouver, Washington, 98668
360.487.8319
jon.sears@cityofvancouver.us

references

Designing within changing budget

"You were able to keep within a constantly changing budget and navigated through a myriad of obstacles thrown in your way. Thanks to you, your firm, your employees, and your subconsultants for a job well done. I feel the success of this project is directly due to the professionalism of you and the team you assembled."

Curtis L. Hancock, Project Manager
Metro Parks Tacoma

Effective design

"You guys did a great job on finding just the right balance for Pier Pool - it looks great. I understand that attendance has doubled."

Richard Bosch, Project Manager
Portland Parks and Recreation

Tailor-made design

"Thank you for listening carefully to the public and delivering a plan that is tailor-made to the City of Spokane Valley. My compliments to INNOVA."

Mike Jackson, Deputy City Director
City of Spokane Valley

Attention to detail

Tacoma Housing Authority is very satisfied with the continuous performance of INNOVA and I would personally recommend them as a firm that pays close attention to detail."

Tina Hansen, Modernization Manager
Tacoma Housing Authority

Meeting deadlines

"INNOVA was able to quickly and efficiently provide the necessary relevant information to maintain the rapid pace of the building construction required by the client."

Reginald Hartso, President
Straightline Construction

Responsive problem-solving

"Once again, INNOVA has been an excellent member of our team, a real problem-solver and very responsive..."

Tina Hansen, Modernization Manager
Tacoma Housing Authority

"INNOVA has done an excellent job once again for the housing authority."
- Tina Hansen

Excellent ratings

Given "Excellent" ratings for Professional and Responsible Service, Design Ability for both Aesthetic and Functional, Sensitivity to Client's Needs, Communication, Designing Within Budget.

Craig Carlson, Director
North Whidbey Park and Recreation District

Providing excellent service

"We truly appreciated the extra time expended to complete drawings and reproducibles. INNOVA went beyond the call of duty."

Theresa McCallum, Executive Director
Housing Authority of Anacortes

Good communication with clients

"We appreciated being kept informed of findings and timeliness of the process, and our staff appreciated being part of the loop."

Michael Lafreniere, Former Director
Fife Parks and Recreation

Client satisfaction

"KCHA are very satisfied with the performance of INNOVA, particularly in the areas of identifying deficiencies, developing specifications and budgets, contract administration and general overall understanding of their clients requirements."

John Batstone, Tax Credit Projects Manger
King County Housing Authority

Proactive design and cost-effective solutions

"Geoff and his team was extremely proactive in the design of the building improvements. Their talented staff and consultants took six very drab and depressing buildings that are home to a socially and economically distressed population and provided cost-effective solutions to greatly improve the appearance of the common areas. These improvements took into account the physical and social issues of the residents to provide a higher quality of life."

Steve Jefferis, Project Manager
King County Housing Authority

INNOVA
architects

41

project approach



STRATEGY FOR AFFORDABLE HOUSING

We believe a powerful means of transforming the image of public housing, especially when thinking about for a market rate audience, is to allow residents opportunities to claim ownership of their physical space and take pride in their "home."

One thing we've noticed, having gone through hundreds of housing units, is that people will want to personalize and decorate their homes, even if it is just a door in a corridor. Therefore we've designed with this in mind by applying a concept for interior upgrades that allow for this to happen, even when doing just interior upgrades of our multifamily renovations.

Several years ago when we started converting properties for the King County Housing Authority, we were charged with upgrading and elevating the appearance of several project common areas and corridors, even block wall corridors. By applying this concept of providing resident "ownership" we designed a solution that was so well received, the housing authority started to implement it on all their housing projects of this type.

For one thing, each floor of a multi-story building has a different color scheme, to help identify it. Most importantly however, each door to a unit has its own framed entry that incorporated the door, an tasteful pin-up board, the unit number, and a sconce light fixture. The pin-up board was integrated in such a way that it looked just like part of the color schemes but gave each resident a respectful means personalizing their home and even decorating for holidays, in addition to serving as a way for the housing authority to post notices, etc.

INNOVA
architects

42

project approach



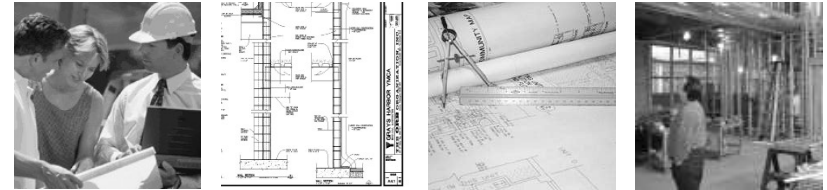
SYSTEM FOR COMMUNICATIONS

We have a systematic approach to communication. At the beginning of the project we—along with the owner, subconsultants and contractor—must determine and assign who shall be the primary point of contact within each organization. All information must include those individuals. Also, a series of meetings are established during design for the sole purpose of communication progress and relaying questions and answers. We also use the schedule chart of tasks described above at each meeting to ensure the critical path items is staying on schedule and that all supporting tasks are being completed on time. These meetings are critical to success.

Our project cost overruns and field changes have historically been very limited both in occurrence and as a percentage of total construction budget. This is due to our commitment to quality documentation and our independent in-house quality control program. One way we control project costs is by having the design team work continuously with the contractor in order to monitor the budget. Budgets are updated at each stage of design, starting at the programming stage. This ensures that the project is within budget every step of the way. By implementing this strategy, the contractor is part of the entire design process, and our projects are successful.

This type of budget control is very deliberate and very different than the passive effort often performed by a participating contractor who simply provides a cost estimate at each of the 4 stages of design. In our case, we will insist and require that the contractor selected for the project is familiar with and qualified with sufficient experience to become an integral part of the design team. That allows us to design according to the current budget. Everything we do as a team will support the budget.

project approach



PROJECT MANAGEMENT

INNOVA is experienced in the intricacies of complex project management and has worked on multiple projects where modernizing and renovating existing facilities have included all phases of design, from investigations and initial programming to creating the bid set of documents and ultimately overseeing construction administration.

We pride ourselves on being skillful designers and excellent trouble-shooters with a large list of successful projects in the public sector. Our team members have a great deal of experience in site planning for new construction projects, developing programming, space allocations and concept designs. We have worked with clients to develop programs, budgets and even technical needs, particularly in existing facilities. We also have unique expertise in providing detailed cost estimating in-house.

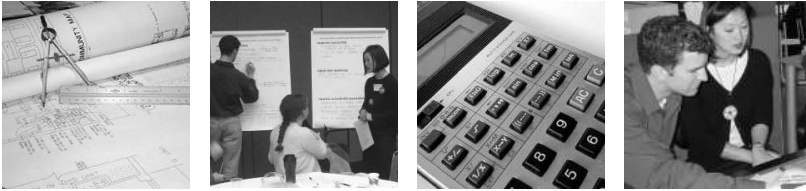
Our entire team is experienced in collaborating with complex ownership teams and user groups, managing multiple projects, anticipating complex field conditions that could arise and quickly building consensus for any alternate planning that needs to take place in a short period of time. We are also well-versed at materials research and developing detailed construction documents that incorporate all the pertinent information for a contractor to bid and construct our projects.

EFFECTIVE SCHEDULING

INNOVA has the proven ability to create an effective schedule for our clients, assigning realistic time allocations to integral tasks, and identifying virtually all identifiable target dates and client requirements into a comprehensive project schedule using MS Project.

We have an exceptional history of meeting design schedules, with none of our recent projects having exceeded their design schedules. This accuracy has enabled INNOVA to maintain a high level of performance in scheduling. We believe that continuous and effective communication with the project participants throughout the project development minimizes the constraints and problems that arise from a breach of communication.

project approach



COST MANAGEMENT STRATEGIES

INNOVA's cost control efforts start early in the design process. Cost estimates are based upon known conditions, past experience, and a creative visualization of the design. Most importantly, our estimators are integral members of the design team. Cost control is an critical aspect of every project we work on.

Early in the process we work together as designers/engineers and the cost estimator to visualize the scope of work and various solutions as necessary. At this time, area of magnitude cost estimate is used to compare the various alternatives. However, project estimating becomes increasingly refined and accurate as the design develops. As plans are more defined and material selections are known, quantity take-off of the major building components are applied. Our approach becomes a tool with which we can develop the project cost concurrently with other design decisions.

Budgets are updated at each stage of design, starting at the programming stage. This ensures that the project is within budget every step of the way. By implementing this strategy, the contractor is part of the entire design process, and our projects are successful. During construction, our cost estimating service provides prompt and accurate assessment of proposal requests and change orders. Unit prices are based on the latest available RS Means database and verified by local bid prices. We pride ourselves in keeping our clients up to date on budgets as projects move forward to avoid surprises. We also are problem-solving oriented in making sure you get the best value for your money.

Our project cost overruns and field changes have historically been very limited both in occurrence and as a percentage of total construction budget. We believe this is due to our commitment to quality documentation and our independent in-house quality control program. We bring this level of care and detail to every one of our projects and will do so for this one as well.

Through our 50 years of work on projects in this region, we've worked with dozens of municipalities for their own projects and on permitting. We have many relationships in place, and we are of the belief that establishing early and continual communication with the building department can pave the way for a smooth project.

One of our most complex project in recent years was to perform upgrades at six properties for King County Housing Authority. It was completed on time and within the given budget, as is typical of INNOVA projects. In that case, the aggressive schedule included six buildings grouped into two separate bid packages. INNOVA, our subconsultants, and the GC/CM contractor used collaborative efforts to work at the most advantageous level. In order to meet the schedule, the team was efficient in strategizing, decision-making, and problem-solving.



project approach



CODES AND PERMITTING

INNOVA's key managers have decades of experience designing projects and working with all forms of agencies which become involved in permitting projects across a wide range of areas. Many of our projects are on sites with critical area, wetlands, creeks, floodplains, fish-bearing streams, contamination, power lines, major gas transmission pipes, steep slopes, and more.

Some of our projects are located within one jurisdiction, but may lie within an urban growth area for which an adjoining City may in the future annex that area into their city. Therefore, we may be obtaining permits from one jurisdiction, while also being required to obtain utility extensions and permit approvals from the adjoining City.

When we work in floodplains we coordinate with FEMA to obtain the latest mapping and regulations, and look at past and future plans for mapping changes. We coordinate with the Corps of Engineers for approvals related to wetland delineations, wetland mitigation, wetland enhancement, and JARPA permits.

We work with DOE for SWPPP and NPES permits and we prepare and submit SEPA applications on every project to meet state requirements. We coordinate with numerous agencies for utilities which include water districts, sewer districts, power utility providers, and gas providers. On road and other projects we coordinate extensively with utility purveyors regarding power pole relocations, power vault locations, gas utility locations, water utility locations, and fire hydrant locations.

ENTITLEMENT WORK WITH AGENCIES

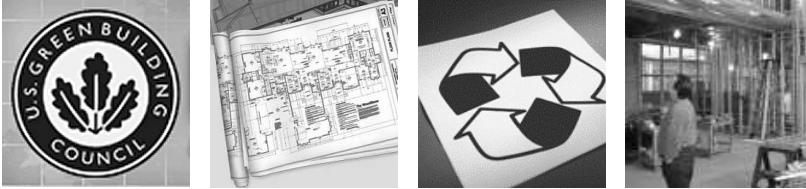
Another quality that sets INNOVA apart from most architectural design firms is that INNOVA also has in house civil engineers and site designers. This specialization in conjunction with our planning specialization allows INNOVA to better understand the land use issues of the agencies from which we seek permits.

Most land entitlements are either planning related issues or engineering related issues. Because INNOVA has both planning and engineering expertise, we excel at obtaining land use entitlements such as:

1. SEPA
2. JARPA
3. Administrative Review
4. Design Review
5. Site Development Permit (SDP)
6. Zoning changes
7. Annexation proceedings
8. Wetland mitigation
9. Variances
10. Public Hearings



project approach



SUSTAINABLE DESIGN

INNOVA Architects is a member firm of U.S. Green Building Council (USGBC). All of our design staff are trained in Leadership in Energy and Environmental Design (LEED), and we actively support efforts to certify each team member in this USGBC accreditation. Our team is also familiar with the Evergreen Building Standards.

INNOVA Architects has experience designing buildings of various types that have been required to meet LEED scoring criteria, but regardless of the certification intent, we integrate sustainability into our design approach for every project. Sustainable design is not simply an idea that is applied to a project to make it more environmentally friendly; it is a way of thinking about a project that starts from the initial program development and pre-design phases and is carried out through construction administration.

Our sustainable design strategy starts with looking at the building as it will relate to the site and local climate in order to take advantages of existing conditions, such as sun angle and prevailing winds. Secondly, we consider the passive design elements that can be incorporated to control these factors. This may include louvers to control daylight glaze and heat gain, and to operate windows located to provide cross-ventilation within a space. Lastly, where practical, we consider the life-cycle costs and benefits of on-site energy sources such as solar or ground source heat pumps.



