

Capital Architects

Laying Foundations for Architectural Innovation

Proposal for Hal Moe Remodeling

A&E Services for Hal Moe Building Remodeling

November 8, 2016

City of Snohomish
116 Union Avenue
Snohomish, WA 98290

11. 08.2016

Re: Request For Proposals
A&E Services for Hal Moe Building Remodeling

Letter of Introduction: Capital Architects Group

Small Economic Disadvantaged, Woman-Owned Firm, State and Federal Certifications
State WBE W2F0019951 Federal DBE/SBE D2F0019951



Established in 2001, Capital Architects Inc. is a full service firm located in downtown Everett, Washington. Capital Architects is a Certified Women Owned Disadvantaged Business Enterprise with State and Federal Certifications. Capital Group is very excited to have the opportunity to express our interest in participating in the Hal Moe Building Remodel. Capital Group has completed similar projects in “rescuing” old buildings and converting them to community type buildings. We have the required experience working specifically in remodeling and repurposing jurisdiction owned buildings.

Since 1991, chief Architect Sandra Alder has been licensed in the State of Washington, British Columbia and in 2013, registered in Oregon, Hawaii and Idaho. Commercial projects have included academic buildings, civic/public, mixed use, office buildings restaurant/hospitality, restoration/preservation, retail, data centers, community youth centers and warehouse facilities. Through all our project experience we are best known for our “tenant improvement” and renovation work. This type of experience involves a special talent to transform the old into the new with the ability to make the owning jurisdiction proud of their project.

Capital Architects has teamed with valued expert consultants throughout the years. We view our team as an extension of our reputation, and we specifically select team members who are professional in quality of work and responsiveness. We have teamed with consultants that are local, some of which are known to the City of Snohomish. We have proven quality in performance and design product and timeliness of performance on previous contracts with local cities and counties, School Districts, Tribal communities, corporate and private clients.

In Closing:

In our professional practice, we will listen to our client and respond back to their wants and needs with great quality and within a timely manner. The City of Snohomish should select Capital Architects Group because we are passionate about our Profession of Service and love to establish long lasting relationships. We appreciate the opportunity to submit our experience and interest.

Sandra Alder, AIA, President
Capital Architects Group PC

Plan Approach | Project Management

(Provide: Project approach containing any additional work task identified as necessary for the project's successful completion. Statement of project understanding containing any suggestion to expedite the project or additional concerns of which the City should be made aware. Statement acknowledging acceptance of all terms and conditions set forth in the City's standard consulting services agreement.)

UNDERSTANDING THE COMPLEX ELEMENTS OF COMMUNITY CENTERS

A project like the Hal Moe Building Remodel requires the services of an Architect that not only understands the needs and expectations of the project but also, one who has the experience in working with projects such as this that have complex elements inherent to it. Capital Architects has the experience and design creativity to bring to this project the ideal design that will allow for inclusion of services to the different programs and the flexibility to accommodate potential changing needs of the community in the future. Capital Architects will also provide economical and practical design solutions that make sense for current needs and finances.

In our past projects regarding community centers, such as the Puyallup Community Center, the complexities of the project were exhibited in the coordination of the community's needs, along with the operations team of the facility and the Owner requirements. The process of working to meet every need whether it be security, programming, or financial, takes great care and attention to detail. As seasoned licensed architects, we enjoy this challenge and the successful final project has been rewarding.

Capital Architects Group has had multiple community center projects over the years and these projects gave us our first exposure to collaborative community-centered efforts and involvement. The following tasks as identified in the RFQ cover the basis of the conceptual design phase for the project.

Task One:

(Review City provided background information, meet with City representatives and Hal Moe Pool Advisory Committee to learn about the project's budget, purpose and goals, revenue-generating requirements, and space programming objectives.)

This task is a fact and information gathering stage. Our approach is to gather all available information, categorize it and assign an importance level towards the impact of the resulting design. This activity will allow us to meet all parties in the project and allow Capital to develop additional questions and interactions to ascertain a complete gathering of information and programming.

Capital Group may suggest the addition of surveys if additional information is desired. During our past project of the Tulalip Youth Community Center, we surveyed the youth regarding their goals and priorities. The Tulalip Tribe honored their Youth's voice as the youth participated in design review and decisions regarding the project were made by the Youth.

This proved to be a very exceptional and successful involvement of such a youthful representation. This experience has widened our perspective of “valued voice” in the design development process.

Our past Community Center projects have included a wide range of programming requirements including classrooms, gymnasiums, healing counseling rooms, library’s, full commercial kitchens, craft rooms, exercise weight rooms, locker rooms, computer rooms, sound rooms, etc. The range of programming requests has been wide.

Task Two:

(Prepare three alternative draft conceptual plan drawings including perspective and plan views, renderings and sections, as necessary for each alternative based upon information gathered from Task One. City staff will prepare conceptual landscape plan drawings for each alternative.

Prepare cost estimate and project phasing for each alternative.

Provide narrative describing project uses and LEED rated components for each alternative.)

Capital Group will develop the three conceptual options in accordance with the programming priorities identified in Task One. Each options will include plans, perspective renderings and sections and any other drawing, which explains how the option was determined. Capital will allow time for interaction with City staff with the intent of providing all information to City staff to prepare respective landscape plans.

This task is the beginning of bringing visual life to all programming and prioritizing of information. Capital Group’s approach will be to prepare cost estimates and project phasing and to further compare each option. This cost estimating will determine the construction reality of each design and Capital Group will be flexible in “value engineering” to ensure that the design options are buildable.

