

Hal Moe Building Remodel

Conceptual Design

STATEMENT OF QUALIFICATIONS NOVEMBER 8TH, 2016

**SUNDBERG
KENNEDY
LY-AU YOUNG
ARCHITECTS**



Contents

PAGES	3	Cover Letter
	4-9	Keys to Success
	10-11	Relevant Experience
	12	Project Team and Timeline
	13-15	Resumes

IMAGE

Above: Westside School Gym

Cover PAGE: Collage of Potential Uses for Hal Moe Building

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Cover Letter

NOVEMBER 8, 2016

Dear Committee,

We are excited to present our qualifications for the Adaptive Re-Use of the Hal Moe Pool Building and we enthusiastically share your goal of creating a space that “inspires physical, social, mental and community health,” a place that will enrich lives and be accessible and appropriate for all.

Our firm, Sundberg Kennedy Ly-Au Young Architects, located in Seattle’s Pioneer Square neighborhood, is a small but powerful design firm. We specialize in well designed, successful buildings that are community based, cost effective, and environmentally progressive. These include adaptive re-use projects such as the recently completed Westside School in West Seattle, Chophouse Row, a mixed use project in Seattle, and other adaptive re-use community places like the Wing Luke Asian Museum and Design Inc. We also recently completed signage for Centennial Trail, a project that links history and community to Snohomish.

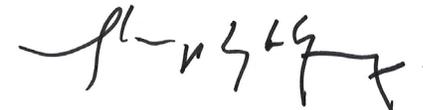
I will lead the team as principal in charge, with my partner Rick Sundberg, FAIA, leading the design. Rick has designed many of

this region’s best places, including the Frye Art Museum and the Wing Luke Asian Museum. My other partner, John Kennedy, will be in charge of quality control.

This proposal starts with our Top 5 Keys to Success for the Hal Moe Building. This represents our project approach and how we will think about your concerns and aspirations while working with you on the conceptual design. The next section shows (6) projects (with references) we have completed that are relevant to the adaptive re-use of Hal Moe. Finally we introduce our team of sub consultants with resumes in an appendix and the City of Anohomish terms and Conditions.

Whether or not you select us to move forward, we wish you well and look forward to seeing a thriving community building in the not too distant future.

Gladys Ly Au Young and partners





Reflect the City of Snohomish



IT SHOULD FEEL LIKE NOWHERE ELSE

The Hal Moe Pool Advisory Committee has engaged in an extensive process examining the facility's potential use and cost impact on the Pilchuk District and the City of Snohomish. We look forward to developing a unique conceptual plan that reflects the findings of the community as well as the environment and climate of the Pacific Northwest. What does this mean specifically? Here is a quick list of ideas:

- Connecting to the community: Create physical connections to the adjacent Boys and Girls Club, the skate park, the Kiwanis playground and the Centennial Trail.
- “Think Different” about building materials- for instance exposed framing instead of acoustical ceiling tile. Re- Use material from the demolition of the 1960s building as benches or screens and tables in the remodeled building.
- Create a strong connection to nature, evident both inside and outside the buildings.
- The site has been continually used for recreation for almost 100 years, pay homage to this community driven purpose with historic images and a history marker.

Image Left: Bicyclist on the Centennial Trail. Gladys Ly Au Young worked with Site Story and Luminous Creative to develop pastForward, an interpretive exhibit along the Centennial trail. Each sign pays homage to the area's people and rich history.

Engage the Outdoors



RECREATION HAPPENS INSIDE AND OUT

A connection to the outdoors will enhance the building's viability during all seasons and potentially expand useable space. Some specific design considerations include:

- Add skylights to enhance the quality of light and use less electricity.
- Altering the 1989 structure's envelope to create a covered outdoor space.
- Analyze the site to find the best location for penetrations in the building facade (both doors and windows) with the potential of opening visually and physically into the park.

*Image Right: Traditional dancers at the Keiro Senior Center in Seattle
The Keiro Senior Center was looking to improve their facilities by adding a Japanese garden to the premises. Gladys Ly Au Young and Rick Sundberg were asked to create an indoor/outdoor connection where seniors, regardless of physical ability, can engage with the garden.*





Balance Cost and Value

COST EFFICIENCY AND BUDGET MANAGEMENT

The Hal Moe Building must be remodeled and maintained on a tight budget, with money spent on the things that matter, and edited away from things that don't. As evidenced by recent trends, market forces can conspire to reduce willing bidders and raise prices. Confirming that the cost estimate aligns with the construction budget at the end of every phase and carrying appropriate design contingencies will be crucial. Other considerations include:

- Balancing the amount of exterior envelope and glass to square footage.
- Controlling HVAC and electrical costs by filtering to what is really necessary. According to the meeting notes from 5/26/2016, "Models for operations and maintenance were systematically outlined and estimated at approximately \$500k per year." Minimizing operating costs through effective system design can help lower this number.
- Finishes can be kept simple and straightforward, with exposed structure instead of ceiling tile.