1101 EAST PIKE ST
SEATTLE, WA 98122
www.arcarchitects.com



ARCHITECTURE



EDUCATION



COMMUNITY & PARKS



CIVIC BUILDINGS



MEDICAL & LABORATORY



MULTI-FAMILY HOUSING

QUALIFICATIONS ROSTER

STATEMENT OF QUALIFICATIONS

JULY 2015

TABLE OF CONTENTS**Architecture General**

Who we are	2
Feasibility, facilities planning , & site planning	3
ADA consulting & design	4
Building condition assessment	5
Sustainable design and LEED Consulting	6
Historic preservation	7

Community and Parks

Consensus building and experience	10
Project examples	11-13
Swimming pools / natatoriums	14
Theater & performance	15
Dining & food service	16
Park planning & buildings	17

Civic Buildings

Administration spaces - office buildings	20
Library design & planning	20
Project examples	21-27
Fire station design & planning	28
Interior design & space planning	29

Medical & Laboratory

Medical centers - laboratory design - dental offices	32
Project examples	33-36

Education

Childcare facilities - classrooms & lecture halls	38
Higher education - faculty & staff offices	38
Project examples	39-43

Multi-family Housing

Master planning - multi-family housing	46
Project examples	47-50

Resumes and References	52-57
-------------------------------	-------



ARCHITECTURE
COMMUNITY & PARK
CIVIC BUILDINGS
MEDICAL & LABS
EDUCATION
HOUSING
RESUMES

ARCHITECTURE GENERAL

WHO WE ARE

ARC Architects has provided excellent design service to public clients for more than 35 years. Our projects serve a wide variety of civic and public needs including community centers, parks, city halls, fire stations, libraries, offices, education, and housing. We have a skilled team of architects and project managers that provide feasibility studies, site planning, programming, assessments, design, and construction services. We place the highest priority on design, quality control, and service.

We have designed projects for cities and agencies throughout Washington, including:

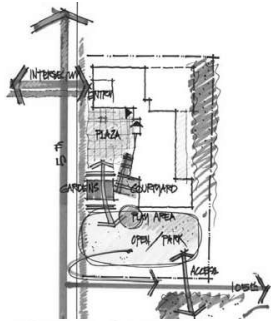
Auburn	Kitsap County	Seattle
Bellevue	Mukilteo	Tacoma
Bonney Lake	Port Angeles	Tukwila
Covington	Port Townsend	Everett Housing Authority
Ellensburg	Redmond	King County Housing Authority
Kirkland	Richland	University of Washington
Kittitas County	Sammamish	Washington State University

We believe in collaboration and design partnerships with our role as a facilitator that merges diverse needs and ideas. We begin by bringing design criteria, opportunities, and requirements to the table early and foster a team approach that develops strong relationships between client, users, regulatory agencies, and the consultant team. ARC understands the importance of the public process to make sure the ideas of all stakeholders are considered. We know that each project's success depends on broad input and consensus building.

This brochure provides a summary of ARC Architects' experience in working with public agencies to create quality spaces for our clients and their communities.

For project specific inquiries, please contact us at 206-322-3322 or email one of the Principal Architects:
Rex Bond at bond@arcarchitects.com
Stan Lokting at lokting@arcarchitects.com

FEASIBILITY, FACILITIES PLANNING, & SITE PLANNING



ARC Architects has worked with many public agencies for programming, planning, and feasibility studies. We know how to bring together multiple stakeholders and develop direction and consensus. Our team is experienced with public meetings and working within the public process to gather the necessary input from the community, staff, and key decision makers. ARC Architects helps public agencies plan for their future.

INVENTORY AND PROGRAMMING

Successful facility and site planning requires knowledge of program needs, agency mission, public perception and input, and an understanding of site attributes, such as zoning, sensitive areas, climate, topography, connectivity, and infrastructure. We start with existing studies, site maps, and drawings to understand issues that frame the planning effort and look for constraints and opportunities for the site. Key stake holders are interviewed in order to understand and define the program for the facility or site. In addition to interviews and public input, we have consultants who can provide demographic, market analysis and cost recovery analyses to help develop the program and budget.

DESIGN CONCEPTS AND COST ESTIMATES

We develop concept options that address agency's mission, programming requirements, building function, and site relationships. These concepts are developed with our clients input and presented at public meetings as needed. Renderings and 3-D presentations show the proposed options. The construction cost estimate is finalized with a detailed information and included in the final report and presentation to the client and community.

RELEVANT PROJECTS

Ashwood Community Center and Affordable Housing Master Plan
 Bellevue Aquatic Center Feasibility Study
 Lake City Library Renovation and Addition, Seattle, WA
 Longview Conference and Community Center
 Kirkland City Hall Assessment and Programming
 Mukilteo City Hall & Community Center Feasibility Study
 New Holly Neighborhood Campus, Seattle, WA
 North Kitsap Regional Event Center Master Plan
 Richland City Hall Programming
 Sammamish City Hall & Police & Parks Master Plan
 Snoqualmie Community & Aquatic Center Study
 South Whidbey Recreation Center Feasibility Study
 Utilities and Trades Commission
 Washougal Civic Master Plan



ADA COMPLIANCE

Designing projects so that all visitors feel comfortable and welcome is something that ARC Architects strives to do in each of our projects, whether new, renovation, or retrofit. Complying with ADA/ABA standards is standard for every project. We have been involved in numerous renovation projects that required bringing projects into compliance. Careful in-field assessment and documentation of existing conditions such as parking, walkways, doors, restrooms and fixtures is key to successful implementation of the necessary improvements.

CITY OF SEATTLE, ADA ON-CALL CONTRACT

As the best testament to our qualifications, ARC has a multi-year on-call contract with the City of Seattle to review ADA and other accessibility requirements for public projects designed for the city. We researched and use the best existing checklists for accessibility analysis and developed a compliance form that addresses drawings, specifications, submittals and shop drawings, and in-field interior and exterior measurements. Our reviews are based on the most stringent requirements of the 2010 ADA Standards for Accessible Design (Department of Justice), the City of Seattle Building Code, and ANSI A117.1. The reviews are shared with city staff, project design teams and the contractors.

PUBLIC, NON-PROFIT AND PRIVATE PROJECTS

Our public, non-profit and private projects each follow the most stringent accessibility requirements. We approach project accessibility considering barrier-free and universal design that treats all individuals equally and that is simple and intuitive. For example, wide halls, changes of color and texture, integrated ramps, and icons that designate room use are helpful to all facility users and patrons.

Many of our non-profit clients serve special needs populations. For seniors and the hard of seeing, contrasting colors provide environmental clues that help assure safety. For the hard of hearing, we have designed multi-use rooms with enhanced AV and acoustic systems. All projects are unique and renovations require creative solutions to meet ADA compliance. Our years of experience and expertise in code requirements will provide clients with confidence in meeting the needs of all their staff and visitors.





BUILDING CONDITION ASSESSMENTS

ARC Architects has significant experience in existing building condition assessments. We have recently completed building assessments for the City of Kirkland and WA State Utilities and Transportation Commission and are working with these agencies to refine options for new space and renovations. We completed five building assessments on properties owned by the City of Seattle to determine immediate and long term asset needs. Our experience provides the necessary tools to quickly assess and help define scope of future planning and budgets.

Existing facility assessments and budget planning are important for all organizations to maintain their buildings and plan for future renovations and repairs. All renovation projects begin with an assessment of the existing building, the envelope, mechanical and electrical systems, code issues, and finishes. Through this assessment process we can review the existing conditions and discuss options for renovation and upgrades to existing systems. With an understanding of the potential costs, the team can prioritize the required work and determine a long term asset management plan in order to extend the life of the building.

RESIDENTIAL CNA - VASHON HOUSEHOLD

For the non-profit housing group, Vashon household, we provided comprehensive needs assessment (CNA) for an older HUD 202 senior housing project and a more recently constructed affordable family housing project. The life-cycle assessments between the two varied because of the date of construction for the projects. The original specifications and as-built construction documents were utilized to provide quantity take-offs, and provide the owner with a working document for long term budget and asset management planning.

RECENT ASSESSMENT EXPERIENCE

Camp Korey Buildings
Kirkland City Hall
Utilities and Transportation Commission
Seattle Fire Station 25, 32, and 34
Northwest Senior Center
Teen Parent Home Center
Central Area Senior Center
Central Area Motivation Program
DV Shelter - Everett Guard Building
Vashon Household Housing
Kittitas Armory
Jefferson Community Center
Queen Anne Community Center
Loyal Heights Community Center
Green Lake Community Center & Evans Pool
Hiawatha Community Center
Rainier Beach Community Center & Pool
Port Angeles Pool



SUSTAINABLE DESIGN & LEED CONSULTING

An efficient building design can help reduce energy and water use, improve indoor air quality, and minimize materials use. ARC Architects has a long history of integrating sustainable design in its projects, effectively considering first costs and the long-term costs and the benefits of environmentally responsible design. This integrated design approach develops connections between the site and the building, and include consideration of roof water run off, avian corridors, heat island mitigation and brownfield redevelopment. With 75 percent of our staff LEED Accredited, we are committed to incorporating green design into each project that we do. Beyond the matrixes of sustainable design are those elements that are a reflection of the clients' environmental mission.

We have successfully shepherded multiple projects through the LEED certification process and continue to do so. We are also versed in the Evergreen Sustainable Development Standards associated with Washington State Housing Trust Funds. We are committed to working with you and your team to develop the appropriate sustainable strategies for each project. Our sustainable projects include:

EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS

Adams View Family Housing, Yakama Nation HA
Pacific Pearl Family Housing, Joint Pacific County HA
Pivotal Point Family Housing, Everett Housing Authority
DVS Emergency Shelter, DVS of Snohomish County

USGBC LEED GOLD CERTIFIED

Mukilteo City Hall
199 Blaine Biotechnology Building
Rainier Beach Community Center & Pool

USGBC LEED SILVER CERTIFIED

Birch Creek Youth Center
Sammamish City Hall and Police
Port Townsend City Hall



JULY 2015



HISTORIC PRESERVATION

The preservation of historic buildings requires understanding and determining a building's interior and exterior character-defining features. This knowledge gives shape to preservation strategies and the potential adaptive re-use of the structure as required by the State Office of Historic Preservation. It defines which features to preserve, as well the value and meaning they provide, which can help the interests of landmarks preservation boards, the Washington State Department of Archeology and Historic Preservation, and other local jurisdictions. Strategies to consider are the following.

Architectural updates need to respect the history of the building. New architectural interventions should reflect current design and not replicate the past. Improvements to the envelope of a historic building have two primary issues: one is aesthetic, in that envelope upgrades often include the addition of materials inside and outside of buildings. The other is technical, knowing how managing air, vapor and moisture infiltration will affect the historic building's performance.



For historic buildings, upgrades to mechanical systems need to address comfort, energy use, visual impacts, and acoustics. Electrical systems – particularly communications and data – required more space for distribution than many older buildings provide. Meeting new structural standards often requires the addition of visible seismic upgrades and demolition of existing construction. Taken together, the integration of building systems' upgrades require an integrated approach to minimize impacts on character-defining features.

RELEVANT PROJECTS

Port Townsend City Hall
UW Center for Pediatric Dentistry at Magnuson
Lake City Library in Seattle
Ellensburg City Hall
Ginny Ruffner Studio in Historic Ballard
Eckstein Community Center
Ravenna Senior Housing
The Lofts in Pioneer Square Seattle
Palmer Building in Seattle



REFERENCES

Seattle Parks Community Center Assessments
Kathleen Conner - Senior C.I.P. Planner
(206) 615-1299
kathleen.conner@seattle.gov

City of Seattle Building Assessments
Jeremy Nichols - Capital Development & Constr.
(206) 684-0647
jeremy.nichols@seattle.gov

Utilities & Transportation Commission
Sondra Walsh - Director of Administrative Services
(360) 664-1286
swalsh@utc.wa.gov



ARCHITECTURE
COMMUNITY & PARK
CIVIC BUILDINGS
MEDICAL & LABS
EDUCATION
HOUSING
RESUMES

COMMUNITY AND PARKS



COMMUNITY CENTERS AND PARKS

ARC Architects has worked on community-based projects in the public sector since 1976, helping cities, towns and counties provide buildings that improve the quality of life for their residents. Public facilities require diligent understanding of the client's needs, users and patrons, budget, and site constraints. We work closely with our clients and consultant team to determine the best use of space, durable materials, and sustainable systems for each project. Conservative use of public funds to create enjoyable, long lasting facilities is essential for the success of all renovations and new construction.

CONSENSUS BUILDING

The cornerstone of ARC's projects is our facilitation of stakeholder participation. Gaining input from those interested in or impacted by a new project creates a climate of participation in the outcome. That participation invests the community in the final project design and resultant facility. The key to successful consensus building is a well thought out series of meetings, each with clearly focused goals. We lead these meetings by keeping the discussions on point and gathering as many opinions as possible while guiding the discussion in a positive direction.

RECREATION FACILITIES & GYMNASIUMS

ARC Architects is well known for its recreation and community center architecture, having worked on over 50 recreation and community center programming and design projects. We have designed for a broad range of health and fitness uses from Aquatics to Zumba. Our portfolio includes single and double gymnasiums for basketball, volleyball, badminton, pickle ball, and large community events. Design of a gymnasium requires experience to understand the myriad of product options and systems coordination required. We work with clients to develop designs that meet their recreation needs, take advantage of site opportunities, connect with the outdoors, and bring natural daylight into the building.