Task Three:

(Present the three alternative draft conceptual plans during a combined City Council workshop meeting to City Council, Parks Board, Hal Moe Pool Committee and community members.)

Capital Group will take the lead in preparation and presentation of the design options to the City Council, Parks Board Hal Moe Pool Committee and community members. We will record any questions during this time and if the answer is not immediately known, we will prepare an official response. Capital Group is open to any additional meetings and presentations deemed necessary with respect to reaching a collaborative solution best responding to all concerns.

Task Four:

(Prepare final conceptual plan and cost estimate based upon comments and suggestions from Tasks Two and Three. Present final conceptual plan at regular City Council meeting.)

Capital Group will develop a final conceptual plan which is responsive to all information gathered and all meeting sessions. This final conceptual plan will be directed thus by all parties involved in the process and representatives of the Hal Moe Pool committee.

SUMMARY OF OUR PLAN AND APPROACH & ADDITIONAL WORK TASKS

While listening to the City, Community and Hal Moe Pool Advisory Committee, we will incorporate priorities and information with consideration that we are working with an existing building and we will draw from our past project experience and develop three alternative design options, each proposing restored life, to the Hal Moe Building.

ADDITIONAL PLAN AND APPROACH BASICS

We have brought forward a well experienced team. CG Engineering has previously performed a structural condition assessment of the Hal Moe Pool Building for the City of Snohomish. Their structural engineer provided several scenarios that the City could proceed with, including recommendations for upgrades and replacements if they chose to bring the structure up to code, and options for demolishing only the CMU portion of the building. He also indicated salvageable materials that could be reused or sold as part of the redevelopment plan. The other part of our engineering team, Rensch Engineering also shares experience working for the City of Snohomish, most notably the addition to the Snohomish City Hall, completed in 2015. Our proposed team of architects and engineers will dovetail into this initial assessment and continue the buildings' remodel maximizing the existing structure and adapting the proposed program to cater to the communities needs and expectations.

We foresee opportunities of Sustainability in the following areas, but as the project progresses, we will take advantage of all potential opportunities as they present themselves and as we discover existing conditions and/or possible solutions.

Sustainability Opportunities:

- i. We will provide a concept design which will include a conceptual approach to civic spaces with a flexible functional use.
- ii. Restoration of Materials: We will provide drawings and specifications as necessary for restoration of materials. This will include a list of specific materials and the number of materials to be restored.
- iii. Programming Opportunity: Understanding and implementing the conceptual planning for Community outreach and engagement.

Our plan approach will provide an ideal community center design which allows for separation of services to the community while adding flexibility to accommodate potential changing needs of the community in the future.

We will use CG's structural assessment report as a basis for the remodel keeping in mind the functionality of the existing structure. Our plan approach takes advantage of CG's previous work on the building to expedite the conceptual design process and guide the various alternatives to the conceptual design.

STATEMENTS

Capital Group understands the project scope of the conceptual design phase to remodel the Hal Moe Building into a multipurpose/flexible use City-owned building. This project may best be expedited through the team including consultants who have prepared past analysis of the existing building. At this time Capital Architects, does not have additional concerns. Our past similar projects have included septic designs for community centers, pump houses to provide potable water and stored water for fire suppression. We are prepared to address any unique situation that may arise.

Capital Architects Group accepts all terms and conditions set forth in the City’s standard consulting services agreement.

SIMILAR PROJECT PROFILES

We have provided two community center project profiles to showcase our expertise in remodeling and repurposing buildings. Additional information can be found in our reference section for each project.



Puyallup Levee Building before & after renovation



Puyallup Levee Building after renovation



Puyallup Canoe Building before renovation



Puyallup Canoe Building after full complex renovation



Puyallup Tribe Community /Youth Center | Fife, WA

Status: Completed 2012/2013; Phase 1/2

Type: Community Center, Office, Gymnasium, Remodel

Services Provided:

Phase I: Levee Building Renovations (Architectural Services, Construction Management Services)

Phase II: New Gym and Boat House Renovations (Architectural Services, Construction Management Services)

Resting on the banks of the Puyallup River sat the Puyallup Tribe’s Youth Center, a dilapidated structure painted bright yellow which most members would jokingly argue that it could be seen from outer space. Capital Architects was brought on board to take this eye-catching building and expansive site, and help the Tribe create a vibrant new campus for the youth and community.

Rather than demolish the existing yellow building, the structure was re-clad with a metal roof and beautiful cedar siding. The inside was completely overhauled – creating new classrooms, offices, a full commercial kitchen, upgraded restrooms and a large gathering space for community events.

Adjoining this building, a brand new gymnasium was constructed, complete with a high-school regulation basketball and volleyball courts. Amenities include locker rooms and a concession stand. The site further includes a old house that became the boat storage, canoe carving and site security offices. The entire site became a phased project and developed into a remarkable campus.



Capital Architects Group PC

2813 Rockefeller Ave. Everett, WA 98201 • ph: 425.317.8017 • fax: 425.317.8489



"It's going to look like a jewel box."

~Ron Wrolson





Tulalip Gym Building before renovation

Tulalip Tribe Youth Center | Tulalip WA

Status: Completed 2012

Type: Community Center, Educational, Offices, Tenant Improvement

Services Provided:

Phase I: Building A Renovations (Architectural Services, Construction Management Services)

Phase II: Building B -New Gym (Architectural Services, Construction Management Services)

A multi-phase project for the Tulalip Tribe of Indians to provide expanded service opportunities to their members. The new gym, in addition to the existing gym, provides a place to hold basketball and volleyball tournaments, as well as a new facility to host cultural events. This new complex provides locker rooms and additional restrooms.