*Image at Left: Seattle University Fitness Center
To conserve cost, the design idea was to "let the structure do the work" by stripping away acoustic ceiling tile to expose the structure. Fixed windows were traded for operable to allow for natural ventilation, health, comfort, and energy efficiency.*

Be Resilient



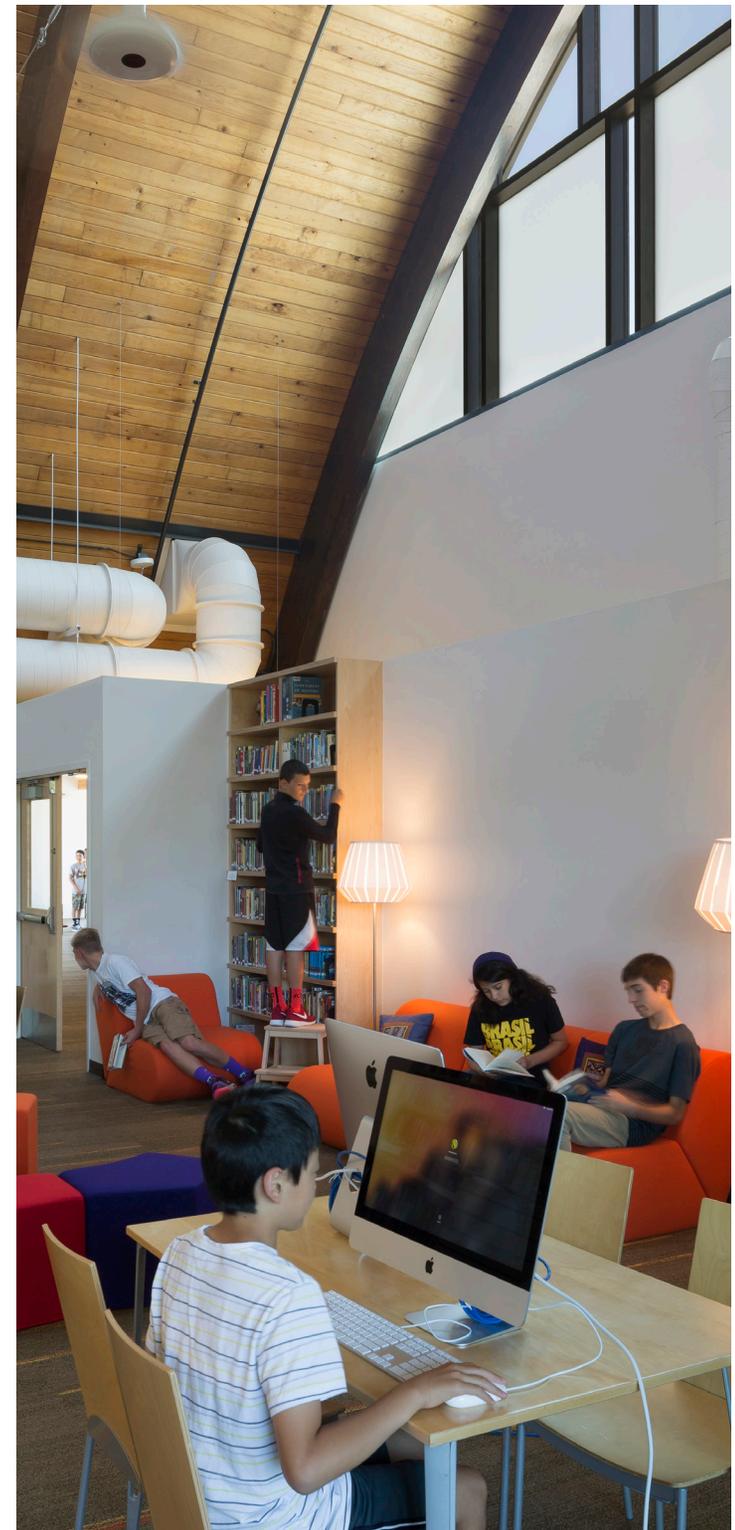
PLANNING FOR THE FUTURE

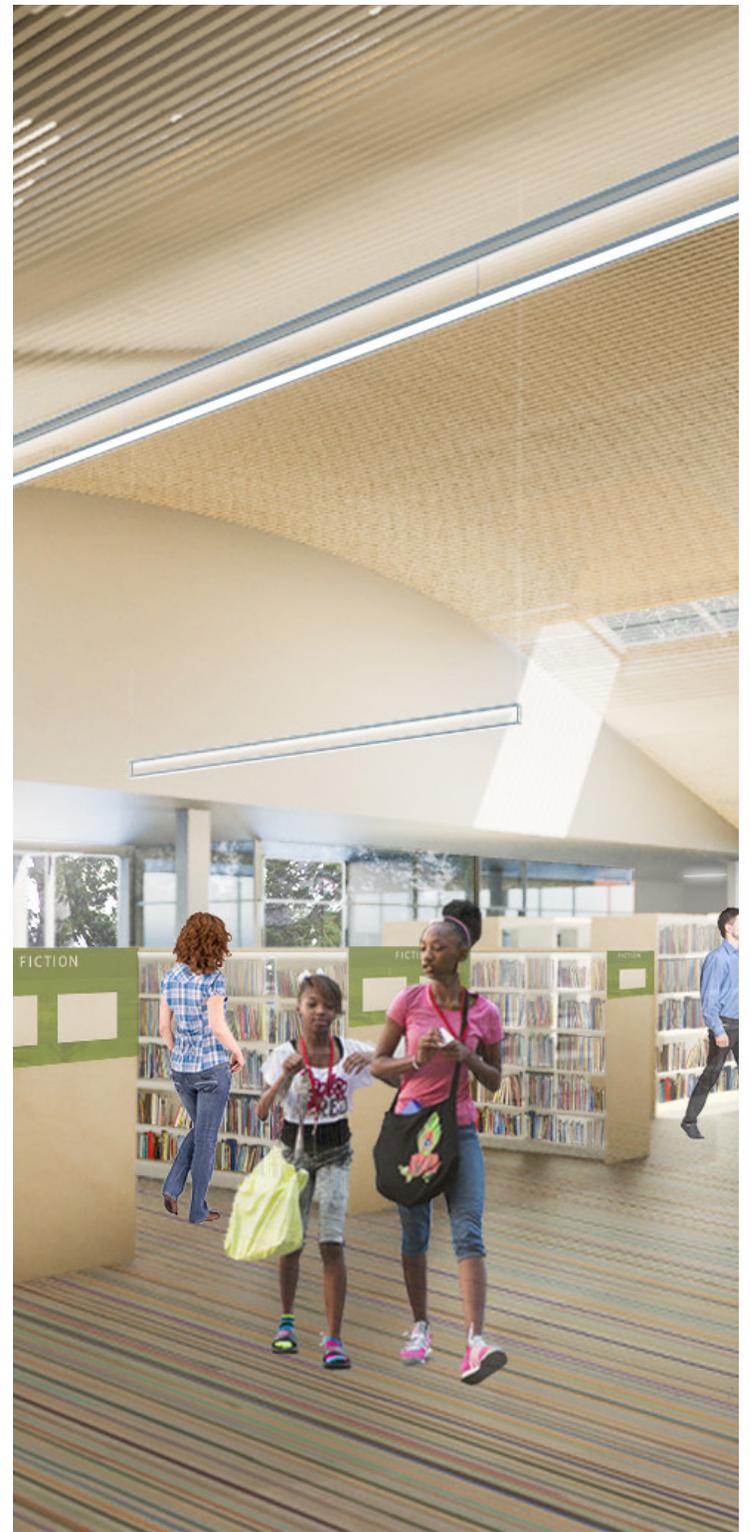
The site has been a recreation destination in one form or another for almost 100 years. There are many things that can be incorporated into the design that will make the Hal Moe Building a vital part of the Pilchuck District and the City of Snohomish for the next 100 years.

- Maintain and enhance the quality of the surrounding environment. Per Ralph Svrjcek's suggestion (department of ecology specialist) stormwater run-off can be collected and treated before it drains into the river by using rain gardens, bio swales and permeable paving which will improve the quality of the river.
- Incorporate the US Green Building Council- Sustainable Site checklist for human Health and Well-being.
- Reduce energy and water use with the use of next generation LED lighting, natural ventilation strategies, smart use of water and review of grants for solar energy production.