RECREATION PROJECTS INCLUDE:

BEST Gymnasium	NE Tacoma Community Center
Bellevue Aquatic Studies	Old Redmond School Community Center
Bellevue Teen Center	Queen Anne Community Ctr Assessment
Birch Bay Community Center Expansion Study	Rainier Beach Community Ctr & Pool
Burndale Community Center	Redmond Teen Center
Carol Edwards Community Center	Richland Community Center
Centre at Norpoint & Pool	Rosehill Community Center
Eastside Terrace Community Center	Skagit County Parks and Rec Center Study
Eckstein Community Center	South Park Community Center
Firwood Circle Community Center	South Bellevue Community Center
Greenlake Community & Evans Pool Assessment	South Whidbey Community Center Study
Hiawatha Community Center Assessment	Springwood Youth Center
Jefferson Park Community Center	Tukwila Community Center
Jefferson Community Center Assessment	Upper Skagit Tribal Community Center
Lacey Community Center	Valli Kee Community Center
Loyal Heights Community Center Assessment	William Shore Memorial Pool Study
Mill Creek Community Center Study	
New Holly Community Center	
NE Tacoma Community Center	

RAINIER BEACH COMMUNITY CENTER & POOL SEATTLE, WA

Located in the most diverse neighborhood in Seattle, the Rainier Beach Community Center replaces an aging facility on the same site. The 48,000 square foot program includes an aquatic center complete with competition and recreation pools, a gymnasium, multipurpose rooms, fitness room, classrooms and childcare. The community was actively involved in the programming and design of this facility.

Located on an urban site, adjacent to two public schools, the new building opens up to the neighborhood to welcome them to participate and enjoy their new community center. The parking was located on the north edge to maximize the public presence of the building along Rainier Avenue South.

All the main spaces connect to outside patio or plazas so events can occur inside and out. An existing plaza at the south was extended to the new building with added terraced seating and a separate plaza for the pool. The gym is on the north for the best natural daylighting and opens up to a large plaza for multipurpose events.

PROJECT DETAILS

Completion Date:
2013

Owner Info:
Seattle Parks & Recreation

Square Footage:
48,000 sf

Construction Cost:
\$16,550,000

Awards:
AIA Civic Design Merit Award 2014
Aquatics International Dream Design 2014
WRPA Facility of the Year 2014
USGBC LEED Gold



PUYALLUP TRIBE ELDER CENTER TACOMA, WA

The Elders Center offers a serene and comfortable environment for the Elders to relax, socialize and receive services. The 26,000-square-foot, 2-story building sits atop a sloping site with sweeping views of Commencement Bay and the Olympic Range. The facility includes classrooms, art rooms, a banquet facility, a library, and a health and wellness center with a hydrotherapy pool, and fitness and massage rooms.

The Center's design reflects the Puyallup Tribe native architecture and culture. Careful site planning allowed for the creation of a campus green space with a Spirit Garden that commemorates tribal ancestors. A water feature runs through the Spirit Garden representing the important Puyallup River. Peeled cedar poles stand proud in front of the cedar-clad building. There is a garden roof with plantings laid out in the pattern of Native basketry. Inside are beautiful cases for the display of the Tribe's art, crafts and history.



OWNER INFO: Puyallup Tribe of Indians

SQUARE FOOTAGE: 23,600 sf

DATE OF COMPLETION: 2009

CONSTRUCTION COST: \$10,035,000

ROSEHILL COMMUNITY CENTER MUKILTEO, WA

The Rosehill Community Center occupies a prominent site in Old Town Mukilteo. The two-story, 30,000 square foot facility celebrates a commanding view of Puget Sound. The center features a large social hall that is one of the most popular places for weddings in the region and designed for community theatre and music. Other spaces include an arts and crafts room, game room, meeting / classrooms, a seniors room, and fitness rooms for aerobics, dance, yoga, and weights/cardio workout room.

ARC Architects worked with a Citizen Design Committee who reviewed options and made recommendations to City Council for their final approval. The Committee reviewed architectural concepts, leading to a design of relatively small-scaled forms that utilized wood and stone, materials befitting the character of the Old Town. Many of the rooms are linked to outdoor spaces including a grassy area used for informal activities and the farmer's market. There is a raised terrace overlooking the Sound and an urban plaza that is used for city-wide events.

Awards:
WRPA Facility of the Year 2012

OWNER INFO: City of Mukilteo

SQUARE FOOTAGE: 30,000 sf

DATE OF COMPLETION: 2011

CONSTRUCTION COST: \$8,734,000



SWIMMING POOLS / NATATORIUMS

ARC Architects designed the Rainier Beach Pool in Seattle, the Peter Kirk Pool in Kirkland, Norpointe Pool in Tacoma, and the Puyallup Elder Center Pool. We have developed aquatic center studies for South Whidbey Island, Skagit County, Bellevue, Sammamish Boys and Girls Club, Port Angeles Pool, and the cities of Clarkston and Lewiston. We understand the details of aquatic uses, importance of roof and wall design, and work with the best aquatic designers to develop the program and specific aquatic requirements.



RAINIER BEACH COMMUNITY POOL, SEATTLE, WA

The Rainier Beach Pool has a full size competitive pool, a warmer water leisure pool with waterslide, vortex, teaching areas, a spa, and a sauna. The pools are located on the south of the building to maximize heat gain, however, exterior sunshades and interior roller shades minimize glare and allow lifeguards to adjust the daylighting. The competition pool includes touch pads and full electronic scoreboards for recording competition times.



THE NORPOINTE CENTER POOL, TACOMA, WA

This 42,000 s.f. community center is designed with two wings surrounding a central lobby. One wing is dedicated to athletics and fitness, and provides racquetball courts, an aerobics room, a gymnasium, and the natatorium. The natatorium includes a combination leisure and lap pool with zero-beach access, water play features, and a spa for family use. This space is very active and popular with the view of the trees and natural daylighting.



PUYALLUP ELDER CENTER POOL, TACOMA, WA

The therapy pool and spa for the Elder Center is designed to meet the aquatic exercise, therapy, and relaxation needs of the Tribe's seniors. It is an important element of the Center's health and wellness offerings, which also include a fitness center, health and wellness counseling and life-long learning. A sauna and steam room provide additional therapy and respite spaces for the tribes Elders.

THEATER AND PERFORMANCE

Our community center experience includes multi-use spaces that are for lectures, speeches, community theatre, and music performances. Important qualities of these spaces are acoustics, audio visual systems, and lighting integration. Performance spaces need to support a wide range of events from plays and lectures, to weddings and other private events with music of all types. Depending on project scope, we work with acoustic engineers, lighting designers, and theater designers to develop the best spaces possible for our clients.



TEATRO ZINZANNI, SEATTLE WA

Teatro Zinzanni is a performance dinner theater that holds 295 guests, located across from Seattle Center. The three-hour dinner cirque, comedy and cabaret performance occurs in a Spiegel tent—a Belgian traveling tent constructed of wood and canvas. ARC Architects designed modular buildings surrounding the tent, which house the lobby, gift shop, bar, kitchen, back-of-house performer areas and restrooms. ARC also designed the Teatro Zinzanni in Chicago.



FOSTER STADIUM, TUKWILA WA

The Foster Stadium in Tukwila provides space for support of the games and events. The new facility includes an announcing booth, ticketing, concessions, areas for coaches, and restrooms. The project provided aesthetic upgrades to the stadium to feel nearly new and increased handicapped accessibility for fans. The space between the two buildings is the gateway to the stadium and a queuing space for dramatic on-field entrances by the Foster High School Bulldogs.



ROSEHILL COMMUNITY CENTER THEATER, MUKILTEO WA

Rosehill Community Center is truly multi-purpose space and includes a stage with proscenium, fly space, motorized line sets and pipe battens, stage rigging and draperies, an acoustic shell that can be raised and lowered, projector and screen, pipe grid system, and sophisticated lighting system. Complimented by a catering kitchen; direct spill-over space to outdoor terrace, amphitheater and outdoor plaza; as well as sweeping views of the sound beyond.

DINING HALLS & FOOD SERVICE

All of our community and senior centers include food service facilities and dining halls. We work with food service consultants and suppliers to develop designs and equipment that meet the needs of use by multiple groups, for service that ranges from catering/heating kitchens to full meal preparation. We have designed kitchens that meet community diversity, accommodating Halal food preparation and storage.



ROSEHILL COMMUNITY CENTER MUKILTEO, WA

This 30,000 square foot community center hosts a wide variety of large events from weddings and theater performances to regional conferences. The commercial kitchen is located across the hall from the main assembly space to minimize noise transmission during events. The kitchen is flexible and has a large serving counter for lobby event serving as well.



RAINIER BEACH COMMUNITY CENTER SEATTLE, WA

The Rainier Beach Community Center is 48,000 square feet with a large commercial kitchen. The primary design goal for this kitchen was to facilitate community cooking classes. The design of the kitchen provides ample space for teaching classes of up to 10 people around the center island using portable induction plates. There are also separate lockable storage areas for the different community groups.



PUYALLUP TRIBE ELDER CENTER TACOMA, WA

Located within a 23,000 square foot Elder Center, this dining room can serve up to 200 people for large events. The tribe hosts a daily senior lunch program that serves 50-80 people a day at the facility and for home delivery. The commercial kitchen includes walk in cooler and freezers, large preparation counters, and offices for the staff.

PARK PLANNING AND BUILDINGS

ARC Architects' planning and design efforts are guided by the unique qualities of each park – topography, plant palette, climate - and its programmed uses. Working with our landscape architect, we focus on reducing energy and water use and implement current best practices and proven technology. We understand that the architectural style of park structures can unify a park's design and reflect the natural and cultural landscape.



RELEVANT PROJECTS

Cape Disappointment State Park
Deception Pass State Park Master Plan
Sammamish State Park Competition
Burien Park Recreation and Open Space Plan
City of Snoqualmie Parks
Covington Park Master Plan
Henry M Jackson Park Master Plan
Lakefront Park in Lake Oswego, OR
Lower Sammamish Commons Park
Martha Lake Park
Millennium Park in Lake Oswego, OR
Mukilteo Lighthouse Park
Nelson Park Master Plan
Sand Hill Park in Mason County
South Whidbey Community Park Master Plan
Stell Lake Park
Thorton Sullivan Park Master Plan
Woodway Park

"The Springwood Youth Center is a terrific resource to the community and shows that a healthy, high-performance, energy-efficient facility can also be beautiful, affordable, and practical."

Stephen Norman, Executive Director,
King County Housing Authority

Springwood Youth Center, Kent WA



REFERENCES

Rainier Beach Community Center

David Graves, Senior Planner
Seattle Parks & Recreation
(206) 684-7048 david.graves@seattle.gov

Rosehill Community Center

Jennifer Berner, Recreation & Cultural
City of Mukilteo
(425) 263-8180 jberner@ci.mukilteo.wa.us

South Bellevue Comm. Center

Ken Kroeger, Project Manager
Bellevue Parks and Community Services
425-452-4624 kkroeger@bellevuewa.gov





ARCHITECTURE
COMMUNITY & PARK
CIVIC BUILDINGS
MEDICAL & LABS
EDUCATION
HOUSING
RESUMES

CIVIC BUILDINGS



CIVIC BUILDINGS - PUBLIC FACILITIES

CITY HALLS - OFFICES - PROGRAMMING

ARC has significant city hall and office building experience. We understand inter-departmental relationships and the multitude of ways office buildings need to work for users and visitors. We have had the opportunity to design sophisticated meeting and conference areas, from those for individual departments to city hall council chambers. We have provided office programming assessments for nine city halls: Port Townsend, Ellensburg, Sammamish, Kirkland, Mukilteo, Bonney Lake, Richland, Nisqually, and Washougal.

ADMINISTRATIVE SPACES

ARC Architects has designed administrative work spaces for a variety of client types, including healthcare, biotechnology, recreation, city hall, and private office clients. The design strategies for administrative spaces are changing with emerging technology and younger workers. Systems furniture options provide flexibility and a sense of openness. Private offices and individual cubicles are still common, however, the practice of hoteling is becoming popular as well. Layout and interior design affect the way people work, their productivity, and the culture of each organization.

LIBRARY DESIGN

The quiet library of the past has transformed into a community gathering place for events, tutoring, and social support as well as research, reading, and studying. ARC Architects has designed two branch libraries for the City of Seattle and a library / media center for Northshore School District, and the programming for the City of Richland's new main library. We understand site design criteria, collections management system requirements, and the technology infrastructure needs for smaller libraries.

RELEVANT CIVIC BUILDING PROJECTS

Cowlitz Regional Conference Center
Bellevue Aquatic Study
Bonney Lake Council Chambers
Ellensburg City Hall
Kent City Hall Study
Kirkland City Hall Assessment and Renovation
Mukilteo City Hall
Mukilteo Lighthouse Park
New Holly Library & Neighborhood Center
Port Townsend City Hall and Renovation
Redmond City Hall Study
Richland Library Programming
Sammamish City Hall & Police
Seatac Community Center Study
Seattle Fire Station 34 Renovation
Seattle Fire Station 25 Renovation
Seattle Lake City Library & Neighborhood Center
Skagit County Events and Recreation Study
Utilities and Trades Commission Predesign
Washougal City Hall & Library Study

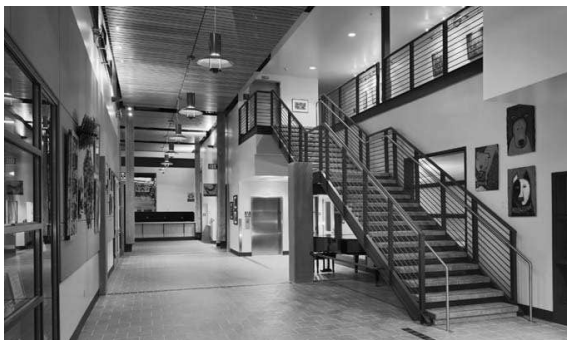
Additional Civic Clients:
City of Federal Way
City of Snoqualmie (study)
City of Tacoma
City of Tukwila Cowlitz County
Kittitas County
Northshore School District
Seattle Housing Authority
Skagit County (study)
South Whidbey Island (study)
Suquamish Tribe
University of Washington
Washington State University
Washington State Parks

SAMMAMISH CITY HALL AND POLICE STATION SAMMAMISH, WA

Sited on a 30 acre site on the Sammamish Plateau, this project encompasses a new 45,000 square foot City Hall and Police Facility for the City of Sammamish. Below-grade parking saved site area for the development of other public amenities including a large civic plaza, a branch library of the King County Library System, and a future community center, The Commons – a public park that is part of the project - provides interpretive areas for viewing into the wetland habitat, open lawns, and family picnic shelters.