The existing building was gutted (minus the gym) to provide classrooms, weight and workout rooms, computer rooms, a commercial-grade kitchen and a youth lounge. Offices on the second level were also provided for the Youth Services Department.

Tulalip Gym Building Phase I

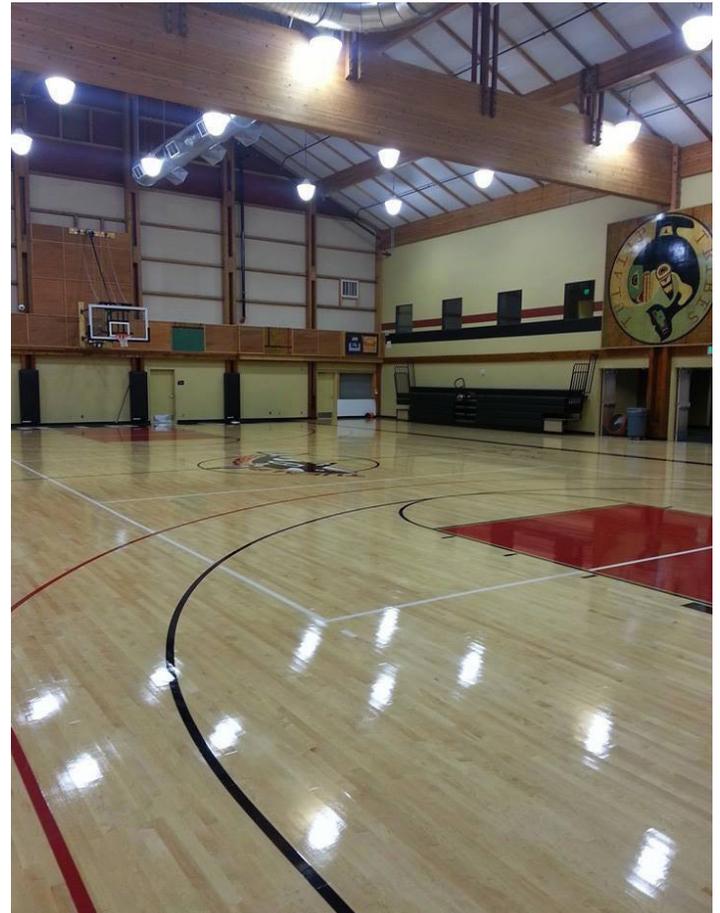


Capital Architects Group PC

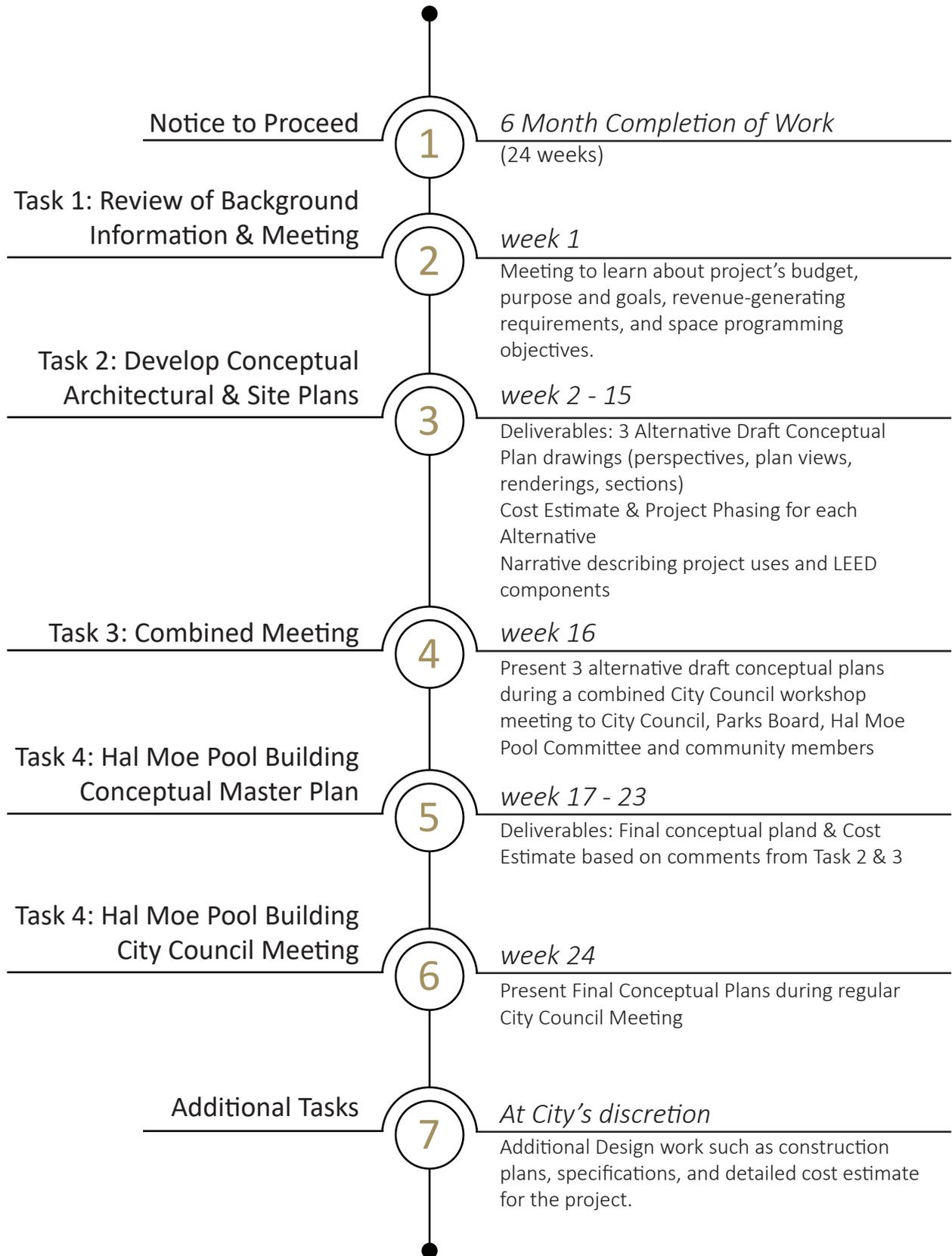
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Tulalip Gym Building Phase II