Image at Right: Library in Westside School.

The school is one of the most energy efficient in the region using 15.19 kBtu/SF/yr, 40% less than at a standard school (35 kBtu/SF/yr). As an adaptive re use project, the amount of new materials introduced to the building was minimized. In addition to reusing the glulam structure, the stair treads, commons partition wall and prominent desks were made from material salvaged from the original structure. Total cost per sqft is \$182- remarkably low for a school in this region.





Communicating Ideas



COMMUNITY & CONSENSUS

The City of Snohomish has a rich and diverse community dedicated to the remodel and rehabilitation of this important community center. The Hal Moe Pool Advisory Committee has done extensive work getting feedback from the community regarding the preferred uses for the beloved community building. The next step is to produce plans and other visualizations that reflect the information gathered by the Advisory Committee.

We have extensive experience producing images that generate excitement and reflect the community process. Great renderings are key to successful community engagement, and we tailor our images to reflect where we are in the process by using a combination of loose hand sketches and computer generated drawings.

At Far Left is a rendering of the Westside School Library that was done as part of Westside School's successful fundraising campaign.

Image Left was presented to the Kirkland community as part of the public process for the design and remodel of the Kingsgate Library.

Image Right: Hand drawn sketch by John Kennedy of a section thru the Seattle University Fitness Center. We find that sometimes people responded more positively to hand drawn sketches than computer renderings. The hand drawn images feel warmer and more malleable while computer renderings were perceived as "set in stone."



KINGSGATE LIBRARY

Project: Remodel existing King County Library
Completed: April 2016
Cost/ Size: 2.2M, 10,000 sqft
Client: King County Library System
Reference: Greg Smith
(Director of Facilities Management Services & Development)
425-369-3237

The Kingsgate Library transforms a 1970s-era building into a warm, light filled 21st century community gathering space that more appropriately reflects and support the current needs of its patrons. Design goals included a new entrance, a stronger connection to its natural, wooded setting, and introduction of more natural light into the Community Room and Library.



CENTENNIAL TRAIL INTERPRETIVE SIGNAGE

Project: Snohomish County, WA
Completed: December 2013
Cost: 110K
Client: Snohomish County, City of Arlington, City of Lake Stevens,
City of Snohomish
Reference: Wendy Becker
Cultural and Economic Development Manager
Wendy.Becker@snoco.org

Pastforward is conceived as a multi-media, multi-tool interpretive exhibit that was done in collaboration with Site Story and Luminous Creative for Snohomish County. SKL designed the brand identity, iconography, interpretive signage and exhibits at seven trailhead sites within Snohomish Country to promote heritage tourism.



SEATTLE UNIVERSITY FITNESS CENTER

Project: Remodel and Expansion Existing Fitness Center
Completed: 2011
Cos/ Sizat: 7.2M, 19,000sqft
Client: Seattle University
Reference: Lara Branigan
Director of Project Development
206-296-2516 , branigal@seattleu.edu

This primary goal for the project was to plan new spaces along the edge of the building facing campus, in order to give the center a dramatic new look and increase student usage and fulfil the University's mission for health and wellness. Warm colors and wood finishes were proposed inside the building, along with comfortable "overflow" spaces to allow students to run into each other and friends to gather.



CHOPHOUSE ROW

Project: Adaptive Re Use of Auto Row building to retail, office and residential.
Completed: 2015
Cost: 7.65M, 43,800 sqft
Client/ Location: Liz Dunn, Seattle

ChopHouse Row incorporates an existing building and courtyard into a new 5 story building. The building creates a public pedestrian corridor between 11th and 12th Avenues through the center of the block. A key objective of the project is to create a truly “mixed-use” project, integrating a diverse, mutually supportive combination of urban uses that includes apartments, creative office and co-working facilities, local retail, and restaurants into one contiguous public realm: a “village within a village” used throughout all times of day and evening.