The building's design is grounded in the architecture of the Northwest. Council chambers have a distinct wood-clad exterior that separates it from the larger brick and wood form that houses offices and police. Wood columns create a civic formality and draw one's eyes to a distant view of Seattle. Exposed wood structure completes the connection to regional architecture.

The building is LEED Silver Certified.



OWNER INFO: City of Sammamish

SQUARE FOOTAGE: 45,000 sf

DATE OF COMPLETION: 2008

CONSTRUCTION COST: \$16,097,000

BIOTECHNOLOGY RESEARCH BUILDING SEATTLE, WA

ARC Architects designed a new 3-story research and development facility constructed on a brownfield site in South Lake Union. The building includes 97,000 square feet of tenant space, 80,000 square feet of below-grade parking, and a rooftop terrace overlooking Lake Union. Separate retail spaces along the main street activate the street and provide amenities to attract employees. An expedited GC/CM contract required a 3-phase permit process.

The architecture responds to the context, with design features that are abstracted from the maritime location. A tensile fabric "sail" provides a covered entry that drains rainwater into a 2-story water feature. Corten steel siding suggests the metal hulls of old boats and ships and runs through the 2-story lobby. Walk-off grates form a "dock" over the terrazzo flooring.

The building is LEED Gold certified.



OWNER INFO: Alexandria Real Estate

SQUARE FOOTAGE: 177,000 sf

DATE OF COMPLETION: 2010

CONSTRUCTION COST: \$36,839,000

JULY 2015

MUKILTEO CITY HALL MUKILTEO, WA

The 19,800 square foot building creates a place for citizens to easily access city staff and departments, and interface with the Mukilteo City Council. The city hall administrative offices and public council chambers are connected by an central daylight atrium which provides public overflow space from chambers and queuing area for public interaction with city departments. The project pre-design efforts involved the analysis of 19 available sites within the city.

Awarded LEED Gold certification, the building utilizes many innovative sustainable design elements including the narrow east-west building form, geothermal piping for heat control, bioretention swales and rain gardens, and a vegetated roof over council chambers.



OWNER INFO: City of Mukilteo

SQUARE FOOTAGE: 19,800 sf

DATE OF COMPLETION: 2009

CONSTRUCTION COST: \$7,232,000

LAKE CITY LIBRARY ADDITION AND RENOVATION SEATTLE, WA

ARC Architects designed the renovation and addition to the Lake City Library, a well-loved, award-winning modern building designed in the mid-1960's. It received landmark status from the Seattle's Landmarks Preservation Board shortly before ARC's work commenced. The designation was important to the community and the Board and had influenced the design outcome in significant ways: The integrity of the exterior and interior of the main reading room was preserved; the addition is integrated with the existing but contrasts in subtle ways; and the entry courtyard – with gates by famed Seattle artist George Tsutakawa – was preserved.

The expanded library is an integral part in Lake City's civic campus, which includes a neighborhood service center, civic plaza, community center, public park, public art and below grade parking. ARC worked with multiple public agencies to develop the overall site plan that works with the adjacent buildings and community.



OWNER INFO: Seattle Public Libraries

SQUARE FOOTAGE: 20,000 sf

DATE OF COMPLETION: 2005

CONSTRUCTION COST: \$2,943,000

COWLITZ REGIONAL CONFERENCE CENTER COWLITZ, WA

The Cowlitz Center is a 40,000 square foot renovation and addition to a 1950s concrete armory. This regional conference center located on the Cowlitz County Fairgrounds in Longview, Washington, serves community, county fair, and growing conference and trade center needs. As a regional center, an important design feature is the flexible plan layout and commercial kitchen which allow the building to be used simultaneously as banquet hall, exhibition space, and a venue for community and business meetings of all sizes.



OWNER INFO: Cowlitz Public Facilities District

SQUARE FOOTAGE: 40,000 sf

DATE OF COMPLETION: 2005

CONSTRUCTION COST: \$5,522,000

KIRKLAND CITY HALL KIRKLAND, WA

ARC is currently working with the City of Kirkland on a renovation plan for their existing City Hall facility. Working with our team of engineers and consultants, we assessed the existing building, completed detailed programming with the City departments, and developed several options for City consideration.

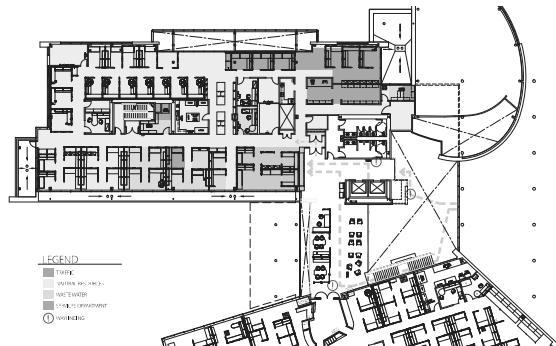
The primary goal for the interior renovation is to improve the visitor experience, wayfinding, and department communication. The new design increases spatial flexibility, replaces old and worn interior finishes, and implements new communication technologies. Working within the existing structure, the new layout improves public access and provides added security for staff. Each department has been extensively interviewed and then reorganized as needed into a more collaborative, efficient floor plan with updated systems furniture. Additionally, the renovation includes full building envelope upgrades to meet current energy codes and waterproofing.

After taking account through interviews, staff meetings, and an eco-charrette of the city's sustainable and programmatic needs, several schemes were developed and refined to fit the project budget. All findings were compiled into a report for council approval.



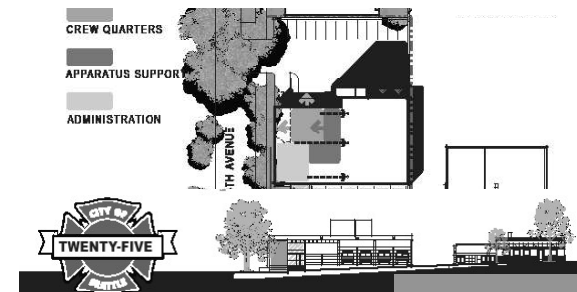
REDMOND CITY HALL REDMOND, WA

The City of Redmond has a fairly new City Hall, however, it does not function well in terms of public access and lacks current technology infrastructure. ARC was selected to provide programming, building assessment, and concept design. The initial thrust of the building assessment was targeted at determining how best the City could deliver services to the public. Supporting that effort was a complete programming effort to determine future growth needs, department adjacencies, and technological upgrades. Through this process it became apparent that security was a dominant issue and resulting design goal. The concept design limits the public access to new ground floor reception counters and a new conference center where staff meet and serve the public.



FIRE STATION PLANNING & RENOVATIONS

ARC made a strategic hire eight years ago when we brought on board Paul Curtis, an architect from Oregon, to help develop a fire station portfolio for the firm. That effort has been successful in that we are currently working on two fire stations for the City of Seattle and have done an assessment of a third. Paul, while with another firm, designed a headquarters station and five satellite stations in Oregon. These publicly funded projects fit well with ARC firm experience and knowledge for providing quality documents for public bidding.



SEATTLE FIRE STATION 34

ARC's design for the renovation and addition to Fire Station 34 includes new uses associated with the apparatus bay and uses that improve the quality of time the crew spends at the station, including the addition of a fitness room and a dayroom. The seismic upgrade is unobtrusive and a new generator and fuel tank will be included. Improvements to the station include ADA upgrades for areas accessed by the public.

SEATTLE FIRE STATION 25

The renovation to Seattle Fire Station 25 includes seismic upgrades to meet current codes and addition of apparatus bay functions to improve response time and functionality. Crew areas including the beanery, offices, restrooms and locker room are receiving minor improvements. Two new windows cut in the cast concrete will provide welcome daylight in the office areas. A green wall is planted at the terrace and provides a fresh image for a building.

SEATTLE FIRE STATION 17

ARC designed the renovation of an historic 1920's Seattle fire station. The program included relocation of the watch office and associated alert panel coordination, reorganization of the bullpen, beanery, and bunkroom, and creation of a separate room for the third rail lines. The renovated drill tower serves as a training facility for other district ladder companies. Located on an urban site, ARC worked with the client on contractor staging as well as overall site improvements for the neighborhood.

INTERIOR DESIGN & SPACE PLANNING

ARC's interiors are as diverse as its clients. The common thread is a balanced and integrated approach to the architectural and the finishes packages. As the architectural forms are developing, so are the materials that will complement them. We focus on the use of daylighting and how lighting can augment the work environment. Every business and agency functions differently so we work closely with clients to determine the essential program functions, divisions between public and private spaces, and the look and feel of their new spaces.



UW DEPT. OF MEDICINE OFFICES

This 3,500 sf project included renovation of four separate suites within the UW Health Sciences Center, a building that was designed for research and laboratory functions but that is increasingly being repurposed for administrative uses. The project's significant technical challenges included modifying existing building systems to work well for contemporary offices. ARC met diverse client aesthetic opinions with solutions tailored to each of the four suites, but that have common design themes.



ROSEHILL COMMUNITY CENTER

The Rosehill Community Center was designed with an emphasis on community input. The facility uses a blend of wood and stone to create a welcoming place for the community to gather, discuss, and celebrate. The building planning takes advantage of the views of the Sound from every room and brings in natural light to highlight the architecture. The materials selected are durable, timeless in design, and sustainable for the environment.



ONYX OFFICES

Our space planning experience ranges from small to large tenant improvements. We have planned and designed a 190,000 square foot TI for Boston Scientific and 270,000 square foot TI for Onyx Software. In both cases the space planning challenge was tying together the various program elements into a cohesive whole that established an appropriate image for the companies and flexibility for future changes.



Sketch for Washougal Civic Campus Planning

REFERENCES

Mukilteo City Hall

Jim Niggemyer
City of Mukilteo
425-263-8081 | jniggemyer@ci.mukilteo.wa.us

Port Townsend City Hall

David Peterson, City Engineer
City of Port Townsend
(360) 379-5088 | dpeterson@cityofpt.us

Sammamish City Hall

Peter Butkus (retired), Project Manager
City of Sammamish
(360) 426-3043 | pete@butkusconsulting.com



ARCHITECTURE
COMMUNITY
CIVIC BUILDINGS
MEDICAL & LABS
EDUCATION
HOUSING
RESUMES

MEDICAL AND LABORATORY



MEDICAL & LABORATORY FACILITIES

Affordable healthcare, biotechnology, information technology, research and development, all are topics that are affecting our lives in new ways nearly every day. ARC brings an inquisitiveness that is appropriate for projects like these, that are technically complex and evolving quickly.

MEDICAL CENTERS

We have over 30 years of health care experience for private, institutional and non-profit health providers. Among our clients are the University of Washington Medical Center, Harborview Medical Center and Seattle Children's Hospital. We have worked with the Polyclinic, the largest multi-specialty clinic in the Seattle area, since the early 1980s. We have designed for community-based providers including the Country Doctor Community Health Center, Seattle Indian Health Board, and the Center for Human Development. We have long believed that good, affordable healthcare is an important social goal and work with clients to minimize costs to help make this more easily achieved.

OCCUPIED MEDICAL CENTERS

We have designed projects in occupied medical buildings, working closely with staff and administration to assure patient comfort and safety, and to minimize disruptions to patient service. Our design documents address wayfinding, construction laydown areas and circulation, building system shut-downs and changeovers, dust and noise control, and effects on others who are beside, above and below the areas in which we are working. Some of these projects have been relatively simple where we needed to only consider impacts to adjacent uses; others have been much more complex. For the installation of a new 3-Tesla MRI for Harborview Medical Center an existing MRI and adjacent CT Scan Suite had to remain operational. A major renovation to a clinic in Mount Vernon required a temporary tunnel to get patients from waiting rooms to clinic spaces. We have learned that early communication with clients and staff, and creative thinking and discussions, are key to project success.



LABORATORY RESEARCH FACILITIES

ARC's laboratory designs include BL2 and BL3 environments, chemistry labs, and entomology suites for higher education as well as phlebotomy and urinalysis labs for medical offices and clinics. We recently completed a fertility clinic that included media preparation, embryology, and andrology/ endocrinology labs. We understand the complex systems required and work with clients to develop efficient spaces for their users and patients.



DENTAL OFFICES

Our healthcare work includes dental clinics for the University of Washington and neighborhood health clinics. Our largest dental project – the Center for Pediatric Dentistry at the University of Washington – is a partnered project between the University and Children's Hospital that includes dental operatories and surgical suites for research, training and patient care. It had a GC/CM contract structure that included the client, the contractor, the design team (including a dental design consultant), and dental equipment manufacturers. We have designed a "dental fears" clinic for the University, that was designed to minimize anxiety for patients fearful of dentistry.