Proposed Work Schedule





RESUMES

List of Proposed Sub-Consultants

Team Resumes

- Resume: Sandra Alder, AIA, AIBC, CP NCARB
- Resume: Tom Griffin
- Resume: Chevy Chase, PE, SE
- Resume: Mike Maechler, PE, SE
- Resume: Jared Underbrink, PE
- Resume: Dennis Titus, PE, SE
- Resume: Chris Rensch, PE, SE

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Team Organization and Technical Expertise

(List of all proposed sub-consultants, their background and qualifications and degree of involvement)

Proposed Partnerships

Capital Architects Group has teamed with valued expert consultants throughout the years. We have teamed with the same consultants on many occasions to offer a dedicated team with very good working relationships that have been strengthened through repeat communication and coordination. Our team, has worked on the Snohomish County On-Call team as well as various PUD projects to great success. Both CG Engineering and Rensch Engineering have a proven track record of successful projects with the City of Snohomish that we hope to continue.

Capital Architects Group PC is pleased to present the following collaborative team.

Architect

Capital Architects Group PC will serve as the Prime Consultant. Design and Development, coordination between all consultants and the Owner / end use.

- Sandra Alder, AIA, NCARB, AIBC, CP, Principal
Providing architectural design and coordination.
- Tom Griffin, Project Manager
Tom will be coordinating the consultants as well as providing design services and deadline management.

Structural & Civil Engineer

CG Engineering will be providing an analysis of the structural & civil systems currently in place, and make recommendations on requirements related to this portion of scope of work. We will coordinate the different alternative conceptual plans with CG to take into account all aspects of the design for cost estimating and effectiveness.

- Chevy Chase, PE, SE, Principal
Serving as the principal, overseeing the completion of the structural & civil designs.
- Mike Maechler, PE, SE
- Jared Underbrink, PE
- Dennis Titus, PE, SE

Mechanical Electrical & Plumbing Engineer

Rensch Engineering will be providing an analysis of the required mechanical, electrical and plumbing systems, and will make a recommendation for designs according to each alternative.

- Chris Rensch, PE, SE, Principal
Serving as the principal, overseeing the completion of the MEP services.

Landscape Architect

City Staff will be providing an analysis of the existing landscape design and will prepare conceptual landscape plan drawings for each alternative.

- Denise Johns, ASLA

Sandra Alder, AIA, AIBC, CP NCARB | Project Architect

Sandra Alder

Overview

As the founding Architect, Sandra provides overall leadership of each project while building a rapport with each client and her team. She provides innovative field solutions to resolve complications, paving the way for memorable, functional projects.

Sandra has provided leadership in the City of Everett Planning Commission, Downtown Business Community and Historical Commission. Capital Architects Group is a Washington State-certified Woman-Owned, Small and Disadvantaged Business.

Sandra's architectural career began with the construction of the Expo Center Dome at Expo 1986 in Vancouver, B.C. In 2001, she established Capital Architects Group in downtown Everett, where it has grown and flourished as its diverse practice has grown to encompass a wide range of construction projects, with an emphasis on new construction, remodel/reuse, and renovation of facilities, as well as campus projects (multi building).

Relevant Project Experience

▪ Puyallup Community Center, Puyallup, WA.

Project Architect/Principal-in- Charge. Project began as 12,000 SF existing rehab of building that was about to be demolished, it revitalized a very old rat infested structure to a new life as a gym, community center, canoe carving building and offices.

▪ Tulalip Community Youth Center, Tulalip, WA.

Project Architect/Principal-in- Charge. 15,000 SF new construction of a gymnasium, complete with amenities such as locker rooms, concessions and a mechanical mezzanine. Included is refurbishing the existing gymnasium, adding locker rooms, classrooms, a library and office space for the Youth Services department.

▪ Carnegie Building Renovations, Everett, WA.

Project Architect/Principal-in- Charge. Preservation of the existing shell, including restoring existing windows and tuck pointing. Interior remodel will consist of new layout for a service center on the main floor and a housing facility on the lower to support successful diversion from jail/re-entry into the community for offenders experiencing homelessness as well as persons with substance abuse and/or mental health issues.