WESTSIDE SCHOOL

Project: Adaptive Re use transforming a 1970s church into a K-8 school.
Completed: 2015
Cost/ Size: 9.7M, 55,000sqft
Client/ Location: Westside School (Seattle)
Reference: Robert Hadley
Design Review Committee
206-755-1500 , roberth@hadleyproperties.com

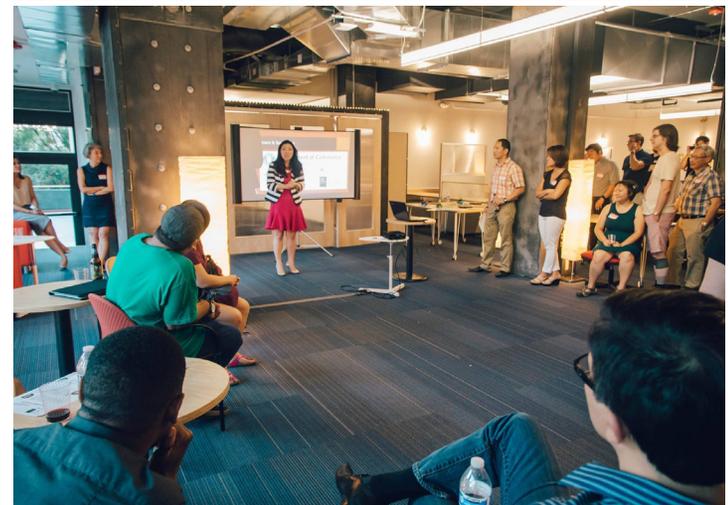
The design inserts new school functions into the church’s shell, taking advantage of existing soaring glulam arches to create “big” spaces and connecting the old spaces with a new entry foyer so these two seemingly separate spaces could function as a singular school. The gym was updated and modified to fit the school’s needs.