BIOTECHNOLOGY RESEARCH BUILDING SEATTLE, WA

ARC Architects designed a new 3-story research and development facility constructed on a brownfield site in South Lake Union. The building includes 97,000 square feet of tenant space, 80,000 square feet of below-grade parking, and a rooftop terrace overlooking Lake Union. Separate retail spaces along the main street activate the street and provide amenities to attract employees. An expedited GC/CM contract required a 3-phase permit process.

The architecture responds to the context, with design features that are abstracted from the maritime location. A tensile fabric "sail" provides a covered entry that drains rainwater into a 2-story water feature. Corten steel siding suggests the metal hulls of old boats and ships and runs through the 2-story lobby. Walk-off grates form a "dock" over the terrazzo flooring.

The building is LEED Gold certified.



OWNER INFO: Alexandria Real Estate

SQUARE FOOTAGE: 177,000 sf

DATE OF COMPLETION: 2010

CONSTRUCTION COST: \$36,839,000

UW CENTER FOR PEDIATRIC DENTISTRY SEATTLE, WA

The Center for Pediatric Dentistry is a partnership between the University of Washington School of Dentistry and Children's Hospital and Regional Medical Center with the goal of providing comprehensive oral health services to pediatric patients. A model for pediatric dental care, the 28,000 square foot adaptive reuse of the Naval Administration Building, built in 1936, features state-of-the-art dental clinical, research and training facilities in an historic building context. ARC worked with the State Historic Preservation Office to meet historic requirements and gain their approval for the design.

Unique to this project were the challenges of revitalizing a building that had sat derelict for 20 years. When an underground spring under the building was discovered, the design team created a channel to allow water to flow into the building and back out. Low floor-to-floor dimensions required careful coordination of mechanical and electrical systems. ARC worked closely with the contractor in BIM for final piping layouts to ensure all systems fit within the existing structure.

OWNER INFO: University of Washington

SQUARE FOOTAGE: 28,000 sf

DATE OF COMPLETION: 2010

CONSTRUCTION COST: \$12,194,000



THE POLYCLINIC - MULTIPLE SITES SEATTLE, WA

For 30 years, we have worked with the Polyclinic, the largest multi-specialty clinic in the Seattle area. Projects include many smaller renovations to help facilitate new services and delivery methods. ARC Architects design work includes the Plastic Surgery Center, Cardiology Suite, ENT Remodel, Sleep Disorders Suite, Dermatology Suite, Urology Suite, Diagnostics Remodel, Finance & Administration Remodel, Phlebotomy Suite, Physical Therapy Suite, Histology Lab, Ophthalmology Suite, and Server Room Relocation.



NORTHGATE FAMILY PRACTICE

The Polyclinic Northgate family practice clinic creates a bright and cheerful environment for patients and staff. The 22,000-square-foot tenant improvement is comprised of exam and procedure rooms, offices, laboratory, and medical records. Integral to the practice is dermatology, urology and internal medicine. The suites are organized with nurse station areas serving exam rooms, patient needs, and for doctor dictations.



FAMILY PRACTICE, DOWNTOWN

The Polyclinic's family practice and dermatology clinic creates an inviting environment for patients and staff in downtown Seattle. The 19,000-square-foot tenant improvement is comprised of exam and procedure rooms, offices, laboratory, and diagnostic areas. Faced with a challenging floor-to-floor clearance, ARC and the design team integrated mechanical and electrical systems without compromising aesthetics or access to natural daylight.



CARDIOLOGY PRACTICE, JAMES TOWER

The Polyclinic's Cardiology practice creates a warm, inviting and calm environment for patients and staff. The 16,000-square-foot tenant improvement is comprised of exam, procedure, and nuclear medicine rooms, physician offices, and laboratory and medical records. Faced with the need to re-structure part of the building to support the nuclear medicine machine, ARC worked closely with the contractor and building owner to minimize impacts on adjacent tenants.

MEDICAL OUTPATIENT CLINICS

ARC Architects has worked with a variety of clients, public and private, in the design of outpatient clinics. In addition to the Polyclinic and Harborview projects, we worked with Overlake Hospital for their Sleep Center, and the Seattle Indian Health Board on their pharmacy and outpatient treatment center. Recently we have been a part of design-build teams for quick development of new clinics. These tenant improvements provide the fastest turn around for medical professionals in need of additional space.



FIDELIS SECURE CARE, RENTON, WA

Fidelis Secure Care provides Medicare benefits to senior citizens, many of them low income and facing multiple health challenges. Our design for Fidelis' first clinic in the Pacific Northwest creates a warm contemporary design and has served as a model for their future clinics. The simple organization of uses makes wayfinding for seniors easy and meets the productivity needs of today's healthcare system. The project was fast-tracked with only 4 months from design to occupancy.



SAGE MEDICINE, BELLEVUE, WA

Sage Medicine is a new clinic where patients receive naturopathic care, therapeutic massage, acupuncture and physical therapy, as well as natural supplements and medicines. The Eastern influenced design provides a setting that complements the naturopathic approach to medicine. Simple detailing and forms helped to control costs and allowed the client and his family to act as general contractor and to build much of the clinic.



POMA FERTILITY, KIRKLAND, WA

Poma Fertility is a design-build tenant improvement project that provides a comforting space for a patient-centered practice which strives to take the mystery out of infertility. The 6,000 sf clinic includes comprehensive diagnostic and treatment services through In Vitro Fertilization (a clean lab) and Andrology/ Endocrinology (hormone testing). As expected for a clean lab, the project meets strict environmental air quality and sterility standards while promoting a non-clinical and welcoming space.



EDUCATION FACILITIES

EDUCATION FACILITIES

CHILDCARE

Early childhood education is important and ARC enjoys working with clients to develop successful centers for children and families. Childcare design requires careful attention to all the requirements of Head Start and the local Department of Health. ARC will work with owners to develop delightful spaces that meet codes and are easy to use and comfortable for the families, children, and their teachers.

HIGHER EDUCATION

ARC also has extensive experience working with higher education institutions. We have designed several new buildings and many renovations and upgrades for the students and faculty at WSU, UW, and Seattle University. Priority one is working around the academic calendar, ensuring adherence to schedules from design through construction. Secondary, is working around occupied buildings. Clear documentation is critical in defining contractor procedures for utility cross-overs, containment of dust and noise, and identifying lay-down spaces to maintain safety for staff and students.

FACULTY OFFICES

Many higher education projects require renovation of faculty offices for accommodating additional faculty or re-configuring offices for modern technology and methods of research and collaboration.

CLASSROOMS AND LECTURE HALLS

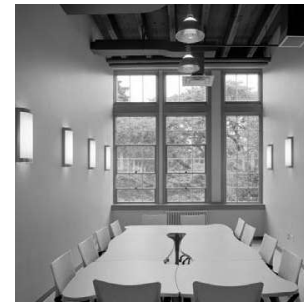
Higher education requires a variety of classrooms and lecture halls with a wide range of technology depending on the department and adjacent spaces available. ARC understands the technology and works with the best IT, AV, and acoustic consultants to ensure great spaces that sound good and are easy to use by faculty and visiting lecturers.

Childcare projects include:

- Camp Easter Seals
- Suquamish Early Learning Center
- Federal Way Head Start
- New Holly Community Early Learning Center
- Springwood Youth Center
- Kent Family Center
- Lacey Childcare Center

Higher Education projects include:

- WSU Northwest Agricultural Research Extension Center
- Seattle University Rianna HR/ES Remodel
- UW Center for Pediatric Dentistry
- UW Communications Building Renovation
- UW Digital Arts
- UW ICA Golf Training and Clubhouse
- UW MRI Study
- UW Music Building Minor Improvements
- UW Pathology Relocation Programming
- UW Sand Point Utilidor
- UW Smith, UW MEB, UW Winkenwerder Technology Upgrades
- UW Sound Transit Phasing and Feasibility Studies



KENT FAMILY CENTER KENT, WA

This Head Start Day Care facility is within the King County Housing Authority's Birch Creek Apartment complex. The 2-story, 20,400 sf Family Center is a new building serving Head Start and family services such as WIC.

The facility is designed to maximize daylighting and visual connections between the classrooms and the interior 'courtyard'. There are informal meeting spaces which encourage interaction between parents and teachers. The exterior play areas provide a variety of interactive play and connections to the interior. ARC worked with several artists to create building elements that would enhance the children's and teacher's daily experiences.



OWNER INFO: King County Housing Authority

SQUARE FOOTAGE: 20,400 sf

DATE OF COMPLETION: 2004

CONSTRUCTION COST: \$3,153,000

SUQUAMISH TRIBE EARLY LEARNING CENTER SUQUAMISH, WA

The 11,500 square foot Early Learning Center was designed to fold into the landscape and wrap around the exterior play areas. The Center has eight classrooms and a commons for indoor play, social events, and parent meetings.

Filled with natural light, the Center facilitates open communication between children, parents, teachers, and staff. All classrooms have natural daylighting and operable windows for fresh air. A central hallway provides easy access between classrooms and the play area, casual play spaces for the children, and serves as a gallery for the children's art work.



OWNER INFO: Suquamish Tribe

SQUARE FOOTAGE: 11,500 sf

DATE OF COMPLETION: 2007

CONSTRUCTION COST: \$2,499,000

WASHINGTON STATE UNIVERSITY AGRICULTURAL RESEARCH MT. VERNON, WA

This 15,000 square foot, \$5.5 million laboratory facility provides research to support the needs of the University and western Washington's agricultural community. The building contains a variety of laboratory spaces including: Processing and Field Horticulture; Fruit and Vegetable Horticulture; Vegetable and Seeds Pathology; Water Quality; and Entomology. A 150-seat multi-purpose room accommodates video conferencing, media projection, and demonstration kitchen supporting the needs of research scientists as well as the greater Skagit Valley community. Greenhouses and outdoors spaces complete the research facility.



OWNER INFO: Washington State University

SQUARE FOOTAGE: 15,000 sf

DATE OF COMPLETION: 2006

CONSTRUCTION COST: \$5,500,000

UNIVERSITY OF WASHINGTON - MULTIPLE PROJECTS SEATTLE, WA

ARC has worked with the University of Washington for many years, providing feasibility studies, test-fit analysis, technology upgrades, and tenant improvements. Our interior design efforts work to exemplify the identity of the owner in the space. From the selection of materials and colors to introducing supergraphics and audio-video displays, we have worked with various departments at the UW to announce and enhance their brand on campus within standards established by each building and the overall University.



UW DEPT. OF MEDICINE PATIENT QUALITY OFFICES

This 3,500 sf project included renovation of four separate suites within the UW Health Sciences Center, a building that was designed for laboratory functions but that is increasingly being repurposed for administrative uses. The project's significant technical challenges included modifying existing building systems to work well for contemporary offices. ARC met diverse client aesthetic opinions with solutions tailored to each of the four suites, but that have common design themes.



UW COMMUNICATION BUILDING RENOVATION

ARC Architect's design of this 15,000sf renovation provided the consolidation of the Department of Speech and the School of Communication into one department. The design consists of faculty and graduate student offices, a technology suite of various media and video teaching labs, instructional/research rooms, and renovation of a signature lobby.



UW CENTER FOR PEDIATRIC DENTISTRY

A partnership between the University of Washington School of Dentistry and Children's Hospital, this 28,000 square foot adaptive reuse of Magnuson Park Building 25 (1936), provides comprehensive oral health services to pediatric patients. The project includes clinical practice facilities as well as research and training for the University of Washington School of Dentistry. Unique to this project were the challenges of revitalizing a building that had sat derelict for 20 years and its low floor-to-floor clearance.

UW GOLF TRAINING AND CLUBHOUSE

Located along the concourse of historic Hec Ed Pavilion, it provides a new home for the Husky Men's and Women's Golf Teams, and gives exposure to other student athletes, visitors, and supporters. ARC worked with the owner and structural engineer to find creative solutions to add new structure and minimize impact to the occupied building. The state-of-the-art, indoor training facility has the latest golf training technology, putting green, video display wall, and a future virtual golf simulator.

**UW DIGITAL ARTS RENOVATION**

The design for The Center for Digital Arts is a 12,000 square foot contemporary tenant improvement housed in historic Raitt Hall. Featuring high ceilings with exposed beams and systems, the TI is an example of how contrasting interior and exterior design vocabularies can blend seamlessly. The Center for Digital Arts and Experimental Media (DX ARTS) fosters path-breaking collaborations across many disciplines.

**TELECOMMUNICATIONS UPGRADES: SMITH HALL, WINKENWERDER HALL, AND MECHANICAL ENGINEERING**

ARC provided the project management for the telecommunications upgrades for 3 large classroom & lab buildings. Two buildings are historic and required sensitive routing of conduits through primary spaces. ARC helped the client negotiate with faculty and staff options for routing, scheduling, and appropriate renovations for each building. All 3 projects were completed on time and under budget.