Areas of Expertise

- Team Leadership and creation
- Business Owner and Commercial Property Owner
- Multiple projects

Years of Experience

- Est. Capital Architects: 2001
- With Other Firms: 17 years

Education

- WSU 1983 Bachelor of Science in Architectural Studies
- WSU 1987 Bachelor of Architecture
- Registration/Certification
- Registered Architect: Washington, Oregon . Hawaii. British Columbia
- ICC Certified Building Inspector

Certifications

- Federal and State Woman-Owned, Small, and Disadvantage Business certifications:
W2F0019951
D2F0019951

Tom Griffin | Project Manager

Overview

Tom has been on staff with Capital Architects since receiving an A.A. degree from the highly-respected program in Architectural Graphics at Lake Washington Institute of Technology in Kirkland, WA. in 2005. He has been responsible for preparation, production, and quality assurance of all documents at all stages of development. As project manager his responsibilities have included commercial site design, residential and commercial building design and contract documents, construction administration and specification writing. Tom has been project manager and lead client liaison for a number of projects, from initial stages of preliminary jurisdictional processes through to final building occupancy. Tom also has 6 years prior experience in public works project review, site design, and document production.

Relevant Project Experience

▪ Snohomish County PUD No 1, Everett, WA.

Operations Building Phase III Improvements – Drafting, documents preparation for demolition, renovation and reconstruction of existing operations facility.

▪ Lively Environmental Center, Everett School District No.2, Mill Creek, WA

Complete permit and construction documents design and production through C.A. for this 6,000 SF project involving demolition of existing structures and new construction of the popular Lively Environmental Center. This conference center included classrooms, museum and support facilities including a new caretaker's residence. The project had a budget of \$1.1 million.

▪ Snohomish County Arlington Fleet Service, Everett, WA.

Complete site and detailed existing construction survey for interior structural renovation of vehicle maintenance and administrative operations space. Coordination of consultants for complete upgrade of all existing building systems to align with revised layout.

▪ Sunset Hills Funeral Home, Bellevue, WA.

Programming, design, and land use permit coordination for new construction of 23,000 s.f. facility on narrow, sloping parcel with challenging access points.

Tom Griffin



Areas of Expertise

- Renovations and New Construction
- Tenant Improvements
- Site Design
- Building Construction
- Project and Program Management
- Coordination of Contract Documents
- Autocad, Revit, SketchUp

Years of Experience

- With Capital Architects:
11 years

Education

- Lake Washington Institute of Technology, AA Architectural Graphics
- University of California, Berkeley, BA Geography

Awards and Publications

ADDA award for drafting and design

Chevy Chase, PE, SE, PRINCIPAL | Structural Engineer, CG Engineering

Overview

As principal of CG Engineering, Chevy Chase has over 30 years of engineering experience including design and multi-discipline project management. His background includes structural design for new and renovated structures incorporating steel, masonry, timber and concrete. He is a member of the Structural Engineers Association of Washington and the American Society of Civil Engineers.

Relevant Project Experience

▪ **Sammamish Presbyterian Church Remodel and Addition,** Sammamish, WA

Chevy Chase was Principal-in-charge of structural engineering for the addition of a new 420-seat sanctuary with the repurpose of the existing sanctuary into a community fellowship hall, and a two-story classroom and restroom addition. The renovation design allowed for reuse of the existing glulam framing in the new space.

▪ **New Beginnings Church Renovation and Repurpose,** Renton, WA

Chevy Chase was the Principal-in-charge of the conversion of a 36,000 square foot prefabricated metal building into a church. The existing frames were reinforced to resist the wind and seismic forces. A new wood roof was designed to go on top of the existing. Two mezzanines were added for classroom space, as well as foundations a future classroom mezzanine.

▪ **Marvin Williams Community Recreation Center,** Bremerton, WA

Chevy Chase was Principal-in-charge of structural engineering for a community recreation center with a health room, offices, kitchen, and a gymnasium. The building was originally designed as a CMU building, but then reimagined by developers as a wood-framed structure. CG Engineering provided structural engineering for both designs. Construction is anticipated in November 2016.

▪ **Canyon Hills Community Church Renovation and Additions,** Bothell, WA

Chevy Chase was the Principal-in-charge of structural engineering for an extensive renovation of an existing concrete tilt-up building with wood framing for the roof and mezzanines. The renovation included a 3660 sq. ft. addition for a community fellowship hall space, a new youth space and a mezzanine.

Chevy Chase



Areas of Expertise

- Structural Engineering
- Project Management
- Steel, masonry, timber and concrete
- New and renovated structures

Years of Experience

- 30+ years

Education

- Oregon State University
BS Civil Engineering
- University of Washington
Graduate in Structural Mechanics

Licenses

- Professional Engineer:
WA, CA, CO, ID, UT,
NV, WY, AZ
- Structural Engineer:
WA, CA, CO, ID, UT,
NV, WY, AZ

Mike Maechler, PE, SE | Structural Engineer, CG Engineering

Overview

Mike has over 11 years of structural engineering experience in a wide variety of disciplines. His design background includes new structures as well as assessments, renovations, and additions to existing structures. Mike grew up in Snohomish, where he lives and manages the Snohomish branch of CG Engineering.

Relevant Project Experience

▪ 901 Building Historic Restoration, Snohomish, WA

Mike Maechler provided structural engineering for this project, which involved a 100-year-old building in downtown Snohomish. The building was lifted off of its foundation and supported on steel beams while the foundation was replaced. The new foundation is supported by pipe piles and helical anchors due to the poor soil. The interior was remodeled to allow for more open space while still keeping the turn of the century feel. It now has two floors of commercial space and two condo units on the upper floor.

This project received the Founder's Historic Preservation Award from the Snohomish Historical Society.