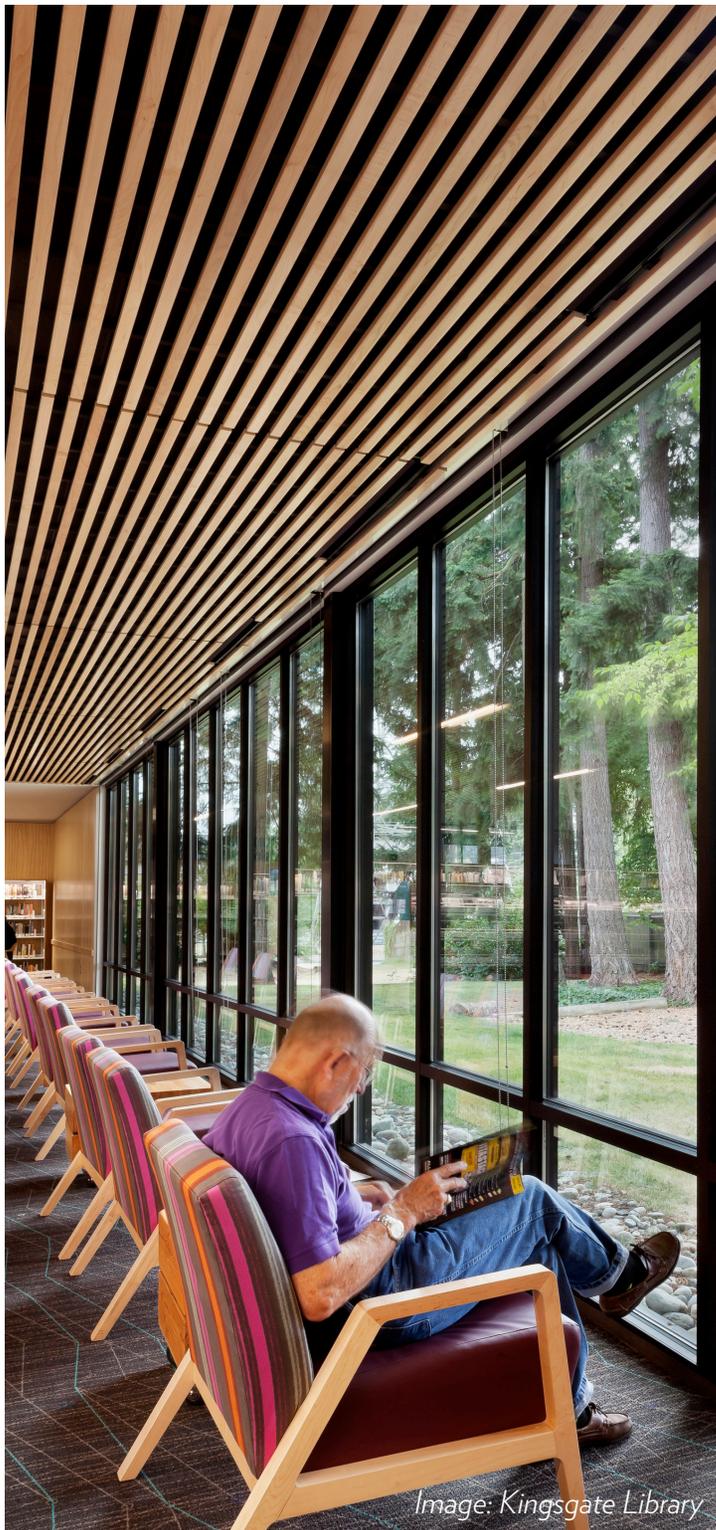


HING HAY COWORKS

Project: Adaptive Re use transforming a restaurant into a co working space.
Completed: 2014
Cost/ Size: 465K, 4300sqft
Client/ Location: SCIDpda, Seattle International District
Reference: Quang Ngyen
Design Review Committee
206-755-1500 , roberth@hadleyproperties.com

Hing Hay Coworks is a small business center and coworking space that provides work space and business support for design entrepreneurs and small businesses in an innovative, collaborative environment. The space has a variety of work areas (approximately 25-35) in an open floor plan, along with several small private offices and three spacious meeting rooms that meet a variety of work-related needs.





Project Team

Sundberg Kennedy Ly-Au Young (or SKL for short) We specialize in the careful crafting of visually rich and highly effective buildings for civic, academic, environmental, and residential use. Our firm is a collaborative and tightly knit group of designers and professionals who bring a wide spectrum of skills and expertise to each project. We believe in social responsibility, and view civic engagement and sustainability as critical subsets of this core value. Good design is a combination of client input, effective space programming, a solid understanding of building construction, and planning that anticipates future growth. But a well-loved building is more than that and ultimately, we aim to design a building that also creates a memorable experience for the visitor.

Principal in Charge: Gladys Ly Au Young
Design Lead: Rick Sundberg
Quality Control: John Kennedy

Please see full resumes in appendix

Additional Consultants

Structural Engineering | Lund Opshal, marjorie Lund lead.

Mechanical Engineering | FSi Consulting Engineering Ola Jarvegren lead.

Electrical Engineering | Travis, Fitzmaurice & Associates, Inc, Kevin E. Wartelle lead

Cost Estimating: JMB Consulting, Jon Bayles lead.

Proposed Timeline

- 1) Background Information Gathering (4 weeks)- meet with Hal Moe Pool Advisory Committee, tour facility with subconsultants, review all zoning and building code requirements.
- 2) Develop (3) draft concept plans, sections and perspectives. Coordinate with City Staff for landscape plan (10 weeks).
- 3) Present draft concept plans to City Council, Parks Board, Hal Moe Pool Committee and community members (2 weeks preparation)
- 4) Prepare final concept plan and present plan at regular City Council meeting (4 weeks).

Total Time: 20 weeks

Image: Kingsgate Library

APPENDIX: KEY PERSONNEL



GLADYS LY-AU YOUNG

AIA, LEED AP | PRINCIPAL IN CHARGE

Gladys Ly-Au Young will be the main contact for contract negotiation and responsible for project delivery. She brings a deep understanding of sustainable design as well as sensitivity to context and place in her work. As a founding principal of SKL, she is committed to design excellence and works closely with clients and stakeholders to help guide them through the design process, ensuring ideas are translated gracefully to drawing documents. She is adept at working creating work that is environmentally sensitive, elegant, and functional.

Gladys graduated with a Bachelor of Architecture from Washington State University and earned a Master of Science in Sustainable Design from Carnegie Mellon University.

RELEVANT PROJECTS

Olympic High School, Silverdale WA
Westside School, Seattle, WA
Kingsgate Library, Kirkland, WA
Hing Hay CoWorks, Seattle WA
Seattle Keiro, Seattle, WA (Pro bono)
Kalmiopsis Environmental Retreat Center, Oregon
Exeter College, “Third Quad” Proposal, Oxford, England
(Invited Competition)
The Kolstrand Building, Seattle, WA
Melrose Square, Seattle, WA
Turnstyle, Seattle, WA
Seattle University School of Law, Seattle, WA



RICK SUNDBERG

FAIA, LEED AP | PRINCIPAL, DESIGN LEAD

With over 40 years of experience as a practicing architect, Rick Sundberg has designed many of the region’s best places, including buildings on the campuses of Whatcom Community College, Seattle University School of Law, and University of Washington. In 2013, Rick was awarded the **AIA Seattle Medal of Honor** for generous mentorship, influential design leadership, and commitment to community service.

A graduate of the University of Washington, College of Architecture and Urban Planning, Rick has worked with numerous firms throughout his career, most notably Olson Sundberg Architects from 1985 to 2010.