**REFERENCES****UW Golf Renovation**

Ken Kubota, Project Manager
University of Washington, Capital Projects
(206) 616-0360 krkubota@u.washington.edu

UW IT & Health Renovations

Catherine Vogt, Project Manager
University of Washington, Capital Projects
(206) 543-0545 cvogt@u.washington.edu

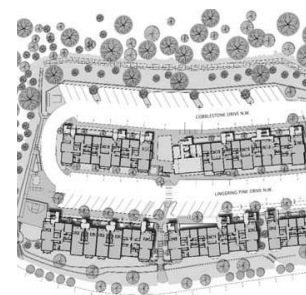
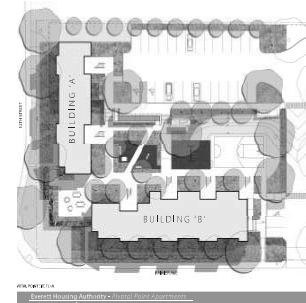
Suquamish Early Learning Center

Bob Gatz, Project Manager
Suquamish Tribe
(360) 394-8422 bgatz@suquamish.nsn.us



ARCHITECTURE
COMMUNITY & PARK
CIVIC BUILDINGS
MEDICAL & LABS
EDUCATION
HOUSING
RESUMES

HOUSING



HOUSING PLANNING AND DESIGN

ARC is an expert in affordable housing design, having completed projects for organizations throughout the Northwest. These developments are successful because they provide welcoming homes for low-income and special needs populations, they fit the neighborhoods they are in, and they are designed around construction conventions that make them affordable and easy to maintain. Each project begins with a cohesive site plan that works within the existing community, provides a secure site with good visibility, and incorporates outdoor gathering and play areas. Many of our projects provide individual unit porches and entries to foster a sense of ownership and encourage neighbor interaction.

Several projects have been developed with WA State Housing Trust Funds and have included the ESDS requirements in the site and building design.

SAMPLE PROJECT LIST

Adams View, Family Housing for the Yakama Nation Housing Authority
Albion Place, The El Rey, Coach House and Keystone Resources, for CPC
JG Commons, Senior Housing for Vashon Household
Pacific Pearl Supportive Family Housing for Joint Pacific County Housing Authority
Pivotal Point Supportive Housing for Everett Housing Authority
Ravenna School Apartments, Senior Housing for Seattle Housing Authority
Rose Crest at Talus, Family Housing for Imagine Housing
Rosehedge, for AIDS Housing of Washington
Southridge Housing weatherization for King County Housing Authority
South Seven, Senior Housing for Olympic Community Action Program
Upper Skagit Tribal Housing for families and Elders
Valli Kee Housing Development exteriors for King County Housing Authority

PUBLIC OUTREACH

Some new housing developments require public engagement and inclusion in the process such that the residents are welcomed to their new neighborhood. From many years of experience, we have developed the important skills required to engage the public, staff and elected officials in meaningful ways to address needs and reach consensus. ARC has the experience to draw out the community interests and concerns through a focused process, to develop strategies to address these, and help our clients communicate with the users and neighborhood. Teamwork is key to every project's success and especially for affordable, supportive housing.

Our experience with housing authorities runs deep. It includes designing housing and social service facilities for people of limited means, family health, early learning centers, recreation centers, and facilities for aging populations. The following are housing authorities with whom we have worked:

King County Housing Authority
Seattle Housing Authority
Joint Pacific County Housing Authority
Yakama Nation Housing Authority
Longview Housing Authority
Bremerton Housing Authority
Everett Housing Authority

JULY 2015

EHA PIVOTAL POINT EVERETT, WA

Currently in construction, this project is located near Broadway Avenue in Everett. The Pivotal Point apartments will provide 20 units of supportive housing for survivors of domestic violence. The two buildings, operated by Everett Housing Authority, are set on the site to provide a southeast facing courtyard at the corner and a secure private play area behind the buildings. The common rooms open onto both outdoor spaces. All units have their own ground related entry and are designed to encourage 'eyes on the street' from the kitchen, living, and dining rooms.

ARC worked with the client and consultant team to find ways to reduce construction costs - without sacrificing program or design amenities - to account for costs associated with poor soil conditions.

Exceeds Evergreen Sustainable Development Standards



OWNER INFO: Everett Housing Authority

SQUARE FOOTAGE: 21,000 sf

DATE OF COMPLETION: Summer 2014

CONSTRUCTION COST: \$3,120,000

HARRISON 5 - DOWNTOWN HOUSING SEATTLE, WA

The Harrison 5 is a contemporary mixed-use development design study for local developer. The 90,000 sf structure consists of five floors of wood-framed residential apartment units over a two level concrete base with 19,000 sf of leasable office space and an additional 13,000 sf of below grade parking. Located at the north portal of the future Alaskan Way Viaduct Replacement Tunnel, the property is directly adjacent to the Bill & Melinda Gates Foundation and within walking distance to the Seattle Center. Floor-to-ceiling exterior glazing on the western residential and office spaces boast views of the Space Needle and the Seattle Center to the west. The 2,000 sf roof garden provides unobstructed and expansive views of downtown Seattle to the south and the Puget Sound to the West. Each of the eighty 1 bedroom and 1 bathroom residential units is 650 sf with a private laundry and an exterior deck.



JULY 2015

JG COMMONS SENIOR HOUSING VASHON, WA

In partnership with Common Ground and Vashon Household, ARC designed this facility of twenty-one units of subsidized senior housing. Set low on the site, the building is designed to blend with the local architecture of farm houses and single family homes. The project provided common spaces for the residents including a community room, laundry facilities, and administration offices for Vashon Household. Located on Vashon Island the project provided much needed senior housing and was well received by the public and residents.

Sustainable features include on-site stormwater detention, Energy Star appliances, fluorescent lighting, natural ventilation, universal design, native plantings, and proximity to transit and shopping. ARC and its civil engineer worked with King County on the design of an on-site detention system that avoided a costly stormwater vault.



OWNER INFO: Vashon Household

SQUARE FOOTAGE: 19,400 sf

DATE OF COMPLETION: 2003

CONSTRUCTION COST: \$1,331,700

KCHA SOUTHRIDGE RENOVATION KENT, WA

In partnership with King County Housing Authority & W.G. Clark, ARC Architects designed an exterior upgrade to transform a 1960's single wythe brick apartment block into a contemporary apartment building, which enhances the neighborhood fabric. The design includes window replacement and new exterior cladding systems to alleviate moisture issues and provide needed exterior wall insulation for the tenants to reduce energy use and costs. ARC worked closely with the contractor and owner to design a system that is durable and cost effective. Capturing space between existing brick 'fins' with bay windows added square footage and light to each of the units. The community building was also renovated to provide much needed space for families and children to meet together.



OWNER INFO: King County Housing Authority

SQUARE FOOTAGE: 28,700 sf

DATE OF COMPLETION: 2009

CONSTRUCTION COST: \$1,025,400



ARCHITECTURE
COMMUNITY & PARK
CIVIC BUILDINGS
MEDICAL & LABS
EDUCATION
HOUSING
RESUMES

RESUMES

ar|c ARCHITECTS PARTNER



STAN LOKTING, LEED BD+C PRINCIPAL

Stan Lokting's design passion is contemporary architecture that contributes to the public realm, including community and recreation centers, parks, fire stations and libraries. He is also interested in health and wellness design for private, public and non-profit clients. In all cases, his open approach to the design process assures that all stakeholders' views are listened to and considered, without compromising the architectural outcome.

Stan's expertise is community and recreation design. He brings to ARC's clients expertise in programming and design for broad community needs, focusing multi-use, multi-generations, and long term sustainability. He has designed centers for the cities of Seattle, Richland, Tacoma, Tukwila, and Bellevue and the Suquamish Tribe.

His experience in healthcare design includes clinic, ancillary and diagnostic facilities for the Polyclinic for nearly 25 years, the University of Washington Medical Center, Harborview Medical Center, community-based clients and private practitioners. Many of the projects are renovations, requiring careful consideration of how on-going operations are accommodated.

References: See Reference Section

Representative Projects

Public & Administration Facilities:
Cowlitz Regional Conference and Events Center
Fire Station 34 Renovation, Seattle
Fire Station 25 Renovation, Seattle
Lake City Library, Seattle
Rosehill Community Center, Mukilteo
New Holly Neighborhood Campus, Seattle
Rainier Beach Community and Aquatic Center, Seattle
Richland Community Center
South Bellevue Community Center

Medical & Laboratory:
Center for Human Development, La Grande OR
Fidelis Healthcare Clinic, Bellevue
The Polyclinic Northgate Family Practice, Seattle
The Polyclinic Cardiology James Tower, Seattle
Sage Medicine Clinic, Kirkland

Education Facilities:
Schack Arts Center, Everett
Suquamish Early Learning Center, Suquamish Tribe
UW Golf Training and Clubhouse, Seattle
UW Healthcare Renovations, Seattle
UW MEB Telecommunications Upgrade, Seattle

Housing:
Albion Supportive Housing, Seattle
DVS Snohomish County Administration and Shelter, Everett
EHA Pivotal Point Apartments, Everett



a|r|c ARCHITECTS
PARTNER**REX BOND, LEED BD+C**
PRINCIPAL

Rex Bond's goal as a principal at ARC is to ensure that the firm's architectural designs exceed client's expectations. Guiding projects through interactive dialog with owners, their staff or the public at large, Rex is able to synthesize a project's essence and then weave creative design solutions throughout each project.

Rex leads much of ARC's civic design work focused in large part on city halls, public works and police. Many of these projects are designed as essential facilities with rooms that can convert to emergency operations centers in response to a major event. Cities with whom he has worked in this capacity include Bonney Lake, Ellensburg, Kirkland, Mukilteo, Sammamish and Washougal. This type of work has translated directly to other government agencies and corporate clients. He has been design lead for many agency and corporate headquarters as well as satellite offices around the Northwest.

EDUCATION

Washington State University
Bachelor of Architecture, 1977
University of Copenhagen, 1975

REGISTRATION

State of Washington, 1981
LEED AP

AWARDS / AFFILIATIONS

National Honor Award, 1988
Certificate of National Merit, H.U.D., 1986
Int'l Illumination Design Award, 1993
National Association of Interior
Designers Gold Award, 1997

References: See Reference Section

Representative Projects

Public & Administration Facilities:
Eckstein Community Center, Seattle
Ellensburg City Hall
Jefferson Park Gymnasium & Renovation, Seattle
King County Housing Authority Community Buildings
Mukilteo City Hall
Onyx Software Offices
Puyallup Tribe Elder Center
Port Angeles Senior Center
Sammamish City Hall & Police Station

Medical & Laboratory:

Biotechnology Research Building, Seattle
Boston Scientific, Seattle
WSU Agriculture Research Center, Mount Vernon

Education Facilities:

UW Communications Building Renovation, Seattle
UW Digital Arts Renovation, Seattle
UW EDGE Classrooms, Lowe Hall, Seattle

Housing:

Adams View Housing, Yakama Nation, Wapato
JG Commons Senior Housing, Vashon
Pacific Pearl Supportive Housing, South Bend
Ravenna School Senior Housing, Seattle
Rosecrest Affordable Housing at Talus, Issaquah
Southridge Apartments Renovation, Kent

**a|r|c ARCHITECTS**
SENIOR ASSOCIATE**EMILY WHEELER, LEED AP**
PROJECT MANAGER

Emily Wheeler is a thoughtful project manager and architect with more than 15 years experience. She brings creative vision and organization to every project. Her experience as a team leader and consensus builder provides clients with the assurance that their concerns will be addressed in a thoughtful manner in the design process. Her experience has focused on public funded projects including civic buildings and affordable housing and she understands how to make the most of public funds through the design of enjoyable and durable places for our clients and their community.

EDUCATION

University of Washington,
Masters in Architecture, 1999
University of Maryland,
B.S. in Architecture 1994

REGISTRATION

State of Washington 2004
LEED® AP 2004

AWARDS / AFFILIATIONS

Leadership Development
Program, HDC, 2010

Representative Projects

DVS Snohomish County Shelter and Administration
Pacific Pearl Supportive Housing
Port Townsend City Hall Addition and Historic Renovation
Puyallup Tribe Elder Center
Rainier Beach Community Center and Pool
Rosecrest Supportive Family Housing
Seattle Parks and Recreation CC Assessments
Suquamish Tribe Early Learning Center
Suquamish Tribe Fitness and Youth Center
UW Technology Upgrades - 4 buildings
Woodinville Community Center and Sport Fields

a|r|c ARCHITECTS
ASSOCIATE**PAUL ROSS CURTIS, LEED AP BD+C**
PROJECT MANAGER

Paul Curtis has practiced architecture since 1999 and during that time has developed a strong passion for providing sensitive and creative architectural solutions for Civic project types. He finds particular fulfillment in creating design solutions that elegantly dovetail project-specific program needs with context-driven building form, orientation and materiality. This is most evident in his work on fire stations and community and recreation centers which are often a physical embodiment of community identity and values. Paul's strength as a designer comes from his ability to listen carefully and thoughtfully. His open-minded approach allows a unique and consensus-built design to emerge.

EDUCATION

University of Oregon
B.A. Architecture, 1999
Minor in Fine Arts, 1999

REGISTRATION

State of Washington, 2013
State of Oregon, 2003
LEED AP BD+C, 2006

AWARDS / AFFILIATIONS

WRPA Facility Spotlight Award, 2012

Representative Projects

Mukilteo Lighthouse Park
Mukilteo City Hall
Covington Park
Seattle Fire Station 25 Renovation
Seattle Fire Station 34 Renovation
Rainier Beach Community Center and Pool
Rosehill Community Center in Mukilteo
Suquamish Tribe Early Learning Center
Suquamish Tribe Fitness and Youth Center
Teatro Zinzanni Seattle and Chicago
Ashland Fire Station 1
Sylvan Fire Station 16
Santa Clara Fire Station 11

JULY 2015

a|r|c ARCHITECTS
SENIOR ASSOCIATE**DANIEL PODOLL**
PROJECT MANAGER

Daniel Podoll is a project manager with more than 20 years of experience. His work includes significant projects in the civic, community and health care architectural fields. As a project manager, he naturally brings a technical diligence to new construction as well as additions and renovations of existing structures. His knowledge of construction, the clients' programmatic goals and understanding each project's design intent is his passion.