▪ New Beginnings Church Renovation, Renton, WA

Mike Maechler provided structural design to convert a 36,000 square foot prefabricated metal building into a church. Two mezzanines were added as well as foundations for a 4,300 square foot future classroom mezzanine. The existing frames were reinforced to resist the wind and seismic forces. A new wood roof was designed to go on top of the existing, leaking, metal roof, which required additional support for fire sprinklers and audio visual equipment in the sanctuary. CG Engineering provided construction services by reviewing shop drawings, performing field visits, and designing modifications due to unforeseeable existing field conditions.

▪ Marvin Williams Recreation Center, Bremerton, WA

Mike Maechler provided structural engineering for a proposed community recreational center with a health room, gymnasium, offices, kitchen and locker rooms. Perimeter walls were designed primarily as CMU, with glass block infill and a light gauge metal decking roof over open web steel joists.

Mike Maechler



Areas of Expertise

- Structural Engineering
- Renovations and additions

Years of Experience

- 11 years

Education

- Washington State University
BA Civil & Environmental Engineering

Licenses

- Professional Engineer:
WA, OR
- Structural Engineer:
WA, OR

Jared Underbrink, PE | Civil Engineer, CG Engineering

Overview

Jared's civil engineering experience includes site layout and design for plats, multi-family and senior housing developments, school campuses and commercial sites. Jared works closely with clients to develop creative solutions. He has experience with low impact design techniques to maximize efficiency.

Relevant Project Experience

▪ Elementary School Playfield Renovations, Edmonds School District, WA

Jared provided civil engineering for the installation of new below grade drainage systems with collection manifolds that tied into infiltration trench systems or existing storm water control facilities at six elementary schools through two phases. The field renovations also included new irrigation systems with specialized radio controllers. He provided specifications, estimates, bidding and construction support.

▪ City Center Apartments, Lynnwood, WA

Jared provided civil engineering for this 349-unit apartment housing project, located in the Lynnwood city core. The project consisted of 5 levels of wood-framed apartments over 2 levels of underground parking. The site is approximately 2.2 acres in size, with improvements consisting of new site parking, landscaping, and walkways, in addition to the building. Drainage and grading plans were provided for construction, and an underground detention vault was designed to handle increased flows due to the addition of impervious areas. He also provided the layout for the sewer and water utilities to the building.

▪ Redwood Church Addition and Remodel, Redmond, WA

Jared provided an evaluation of the stormwater facilities for a proposed two phase remodel and expansion of an existing 5,300 sq. ft. church building. He calculated the pond size for the entire Master Plan so that future development of the site could be planned for in the development of the first addition. Jared provided his findings in a preliminary plan and a brief narrative. He also investigated how a new side sewer would work with future phases of the project and drafted a sewer plan for the first phase.

Jared Underbrink



Areas of Expertise

- Civil Engineering
- Project Management
- Low-impact design

Years of Experience

- 10+ years

Education

- Gonzaga University
BS Civil Engineering

Licenses

- Professional Engineer

Dennis Titus, PE, SE | Project Manager, CG Engineering

Overview

Dennis Titus has over a decade of structural engineering experience. He mixes practical field experience with an engineering background. His design specialties include new and existing structures for using wood, steel and concrete construction. Dennis also has extensive experience with building assessment and design for repair and renovation of existing structures.

Relevant Project Experience

▪ Hal Moe Pool Building Assessment, City of Snohomish, WA.

Dennis provided a structural condition assessment of the Hal Moe Pool Building for the City of Snohomish. The wood framed building with CMU addition encloses a pool that is no longer in use. Dennis investigated the building and wrote a comprehensive report for the City. He provided a number of scenarios in which the City could proceed, including recommendations for upgrades and replacements if they chose to bring the structure to code, and also options for demolishing just the CMU portion of the building. He also indicated salvageable materials that could be reused or sold as part of the redevelopment plan.

▪ 901 Building Historic Restoration, Snohomish, WA

Dennis provided structural engineering for this project, which involved a 100-year-old building in downtown Snohomish. The building was lifted off of its foundation and supported on steel beams while the foundation was replaced. The new foundation is supported by pipe piles and helical anchors due to the poor soil. The interior was remodeled to allow for more open space while still keeping the turn of the century feel. It now has two floors of commercial space and two condo units on the upper floor.

This project received the Founder's Historic Preservation Award from the Snohomish Historical Society.

▪ Tulalip Tribes Long House Restoration, Tulalip Reservation, WA

Dennis provided structural engineering services for the restoration of a historic long house. Given its historical importance, the finished construction had to maintain as much of the original structure as possible. Dennis designed an innovative repair for the failing support columns. The shoring system design allowed the tribe to open the long house on schedule for salmon fishing celebrations in June.

Dennis Titus



Areas of Expertise

- Project Management
- Structural Engineering
- Structural Assessment
- Structural Repair

Years of Experience

- 12 years

Education

- University of Washington BS Aeronautical & Astronautical Engineering

Licenses

- Professional Engineer: WA, AK
- Structural Engineer: WA, AK

Christopher Rensch, PE | MEP Engineer, Rensch Engineering

Overview

Mr. Rensch has been practicing Mechanical and Electrical engineering in Washington State since 1998. He founded Rensch Engineering in 2009 in downtown Snohomish where his company currently has an office. As the Principal Professional Engineer and founder, he takes great pride in the work his company produces and is able to personally overview all aspects of the design including schematic phase, design phase, permit phase, construction document phase and construction. His expertise includes writing proposals, establishing the basis of design with clients, cost estimating, supervision of his engineers during design, communication with clients, MEP problem resolution, specifications and construction administration.