Over the years, Rick has developed a keen ability to respond to stakeholders needs and integrate the technical and functional necessities of a building with the creative aspects of building design and create positive experiences for users.

RELEVANT PROJECTS

Olympic High School, Silverdale WA
Westside School, Seattle, WA
Kingsgate Library, Kirkland, WA
Keiro Senior Center, Seattle WA
Exeter College, “Third Quad” Proposal, Oxford, England
Wing Luke Museum of the Asian Pacific American Experience
Seattle University, School of Law, Seattle, WA
Seattle University, School of Law Annex Building, Seattle, WA
Seattle University, Interim Library, Seattle WA
Seattle University, Fitness Center, Seattle, WA
Whatcom Community College, Kulshan Hall Science Building
Whatcom Community College, Roe Art Building
Whatcom Community College, Syre Student Center
Whatcom Community College, Heiner Center
Frye Art Museum Expansion & Renovation, Seattle, WA
Seattle Public Library, Southwest Library Branch, Seattle WA

APPENDIX: KEY PERSONNEL



JOHN KENNEDY

As Quality Control, will review all document issued by SKL. John's skill at organizing group dynamics, building consensus among stakeholders, navigating state and local regulations, and providing clarity make him an effective QC reviewer.

John brings to the firm 28 years of experience designing civic and institutional projects in New York, Chicago, and Seattle. During his career he has focused on higher education and cultural projects, completing 15 small and large projects for schools throughout the region including award-winning projects such as the Seattle University School of Law Library, the Frye Art Museum, and the Wing Luke Museum of the Asian Pacific American Experience.

AIA, LEED AP | QUALITY CONTROL

RELEVANT PROJECTS

Olympic High School, Silverdale WA
University of Washington Law School Master Plan Seattle WA
Westside School, Seattle, WA
Chophouse Row, Seattle, WA
Environmental Retreat, Oregon Wilderness
Seattle Center, Center House, Seattle, WA
Pybus Market, Wenatchee, WA
Exeter College, "Third Quad" Proposal, Oxford, England
Seattle University, Pigott Leadership Center, Seattle, WA
Seattle University School of Law
Seattle University Fitness Center master plan

MARJORIE LUND

Marjorie has 30 years of experience in structural engineering on a wide range of public and private sector work, including many higher education and library projects in Washington and California. She has collaborated with Rick on a number of projects, including the library at the Whatcom CC Heiner Center. Currently she is working on projects at Shoreline CC, Tacoma CC, UW Seattle, and Peninsula College. Lund Structural is a Washington State Certified Woman Owned Business.

LUND OPSAHL ENGINEERS P.E., S.E., - PRINCIPAL

RELEVANT PROJECTS

Kingsgate Library, Kirkland WA
PCC Wellness Center, Port Angeles WA
SCC Foss Building Entry, Shoreline WA
WCC Art Studio, Bellingham WA
WCC Student Center, Bellingham WA
WCC Kulshan Hall, Bellingham WA
Fort Vancouver Bracks Vancouver WA
Monterey Hotel Lofts, Seattle WA

KEVIN E. WARTELLE

Kevin has been with Travis Fitzmaurice since 1996. He has served as principal-in-charge and/or project manager on numerous community center, health and fitness, park, and pool projects. Kevin has extensive experience in all aspects of electrical design including the ever changing technology of data and telecommunications. Committed to green design, he seeks to determine sustainable design solutions that work for the needs of each particular project. Kevin is actively involved in the design process, from schematic design through completion.

TRAVIS, FITZMAURICE & ASSOCIATES, INC P.E., RCDD, LEED™

RELEVANT PROJECTS

Rainier Beach Community Center and Pool, Seattle, WA
Auburn Community Center and Youth Center, Auburn, WA
Eastside Community Center, Tacoma, WA
Medgar Evars Pool, Seattle, WA
Fircrest Community Center and Community Pool
Feasibility Study, Fircrest, WA
Peoples Pool, Tacoma, WA

APPENDIX: KEY PERSONNEL

OLA JARVEGREN

Ola Jarvegren brings more than 15 years of experience in mechanical engineering, with diverse experience ranging from pools and locker rooms, school buildings, and community centers, to utility buildings and ferry terminals. His clients include Seattle Parks and Recreation, Metro Parks Tacoma, King County Department of Natural Resources and Parks, and Seattle Public Schools. With this experience, Ola brings to each of his projects a broad background in different mechanical system types and functions, and a commitment to offering the owner design options tailored to the project goals, budget, building functions, and owner priorities.