Representative Projects

Camp Korey Multiple Renovations
Cape Disappointment Parks and Recreation Buildings
City of Seattle Building Assessments & ADA consulting
Cowlitz Regional Conference Center Fidelis Health Clinic
Kirkland City Hall Assessment and Renovation
Kittitas County Fairgrounds Armory Renovation
Polyclinic Northgate - Family Practice and Digital Imaging Clinic
Polyclinic - James Tower Cardiology Suite
Poma Fertility Clinic
Seattle University - Rianna Building Renovation
UW Center for Pediatric Dentistry
WSU Agricultural Research Center

EDUCATION

Pennsylvania State University
Bachelor of Architecture, 1990

AWARDS / AFFILIATIONS

IESNA, Illumination Design Award, 2008
for Polyclinic Medical Dental Building
AIA Disaster Preparedness and Response
Committee

a|r|c ARCHITECTS
ASSOCIATE**JEFF WANDASIEWICZ**
PROJECT MANAGER

Jeff Wandasiewicz is a registered architect and an accomplished project manager with more than 14 years of experience. Jeff has an overall goal to present information that is precise, informative and inspiring. As a designer, he has a keen ability to implement visual techniques to clearly express design intent to clients, builders and the general public. Jeff's graphic design skill set has resulted in work as a signage consultant on his projects, integrating supergraphic imagery as a means of defining project identity and owner branding. Jeff has built an extensive portfolio of successful medical office and healthcare projects and was the on-call architect for The Polyclinic for over 8 years.

Representative Projects

Bonney Lake Public Works Facility
Cowlitz Regional Conference Center
Lake Oswego Lake Front Park
Overlake Hospital Sleep Center
Puyallup Tribe Fish Wars Memorial
Polyclinic - Multiple TI Clinics, Lab, & Office Projects
Port Angeles - William Shore Pool Study
Rainier Beach Community Center Pool Study
Sammamish City Hall and Police
UW Department of Medicine - Patient Quality Offices
UW Center for Digital Arts & Experimental Media
UW Golf Training Facility

EDUCATION

Arizona State University
Masters of Architecture, 2001
University of Florida
B.A. Architectural Design, 1999
summa cum laude

REGISTRATION

State of Washington, 2010

AWARDS / AFFILIATIONS

NCARB Certified

REFERENCES

PUBLIC FACILITIES**Rosehill Community Center**

Jennifer Berner, Recreation & Cultural
City of Mukilteo
(425) 263-8180
jberner@ci.mukilteo.wa.us

On-Call Contract City of Bellevue

Glen Kost, Capital Projects Manager
Bellevue Parks and Community Services
425-452-4624
gkost@ci.bellevue.wa.us

Rainier Beach Community Center

David Graves, Senior Planner
Seattle Parks & Recreation
(206) 684-7048
david.graves@seattle.gov

South Bellevue Comm. Center

Ken Kroeger, Project Manager
Bellevue Parks and Community
Services
425-452-4624
kkroeger@bellevuewa.gov

**ADMINISTRATION****Mukilteo City Hall**

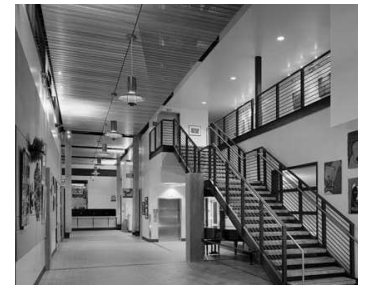
Jim Niggemyer
City of Mukilteo
425-263-8081
jniggemyer@ci.mukilteo.wa.us

Port Townsend City Hall

David Peterson, City Engineer
City of Port Townsend
(360) 379-5088
dpeterson@cityoftpt.us

Sammamish City Hall

Peter Butkus (retired), Project
Manager
City of Sammamish
(360) 426-3043
pete@butkusconsulting.com

**MEDICAL & LABORATORY****POMA Fertility Clinic**

Klaus Wiemer
(425) 822-7662
KWiemer@pomafertility.com

The Polyclinic

Randal Brand, Director of Facilities
(206) 860-4416
randal.brand@polyclinic.com

Center for Human Development

Roni Wood, Operations Coordinator
(541) 962-8812
rwood@chdinc.org



JULY 2015

EDUCATIONAL

UW Golf Renovation

Ken Kubota, Project Manager
University of Washington, Capital Projects
(206) 616-0360
krkubota@u.washington.edu

Suquamish Early Learning Center

Bob Gatz, Project Manager
Suquamish Tribe
(360) 394-8422
bgatz@suquamish.nsn.us



UW IT & Health Renovations

Catherine Vogt, Project Manager
University of Washington, Capital Projects
(206) 543-0545
cvogt@u.washington.edu

HOUSING

Southridge Renovation

Rick Hoffman, Project Manager
King County Housing Authority
(206) 574-1208
richardh@kcha.org

DVS Shelter & Administration

Lachlan Foss, Project Manager
Common Ground
(206) 461-4500 x 120
lachlanf@commongroundwa.org



Pivotal Point Apartments

Rick Dorris, Facilities Director
Everett Housing Authority
(425) 339-1001
rickd@evha.org

THANK YOU FOR YOUR TIME.
PLEASE CONTACT US TO DISCUSS
YOUR PROJECT NEEDS.

a|r|c
ARCHITECTS

1101 EAST PIKE ST
SEATTLE, WA 98122
206-322-3322

Des Moines Pool Metropolitan Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 6g

Assigned to: District GM

Meeting Date: 01/05/2021

Under: Business

Attachment: Yes X No

Subject: Management Analysis

Background/Summary:

The board will meet and discuss the management of the Mount Rainier Pool.

Fiscal Impact: N/A – Many Variables Involved.

Proposed Motion: No motion necessary. Informational only.

Reviewed by District Legal Counsel: Yes No x Date: N/A

Three Touch Rule:

N/A Committee Review
01/05/21 First Board Meeting (Informational)
To be determined Second Board Meeting (Action)

Action Taken: Adopted Rejected Postponed

Follow-up Needed: Yes No X Report back date: N/A

Notes: Attachments:

- Job Descriptions for all management positions
- Pay rates of management staff

**Management Pay Analysis
DES MOINES POOL METROPOLITAN PARK DISTRICT
January 5, 2020 Retreat**

Position	Status	Annual	Hourly	Exempt/Non-Exempt	16% Benefit
District General Manager	Full Time	\$90,825	\$43.66	Exempt	Yes
Aquatics Manager	Full Time	\$68,500	\$32.93	Exempt	Yes
District Clerk (Asst. to G.M.)	Full Time	\$27,517	\$27.30	Non-Exempt	Yes
Aquatics Coordinator	Full Time	\$47,386	\$24.68	Non-Exempt	Yes

All pay as of 12/31/2020.

Job Description

Des Moines Pool Metropolitan Park
District
PO Box 98711
Des Moines WA 98198

Job Title: District General Manager

Reports to: Board of Commissioners

Classification: Full time regular

Background:

The Des Moines Pool Metropolitan Park District (The District) was formed in December 2009 as a new municipal corporation. Its purpose is to operate the Mt. Rainier Swimming Pool in Des Moines WA. It is governed by a five member Board of Commissioners who operate the pool and administer the District through a few contracted providers.

Position Summary:

The District General Manager will be a working management position. Key responsibilities will be to

- Administer on-going District projects and activities
- Develop, establish and implement plans, policies and operating procedures for The District
- Establish positive working relationships with the State and with nearby agencies, organizations and citizens.
- Be fully accountable to the Board of Commissioners.

Administration:

- Develop, advise and facilitate an active planning process including short and long term planning
- Manage The District's annual calendar including annual updating of The District's Budget and Business Plan
- Implement and report monthly on approved District goals
- Conduct research, find resources, evaluate and provide information to the Board of Commissioners and/or staff** in support of The District's activities
- Work with The District's information technology consultant/administrator in developing, updating and maintaining The District's cloud-based business systems in achieving The District's goal of a virtual office
- Team with the District Clerk to develop and oversee The District system of document organization and processes consistent with WA State's Access to Public Records requirements
- Lead negotiations and manage District's contracts and agreements including leases, contracts, agreements, ILA's and other legal documents

* Staff refers to individual contractors performing services for The District on a part-time basis.

- Develop and implement operational processes/procedures consistent with The District's policies and compliant with fiduciary and regulatory requirements, including:
 - WAC 246-260 Water Recreation Facilities
 - RCW 35.61 Metropolitan Park Districts
 - RCW 70.90 Water Recreation Facilities

Budget & Finance:

- Analyzes and recommends annual levy amount to The Board and completes documentation for timely submission to King County Assessor's Office
- Develop, recommend to The Board, and monitor annual budget and proposals.
- Develop, document and ensure effective audit processes and trails
- Review monthly financial statements and report to The Board of Commissioners
- Oversee the payment process of invoices and preparation of monthly payment voucher request to King County Finance
- Review and present information about fiscal impact of decisions proposed by The Board
- Work with The District's financial consultant on annual reports and periodic audits by WA State Auditor's Office

Project Management Oversight:

- Ensure The District's Public Works activities comply with WA State rules and regulations
- Coordinate with pool operator and assess initial assessment of physical plant problems as they arise and define scope of work
- Develop, implement and oversee procurement processes and activities for The District, including the provisioning of materials, services, consultants, architects & engineers and contractors
- Monitor public works project progress by working with The District's consulting project manager and reporting monthly to the Board of Commissioners as to project status
- Ensure performance standards with vendors and suppliers are met and verify work is properly completed
- Oversee The District's asset acquisition, inventory and disposal processes and records

Board Relations:

- Assist the President of the Board/Clerk of the Board in planning the agenda and materials for District meetings
- Initiate and assist in developing policy recommendations, preparing resolutions and setting priorities
- Facilitate the orientation of new commissioners
- Work with the President of the Board to ensure effective and efficient board committee structure to reach the highest potential as commissioners

Communications:

- Serve as a representative, liaison and spokesperson for The District in matters involving other governmental entities, associations and community concerns
- Publish periodic communiqués to the community
- Ensure that The District's website is current www.desmoinespool.com
- Work with the pool operator in the development and execution of promotional activities to ensure appropriate level of public awareness of District activities

Qualifications:

Knowledge

- Extensive knowledge of Washington state laws, regulations and codes as they apply to park districts and swimming pool operation
- General knowledge of swimming pool systems and operation, such as filtration system, chemical controllers and feeders, HVAC, safety systems, pumps and electric motors
- Knowledge of accounting principles and budget preparation for cash-based system and Washington state BARS list of accounts
- Knowledge of methods, procedures and practices of issue analysis and evaluation, planning, bidding and construction as applied to swimming pool operation and facility maintenance
- Iolk
- Clearly understands and uses the components of a successful business organization

Skills

- Ability to lead an organization to exceptional performance levels, model positive work ethic and to integrate efforts of the entire organization
- Demonstrated experience in successfully performing management functions: planning, leading, organizing, motivating, reviewing and evaluating results
- Able to identify problems, collect data and analyze situations, identify options, make recommendations, implement action plans, monitor progress, measure success and continue improvement
- High level proficiency with Microsoft Word, Excel and PowerPoint
- Ability to interface with database systems such as accounting, records management, and inventory management with Microsoft 365 Business Systems Management application
- Experience with the application, use, development and maintenance of web-based information
- Strong written and verbal communication skills.

Attributes

- Works well with people, treating everyone with respect and building trust
- Takes appropriate initiative
- Timely follow through on commitments
- Delivers high quality work performance

- Projects and maintains a positive image at all times
- Works well as a team member/leader in all interactions
- Provides consistently high quality service
- Always puts safety first
- Able to set and achieve goals with a strategy of continuous improvement
- Maintains focus and achieves results relying on facts and data to support recommendations

Education and Experience:

- A bachelor degree or comparable college coursework
- A minimum of three years' experience in leading an organization
- Or a combination of education, skills and experiences that demonstrate competency in fulfilling the job requirements

Other Considerations:

- Must be able to work with little or no direct supervision
- Able to work occasional evenings (regular meetings are the first Tuesday of each month between 5:00 PM and 7:00 PM)
- Must possess or be able to obtain a Washington state driver's license and a driving record free of moving violations for the past three years
- Must be able to pass a WSP & FBI background check

Job Description

Des Moines Pool Metropolitan Park District
PO Box 98711
Des Moines WA 98198

Job Title: Assistant to the District General Manager
Reports to: District General Manager
Classification: Part-time of approximately 25-30 hours per week
Rate: \$18.67-\$23.82/Hour (Plus Additional 10% for Benefits)
Open Until: This position will remain open until position is filled.
First review of applications on August 1, 2016.

Background:

The Des Moines Pool Metropolitan Park District (The District) was formed in December 2009 as a new municipal corporation. Its purpose is to operate the Mt. Rainier Swimming Pool in Des Moines WA. An independent contractor, Aquatic Management Group (AMG), currently carries out day-to-day operations. Given the small size of The District, the administrative functions are carried out by contracted services including the position of Assistant to the District General Manager.