His Mechanical, Electrical and Plumbing background makes him a great asset to the team since he can design all three disciplines. This ability allows evaluation of all three disciplines when decisions are being made and the impacts to each can be assessed at one time. He has worked on hundreds of projects in Washington from small to large and from light industrial to residential. This diverse background gives Rensch Engineering a very unique understanding of building systems and allows for creative design resolutions.

Relevant Project Experience:

- **Snohomish City Hall, Snohomish, WA**
 - Addition to existing City Hall building which was originally built in 1937. New addition included LED lighting and ductless split systems to provide better temperature control to office spaces.
- **Mill Creek Public Works Shop Building, Mill Creek, WA**
 - MEP design is currently underway for a new Public Works shop building which includes design for future expansion.
- **Boys and Girls Club, Sultan, WA**
 - MEP design of a new building facility to replace the existing one and site revisions to maintain other existing building power systems. Original design met LEED Silver requirements but was not required to be certified.
 - Designed a new free standing Gymnasium building to compliment the newly constructed Boys and Girls Club building.
- **Snohomish Community Church, Snohomish, WA**
 - Designed a new youth building for the church which included classroom space, multi-purpose space and a gymnasium.

Christopher Rensch



Areas of Expertise

- Mechanical & Electrical Engineering

Years of Experience

- Est. Rensch Engineering: 2009
- 18 Years

Education

- BS Mechanical Engineering/ University of Washington, 1998

Registration/Certification

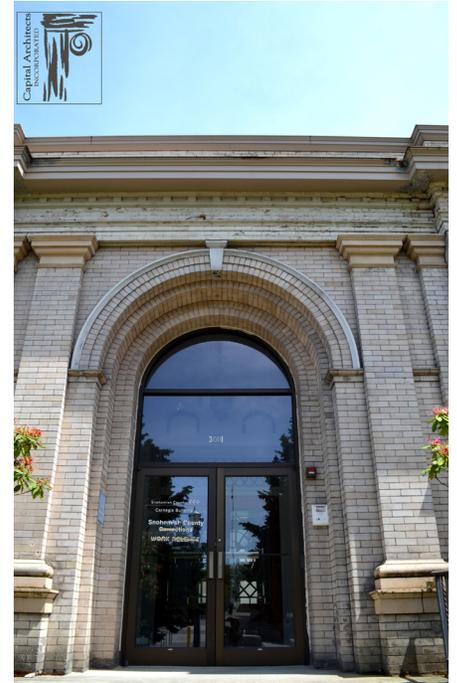
- Professional Engineer in WA, OR, ID, AK, TX, MS, UT, CO, NM, MN & NC
- LEED AP BD+C



REFERENCES

Project References

- Carengie/ Snohomish County: Jeff Hencz
- Puyalup Community Center: Ron Wrolson
- Tulalip Community Center: Mike Alva
- City of Snohomish: Steve Schuller
- PUD On-Call Work: Dan Jansen
- 1812 Hewitt: Russel Hermes
- Evergreen Funeral Home & Other SCI Properties: Arlie Moses



Carnegie Building | Everett, WA

Status: Under Design 2016

Type: Historic Preservation, Tenant Improvement, Rehabilitation Center

Services Provided:

Phase I: Window Replacement/Restoration (design, specifications)

Phase II: Masonry repointing and Cornice work (design, specifications including historic gutters and downspouts)

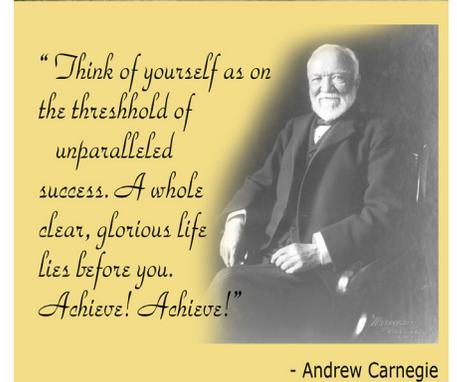
Phase III: Tenant Improvements (Architectural Services, Construction Management Services)



A staple of Everett's identity rests on this hill next to the Snohomish County campus. For over a century, this iconic building has served many purposes from its origins as a library, to a funeral parlor, Work Release facility and most recently, storage for a local museum. Hoping to regain some of its original splendor, Capital Architects was brought on board to oversee restoration to the masonry, windows and lentil molding at the exterior, along with an interior renovation to transform it into the Community Resource Center.

The Community Resource Center will serve adults involved with the criminal justice system as well as adults with substance abuse and/or mental health issues. The Carnegie Building will house the Community Resource Center and is conveniently located next to the jail and across the street from the Human Services Department.

As this building is on the National Register of Historic Place, care will be taken to retain the appeal of the original structure and elements.



References

(A minimum five references for recent or similar projects; include brief project description, contact person, phone number, and email address.)

Carnegie Library at Everett, Everett, WA

Reference 1: Jeff Hencz,

Special Projects Manager
Snohomish County Facilities & Fleet Management
425.388.3154
Jeff.Hencz@Snoco.org

Capital Architects has been working closely with the County through the different phases of the project to restore this building as well as renovate the interiors for further use. We have coordinated all aspects of the restoration, from historic committee hearings through design and specifications for historic gutters and railings as well as masonry repointing. We are currently nearing the construction phase of both phase I & II, while programming Phase III.

Jeff Hencz has been one of our points of contact at the County for coordination of this project as well as other Snohomish County On-Call projects, such as the tenant improvement of the Arlington Fleet Maintenance Building and the tenant improvement of the McDougall Fleet Maintenance Building.