JON BAYLES

Jon brings over 24 years of experience and extensive knowledge of the construction industry. He has worked on projects ranging in scope and size from \$100 thousand to over \$2 billion for private and public sector clients. From contract inception to completion, Jon has provided both pre and post contract duties including estimating and negotiating of contracts and change orders. He has proven abilities in value engineering, evaluating monthly capital expenditure, claims management, preparation of bid documents, and preparation of project final accounts.

Jon will lead all cost estimating efforts providing cost control planning and monitoring and cost forecasting. Jon brings a proven record of cost forecasting including notably at the pre-design, feasibility and conceptual phases of a project.

EDUCATION

Bachelor of Arts, Economics; Emory University, 1989

FSI CONSULTING ENGINEERING

RELEVANT PROJECTS

YMCA Cottage Lake Pool Mechanical System Upgrades
Farmington High School and Gym/Pool Building, New Construction
Seattle Parks Sandpoint Family Building
Wright Park Seymour Botanical Conservatory Restoration/Expansion
Greenbridge Restroom Renovation
Green Lake Elementary Addition
Washington State University Tri-Cities Wine Science Center
YMCA Waianae Building
YMCA Kalihi Building
Shilshole Bay Marina Shower and Laundry Facilities
Olympia City Hall, LEED Gold
Steilacoom Middle School

JMB CONSULTING GROUP | PRINCIPAL

RELEVANT PROJECTS

Kingsgate Library, Kirkland, WA
Westside School, Seattle, WA
Oregon State University Forest Science Complex, Corvallis, OR
Oregon State University Johnson Hall (Chemical, Biological & Environmental Engineering), Corvallis, OR
Oregon State University Linus Pauling Science Center, Corvallis, OR
University of Washington Biological and Life Sciences Building, Seattle, WA
University of Washington Bioengineering Building, Seattle, WA
University of Washington Fluke Hall Renovation, Seattle, WA
University of Washington Genome Science Building, Seattle, WA
University of Washington Molecular Engineering Building Phase 1 & 2, Seattle, WA
Washington State University Ag Animal Health Research Facility, Pullman, WA



Snohomish

← 1.6 mi
Pilchuck
Trailhead

0.8 mi →
Snohomish
Historic District



A Bypass Thirty Years in the Making



Transportation has a huge impact on urban planning and economic development in our region and the City of Snohomish is no exception. In the early 1950's a bypass was conceived to re-route Highway 2 out of downtown Snohomish to relieve growing congestion. Businesses feared less traffic would mean less business. As traffic tripled, vehicular and pedestrian access to downtown became increasingly challenging. By 1967

when the state announced it was studying routes, most were ready to take the chance that the bypass would actually be good for business and preserve the small town's character. The Chamber of Commerce, favored a route closer to town. The Women's Citizen Committee advocated for a remote one to preserve Ferguson Park and reduce city noise, and was similar to the final Highway 2 design.



A transportation icon for the long haul
It's not just the railroad and highways that influenced transportation in the City of Snohomish. The family-owned auto dealership, Bickford Ford, is one of the longest running businesses in the City - 80 years as of 2014. Bickford is one of the largest truck dealerships in Washington. The original Bickford Ford is shown in the image to the right, in the heart of downtown Snohomish circa 1934.

1920s Motorist Magazine changes to *Automobile*. While models can still be used for sales, generalists were recruited for advisory and engineering and architectural design to give opportunity to rotary transportation.

1930s State-Highway Commission passed Resolution No. 10 placing 100 miles reserved to the state. The state is asked to build Highway 2 from Everett to Marysville.

1947 The major study of the Snohomish-Wednet section was submitted for the highway department's approval and a design team public meetings began to discuss alternatives to the local highway. Alternatives include the local highway.

1950s The Snohomish-Wednet section was submitted for the highway department's approval and a design team public meetings began to discuss alternatives to the local highway. Alternatives include the local highway.



1967 The confluence of Centennial Trail with the cross streets of Maple and Pine is still known by locals as the "Fairgrounds Addition." During its tenure as the County Seat from 1861-1897, the City of Snohomish was also home to the County Fairgrounds. Over the years city planners as well as railroad officials studied the site for expansion of the Snohomish County Fairgrounds. The County Fairgrounds would eventually be moved to Monroe along Highway 2.



Learn more about
this trailhead at
<http://snohomish.centennialtrail.com>