Essential Functions:

Clerical (30%):

- Post timely meeting notices and meeting agendas per WAC 42.30.060
- Record and edit the minutes of meetings and distribute to appropriate officials or staff members.
- Maintain and update documents including, but not limited to policy and procedures, resolution and proclamations so that they can be executed, recorded, archived, or distributed.
- Record and maintain all vital and fiscal records and accounts.
- Distribute meeting agendas and/or packets of related information.
- Plan and direct the maintenance, filing, safekeeping, and computerization of all municipal documents.
- Assist in performance of budgeting duties, such as assisting in budget preparation, expenditure review, or budget administration.
- Perform general office duties, such as taking or transcribing dictation, typing or proofreading correspondence, distributing or filing official forms, or scheduling appointments.

- Respond to requests for information from the public, other municipalities, state officials, or state and federal legislative offices.
- Assist Board of Commissioners to ensure they have tools to do their jobs including

Administration (50%):

- Receive and distribute communications including mail, phone messages and emails and distribute them to appropriate staff, commissioners and contractors.
- Prepare monthly accounts payable voucher and transmit to King County Treasurer
- Assist District General Manager in performing non-complex data collection & research at request by the Board of Commissioners.
- Serve as liaison between The District, Financial Analyst, Vendors, King County Elections Office and King County Finance/Accounts Payable to ensure that all parties are receiving information in the manner that best helps them perform their tasks to ensure all district financial obligations are met in a concise and timely manner.
- As directed by the District General Manager, document standard work processes & maintain organized files for The District.
- Assist District General Manager in providing official District information to the public and other agencies upon request.
- Under the direction of the Financial Consultant process bi-monthly District GM payments and benefit payments, monthly commissioner compensation payments and quarterly tax authority payments.
- Under the direction of the Financial Consultant prepare and transmit monthly accounts payable documents to King County Treasury for payment
- Under the direction of the Financial Consultant mail monthly warrants from King County to vendors in a timely fashion to ensure payments are made on time.
- Under the direction of the Financial Consultant ensure accurate and timely verification by the receiver of goods and/or services received and execution of the invoice audit verification and payment process
- Provide detail to Financial Consultant on monthly expenses as direct by the Financial Consultant.
- Create, maintain, and enter information into databases.
- Operate office equipment, such as fax machines, copiers, or phone systems and arrange for repairs when equipment malfunctions.
- Other Duties as Assigned.

Public Records (20%):

- Act as District's Public Records Officer to meet RCW 42.56.580
- Process, track and coordinate responses to public records requests to ensure timely and permissible responses and the dissemination of records

consistent with city policies, the state's Public Records Act and other applicable regulations;

- Manage The District's public records and archives system.
- Develop and manage the process to respond to the public's request for documents per WA Access to Public Records requirements.
- Certifies official and legal documents of The District and attests to signatures as needed on minutes, payment voucher, resolutions and other documents.

Qualifications:

Knowledge of:

- Advanced skills in word processing, spreadsheet and database management and associated software;
- Legal requirements pertaining to the recording and preservation of all municipal actions;
- The Public Records Act and best practices pertaining to public disclosure laws, policies and procedures;
- State and other regulations relating to the management of public records, including retention requirements;
- Filing methods and systems, indexing and cross-indexing principles and techniques;
- Legal requirements pertaining to the issuance of municipal licenses and permits;
- Generally accepted office procedures and practices;
- Record keeping and filing systems and practices; and
- Local government functions and practices.

Ability to:

- Maintain effective record keeping systems, following established policies and procedures;
- Interpret and apply federal, state and local regulations affecting areas of responsibility;
- Prepare minutes of meetings using word processing equipment;
- Understand and follow oral and written instructions of a complex nature;
- Use resourcefulness and tact in public contacts in explaining difficult procedures and regulations;
- Prepare detailed financial and statistical reports;
- Operate standard office machines such as computers and copy machines;
- Comprehend organization structure and personnel as relating to City or departmental policies or functions;
- Deal with the public tactfully and courteously in person and on the telephone; and
- Establish and maintain harmonious working relationships with other employees and the public.

Education and Experience:

Three years of increasingly responsible records management experience and college level course work in business, records management or related field required.

Other Considerations:

- Able to work occasional evenings and weekends (regular meetings are the first Tuesday of each month starting at 5:00pm and possibly ending as late as 9:00 PM)
- Must possess a Washington state driver's license and a driving record free of moving violations for the past three years
- Must be able to pass a WSP & FBI background check, and Financial Background Check.

To Apply:

To apply for the position, please complete a Cover Letter with Salary Expectations, Resume, Work History and three Professional References by July 31, 2016.

Job Description

Des Moines Pool Metropolitan Park District
22015 Marine View Drive S
Des Moines WA 98198

Job Title: Aquatics Manager

Reports to: District General Manager

Classification: Exempt, full-time, 40 hours per week

Compensation: \$60,000 to \$65,000 plus 16% for benefits

Deadline: Open Until Filled: First Review Deadline of July 19 at 5:00pm PST

Background:

The Des Moines Pool Metropolitan Park District (The District) was formed in December 2009 as a new municipal corporation. Its purpose is to operate the Mt. Rainier Swimming Pool in Des Moines WA. Currently the District is conducting an Aquatic Feasibility Study to help determine the future of aquatics in Des Moines.

After years of operation by an outside contractor, the District is now embarking on direct operation of the Mt. Rainier Pool. The Aquatics Manager position is the lead for all day-to-day operational aspects of the Mt. Rainier Pool and will immediately be leading the interviewing and selection of staff.

Position Summary:

The Aquatics Manager will be a working management position. Key responsibilities will be to

- Manage and coordinate the recruitment, interviewing, hiring, training, certification and performance of aquatic staff including supervising the day-to-day activities of the staff.
- Ensure that all appropriate water, environmental, health and safety standards are maintained and that the pool is current on all necessary certifications required for operation including water chemistry, climate control, cleanliness and related maintenance.
- Oversee aquatic programing
- Schedule staff and program events

Staffing & Training:

- Recruit, interview, select and hire employees. Monitor performance, oversee employee goal setting and conduct employee performance reviews at least once a year

- Develop, advise and facilitate an active aquatic training and certification programs for staff
- Conduct in-service training sessions for staff and ensure compliance with District standards by staff
- Develop, update and conduct drills on emergency procedures for the pool facility
- Directly manage up to two Assistant Aquatic Manager positions

Promotion & Marketing:

- Oversee the design, development, implementation and success measurements of a variety of multi-generational aquatics programs, leisure activities, wellness programs and special events.
- Ensure that patrons and others receive excellent customer service
- Develop promotional and marketing strategies
- Conduct surveys to determine needs and desires of the public regarding pool programs, hours of operation and latest trends

Financial:

- Maintain budgetary goals as set by the District
- Supervise cash processes, prepare daily bank deposits and uphold fiduciary functions at the pool facility
- Ensure the accurate and timely submittal of staff time-cards
- Utilize the District's standard procurement and invoicing processes

Administration:

- Develop and maintain records of operational facility usage, monitor and maintain inventories of pool equipment and supplies
- Prepare monthly reports for pool usage, program metrics and other reports under the direction of the District General Manager
- Familiar with WAC 246-260 (related to water recreation) and RCW 35.61 (metropolitan park districts) and RCW 70.90 (water recreation)

Minimum Qualifications:

Education and Experience

- A bachelor degree or comparable college coursework in recreation
- A minimum of three years' experience in aquatics
- Or a combination of education, skills and experiences that demonstrate competency in fulfilling the job requirements
- Minimum of one year experience in performing routine pool maintenance and standards for maintaining a pool in excellent condition
- Minimum of one year experience supervising staff

Certifications

- Current Aquatic Facility Operator (AFO) or Certified Pool Operator (CPO)
- Current lifeguard and lifeguard instructor certification from American Red Cross (or equivalent)
- Current Water Safety certificate
- Current CPR for the Professional Rescuer, AED and First Aid certificates
- Current Water Safety Instructor certificate

Knowledge

- Experience in developing, scheduling and coordinating high-quality aquatic programming
- General knowledge of swimming pool systems and operation, such as filtration systems, chemical controllers and feeders, HVAC, safety systems, pumps and electric motors or a willingness to learn

Skills

- Ability to lead an organization to exceptional performance levels, model positive work ethic and to integrate efforts of the entire organization
- Able to identify problems, collect data and analyze situations, identify options, make recommendations, implement action plans, monitor progress, measure success and continue improvement
- Intermediate level proficiency with Microsoft Word, Excel and PowerPoint
- Strong written and verbal communication skills.

Attributes

- Works well with people, treating everyone with respect and building trust
- Takes appropriate initiative
- Timely follow through on commitments
- Delivers high quality work performance
- Projects and maintains a positive image at all times
- Works well as a team member/leader in all interactions
- Provides consistent high quality service
- Always puts safety first
- Able to set and achieve goals with a strategy of continuous improvement
- Maintains focus and achieves results relying on facts and data to support recommendations

Other Considerations

- Must be able to maintain flexible work hours spread over days and times of pool operation
- Able to work occasional evenings
- Must possess a Washington state driver's license and a driving record free of moving violations for the past three years
- Must be able to pass a WSP & FBI background check

Job Description

Des Moines Pool Metropolitan Park District
22015 Marine View Drive S
Des Moines WA 98198

Job Title: Aquatics Coordinator

Reports to: Aquatics Manager

Classification: Non-exempt, full-time, 40 hours per week

Compensation: \$48,000 to \$54,000 annual, \$23 to \$26 per hour plus 16% for benefits

Deadline: August 6, 2017 at 5:00pm

Background:

The Des Moines Pool Metropolitan Park District (The District) was formed in December 2009 as a new municipal corporation. Its purpose is to operate the Mt. Rainier Swimming Pool in Des Moines WA. Currently the District is conducting an Aquatic Feasibility Study to help determine the future of aquatics in Des Moines.

After years of operation by an outside contractor, the District is now embarking on direct operation of the Mt. Rainier Pool. The Aquatics Coordinator will be involved in day-to-day operational aspects of the Mt. Rainier Pool.

Position Summary:

Aquatics Coordinator's key responsibilities will be to

- Participate with the recruitment, interviewing, hiring, training, certification and performance of aquatic staff including supervising the day-to-day activities of the staff.
- Help ensure that all appropriate water, environmental, health and safety standards are maintained and that the pool is current on all necessary certifications required for operation including water chemistry, climate control, cleanliness and related maintenance.
- Assist the Aquatics Manager in developing aquatic programming and scheduling staff and program events
- Will be the evening supervisor

Staffing & Training:

- Lead water safety and life guard instruction
- Conduct in-service training sessions for staff and ensure compliance with District standards by staff

Financial:

- Provide back up to the Aquatics Manager for cash processes, daily bank deposits and fiduciary functions at the pool facility
- Support the accurate and timely submittal of staff time-cards
- Utilize the District's standard procurement and invoicing processes

Administration:

- Oversee processes and maintain records of operational facility usage, monitor and maintain inventories of pool equipment and supplies
- Familiar with WAC 246-260 (related to water recreation) and RCW 35.61 (metropolitan park districts) and RCW 70.90 (water recreation)

Minimum Qualifications:

Education and Experience

- A minimum of two years' experience in aquatics
- A bachelor degree or combination of education, skills and experiences that demonstrate competency in fulfilling the job requirements

Certifications

- Current Aquatic Facility Operator (AFO) or Certified Pool Operator (CPO) or can be certified within three months of hire date
- Current lifeguard and lifeguard instructor certification from American Red Cross (or equivalent)
- Current Water Safety certificate
- Current CPR for the Professional Rescuer, AED and First Aid certificates
- Current Water Safety Instructor certificate

Knowledge

- Experience in developing, scheduling and coordinating high-quality aquatic programming
- Desired: General knowledge of swimming pool systems and operation, such as filtration systems, chemical controllers and feeders, HVAC, safety systems, pumps and electric motors or a willingness to learn
-

Skills

- Ability to model organization team work to exceptional performance levels, exhibit positive work ethic and to integrate efforts of the entire organization
- Working under direction of the Aquatics Manager, identify problems, collect data and analyze situations, identify options, make recommendations, implement action plans, monitor progress, measure success and continue improvement
- Beginner level proficiency with Microsoft Word and Excel
- Strong written and verbal communication skills.

Attributes

- Works well with people, treating everyone with respect and building trust
- Takes appropriate initiative
- Timely follow through on commitments
- Delivers high quality work performance
- Projects and maintains a positive image always
- Works well as a team member/leader in all interactions
- Provides consistent high quality service
- Always puts safety first
- Able to set and achieve goals with a strategy of continuous improvement
- Maintains focus and achieves results relying on facts and data to support recommendations

Other Considerations

- Must be able to maintain flexible work hours spread over days and times of pool operation especially evening and weekend hours.
- Must possess a Washington state driver's license and a driving record free of moving violations for the past three years
- Must be able to pass a WSP & FBI background check
- Must be able to work a full-time flexible schedule where shifts may be assigned opening, closing, or weekends, depending on the need of the facility. Work requires a normal range of vision and hearing, and the ability to lift in excess of 50 lbs, bend, and stoop. Working with chemicals on a regular basis, including DE and Chlorine and understand the proper handling of said chemicals.