References

Community and Youth Center–Puyallup Tribe of Indians, Fife, WA

Reference 2: Ron Wrolson,

Senior Construction Project Manager
Puyallup Tribe of Indians
253.377.0775
Ronwptoi@yahoo.com

Originally constructed in 1958, this building was used for a variety of purposes, from a business selling fireworks, a deli, smoke shop, and finally the Youth Services Department for the Puyallup Tribe. While looking at expanding their services to include more amenities for the community, this building faced certain demolition.

Working with the Tribe, Capital Architects determined it was more beneficial to save the building – both for land use reasons and budget.

Restoration of the building included a new exterior skin, making the building weather tight and efficient, upgrades to HVAC, creating a more productive space in which to work, and life safety upgrades.

Capital Architects has worked with Ron Wrolson and the Puyallup Tribe on a variety of other projects such as the community and youth center, the boat house, the long house, the storage building as well as various casino renovations, most notably the EQC Ballroom and Stogies Cigar and Sports Lounge.



Community Center Artist Render of Proposed Construction



Levee Building before renovation



Levee Building after renovation

References

Tulalip Tribe Youth Center–Tulalip Tribe of Indians, Tulalip, WA

Reference 4: Mike Alva,

Construction Director (retired)
TulalipTribe of Indians
425.772.4035
Sacelake435@gmail.com

A multi-phase project for the Tulalip Tribe of Indians to provide expanded service opportunities to their members.

The new gym, in addition to the existing gym, provides a place to hold basketball and volleyball tournaments, as well as a new facility to host cultural events. This new complex provides locker rooms and additional restrooms.

The existing building was gutted (minus the gym) to provide classrooms, weight and workout rooms, computer rooms, a commercial-grade kitchen and a youth lounge. Offices on the second level were also provided for the Youth Services Department.

Capital Architects has worked with Mike Alva and the Tulalip Tribe on various other projects such as the Maplewood Community Development, Tulalip Safe House, Data Center and Tulalip Police Station Remodel.



Gym Building before renovation



Gym Building after renovation



Tulalip Tribe Youth Center Complex

References

City of Snohomish, Snohomish, WA

Reference 7: Steve Schuller

Public Works Director

360.282.3194

Schuller@snohomishwa.gov

CG Engineering was retained by the City of Snohomish to perform a structural condition assessment of the Hal Moe Pool Building. The wood framed building with CMU addition encloses a pool that is no longer in use. Dennis Titus visited the site to investigate the condition of the building and wrote a comprehensive report for the City. Dennis worked closely with Steve on this assessment. The emphasis on saving the structure was appreciated and lead to a very satisfactory structural assessment.

Rensch Engineering was retained by the City of Snohomish to perform MEP services for the addition to existing City Hall building which was originally built in 1937. New addition included LED lighting and ductless split systems to provide individual temperature control to office spaces.



Hal Moe Pool Building Structural Assessment



Snohomish City Hall Addition

References

PUD On-Call Work, Everett, WA

Reference 5: Dan Jansen,

PUD

425.783.8651

DEJansen@Snopud.com

Capital Architects has worked with Dan in various capacities. Dan was a principal with CNJA Architects for 32 years. After the merge of CNJA Architects and Capital Architects, Dan Jansen worked with us on projects such as the Cowlitz Water Treatment Plant, Lott Building Tenant Improvements and PUD work. He was an important member of the team as he became our bridge to PUD and thus improving our relations with them which lead to getting on their On-Call roster.

He transitioned to working for PUD and now is our point of contact for various On-Call projects such as the Operations Center Remodel which has been phased to continue operations while the remodel is in progress as well as other projects throughout their campus. We have also aided PUD in property assessments and Emergency tenant improvement work to their facilities based on recent weather damage.



Operations Center Snohomish County PUD



Cowlitz Water Treatment Plant render



Operations Center Snohomish County PUD Renovation render

References

1812 Hewitt Ave, Everett, WA

Reference 3: Russel Hermes,

Attorney/ Owner

425.339.0990

Russh@hermeslawfirm.com

Contributor to Hewitt Avenue Historic District, Everett

The historic building located at 1812 Hewitt Ave. fell victim to a neighbor’s fire in November of 2012, leaving the structure with extensive smoke and water damage.

Working with the Owner and Consultants, Capital Architects provided designs to restore the building. Structural upgrades and accessibility were incorporated into this design. Historical research and reflection provided influence throughout the building, from the light fixtures down to the tile on the floor. Great time and effort were taken to build documents that would represent the characteristics of the 113 year-old building.



References

Evergreen Funeral Home & Other SCI properties, Everett, WA

Reference 6: Arlie Moses

SCI (Service Corporation International)

509.327.6666 x 111

Arlie.Moses@Sci-us.com

Located at 4505 Broadway, the project included interior reconfiguration of existing space to accommodate new arrangement rooms, expanded offices, lobby, viewing room and connecting hallways. The scope also included upgrades and/or repair to the finish work, like new flooring, painting/staining, doors and hardware, etc. Revisions to the HVAC, electrical systems, and exterior upgrades improved efficiency and function as budget allowed.

Capital Architects has provided services to SCI since 2006 on a continual bases. This year we have six projects for SCI: Greenwood, Mills & Mills, Cassidy, Sunset Hills, Butterworth, and Lincoln.

It is important to note that we work within the budget that the client determines, and the result is still a great improvement over past conditions.



Evergreen Funeral Home before renovation



Evergreen Funeral Home after renovation



Sunset Hills Funeral Home Artist Render of Proposed Construction

