



RFQ

**CITY OF SNOHOMISH, WA
HAL MOE BUILDING REMODEL**

design2 LAST, inc

543 Main Street, Suite 101, Edmonds, WA 98020

o.425-673-7269 c.907-317-5040

Lauri Strauss, AIA, LEED AP BD&C, President, CEO

lauri@design2LAST.com

November 8, 2016



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Letter of Transmittal

design2 LAST, inc is pleased to present a team that is well-qualified and excited to meet and exceed City of Snohomish’s expectations for the above referenced RFQ. **design2 LAST** is a licensed Washington S-Corp (#603-234-301), a Certified Woman Owned Small Business (WBE #W2F9922838) located in Edmonds, WA (Lic. # BL-010737). Our team, **led by expert small businesses**, has experience working on federal, state and local government projects, and more importantly, understands the procedures of design development for agency clientele.

design2 LAST is a small firm - with big firm experience, resources and capabilities. Our size is our strength. We don’t seek just “another project”. We select partners. The team you see in the interview is the team you see throughout the entire project.

We will begin by making sure we fully understand your goals, and identify exactly what you desire to accomplish with your new building. Our architects and engineers have **completed programming and planning** for more than 30 years. We have partnered with team members specifically to meet the needs of this phase and will prove we are the best at what we do – providing superior planning services and developing relationships that lead to happy clients.

design2 LAST has teamed with Greenstone Architecture and SCBC engineering to provide you with a local and accessible project manager, project architect and engineering lead. **design2 LAST** is located in downtown Edmonds, and will be your primary point of contact. Timothy Buckley of **Greenstone Architecture** will be the project architect. Greenstone’s office is in Shoreline, only minutes from our office in Edmonds. Brian Moll, of **SCBC**, also located in downtown Edmonds, will organize and lead the engineering team of Notkin, and Elcon, and will perform the structural design.

MENG Analysis is well known for their value analysis, constructability studies and **cost estimating services**. MENG recently successfully completed a facility condition assessment (FCA) for Snohomish County,

which included **design2 LAST** to complete the ADA compliance evaluation on the Courthouse and mission building.

We have partnered with reputable mechanical and electrical firms for this contract because of their track record on City and County facilities. **Notkin** will provide mechanical engineering and fire sprinkler design; **Elcon** will provide Electrical engineering and fire alarm design. Both firms have extensive design and construction knowledge of the City of Snohomish and surrounding areas.

We have included our own **John Rundall** to provide civil engineering, site utility design, and special use permitting. John will collaborate with Denise Johns to ensure the site design meets all the City’s expectations. John has an in-depth working knowledge of the North Seattle and Snohomish County areas.

All our team members have expressed excitement at the possibility of working with the City of Snohomish. Everyone has shared a personal story of visiting your historic city. We all have made a point to visit Snohomish to shop in the antique stores with our moms in the quaint downtown area and lunch on the patio of one of the restaurants on a hot summer day. We have spent days watching the boaters on the River, and nights listening to the band playing in one of the local pubs.

design2 LAST prides itself on developing strong working relationships with our clients. It is how we judge the success of our projects. Our team is eager to lead the City of Snohomish through programming, planning, design and successful completion of your new recreation facility.

Sincerely,



Lauri Strauss, AIA, LEED AP BD&C;
President CEO (Authorized Representative)



SECTION 1
STATEMENT OF PROJECT UNDERSTANDING

The Hal Moe Building has the potential of becoming not just a multi-use flexible space, but a place where memories are made, goals are met, games are played, relationships are fostered, and children are safe and inspired. A space that can be a classroom, recreation space, or farmers market by day, hold seasonal and Kla Ha Ya Days events and activities, and cater a wedding reception or awards ceremony by night. **We believe this building has enormous potential to serve the multi-generational needs of the Pilchuck community**, maintain balance between its natural and urban landscape, and reflect the culture and rich history of Snohomish. It is an extremely valuable asset to the city. We are enthusiastic to help the City of Snohomish realize that potential.

We understand this project will be affected by the following factors, opportunities and constraints:

COMMUNITY INPUT:

We understand the City has been working on this development for several years. You have been engaging the community and preparing the background documents we see on the website for many years. In order to do our job right, **we will listen carefully** while you help us become the experts you already are on this project. We know the community will be very interested and passionate about what happens to this facility and we are ready to hear about their issues. This is your community's building and we want them to know their ideas are being addressed. Our design will first and foremost be a reflection of the community's concepts.

DESIGN FLEXIBILITY:

The information we have read so far regarding the wishes for this new facility, indicate a strong desire for it to be flexible- to serve more than one purpose or function. We know you want to get the biggest "bang for your buck". Based on what we see from the existing plans, the size and shape of the existing building, we think **flexibility is not only doable, but inherent**. We have worked on other facilities that had requirements for the ultimate flexibility, and were able to identify the best design to achieve this flexibility.

FINANCIAL AND ENVIRONMENTAL SUSTAINABILITY:

Operations are the biggest part of agency budgets. Over the life of a building, operations can cost many times more than the original construction cost. With this in mind, we will work with your stakeholders to come up with ideas to allow the facility to be financially self-sustaining. The other aspect of sustainability is environmental. Our project manager, Lauri Strauss, has been involved in the

sustainable design community here in Washington and in Alaska, where she led a group of concerned citizens to create and pass an ordinance for the municipality of Anchorage to achieve LEED

certification for all city-funded building projects. Sustainable design is about reducing the overall cost of ownership to the client and not necessarily about achieving a LEED certification. We believe in



Warriors in Transition Complex – LEED SILVER



Statement of Qualifications

maximizing operational benefits, providing durable and healthy indoor environments, and installing low cost energy options for the owner. We can also provide LEED documentation for your project and help you meet your sustainable design goals.

BUDGET:

Our team regularly works with government agencies that must be fiscally accountable for the projects for which they are responsible. Since we are setting the budget with this phase of your project, our design team will work to ensure the budget is well spent on program areas and not on superfluous monuments to ourselves.

PHYSICAL BUILDING:

While the design of the interior space is extremely important, we feel the design of the building envelope is just as important. We do not believe in compromising the building envelope for non-functional design elements. Our design will start with designing the building walls and roof to withstand our windy and rainy climate conditions and will last for many decades. This ultimately allows the interior spaces to be available to the community for many years to come.



King Cove School Building
Envelope Replacement

SECTION 2 PROJECT APPROACH

Lauri Strauss has a deep understanding of formal agency processes due in part to her extensive experience working for

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federal agencies such as Bureau of Land Management, USACE, the Federal Aviation Administration, GSA, NAVFAC, and Indian Health Service. As the principal in charge of this contract, she is **exceptionally qualified to manage the team and the project.**

We look forward to passionate participation: “listening” to what the community’s visions are for the Hal Moe Building. We will turn these visions into action plans -drawings - conceptual plans and budgets. Together, with your community, we will determine the best use of this building for the city and its residents.

Our approach to your project will be unique; focused on the specific circumstances presented for this project. Our project approach is dependent on our client and their specific requirements, goals, schedule, budget, and desired outcome. Our expert team has reviewed the excellent and comprehensive information, documents, meeting minutes and community input provided on your Hal Moe Pool Building website. Further we have revisited the site, the Boys and Girls Club, Senior Center and the surrounding area. We are anxious to review any and all additional information, project budget, purpose and goals, revenue-generating requirements, and space programming objectives, with City representatives and the Advisory Committee.

TASK 1 – REVIEW OF BACKGROUND INFORMATION AND MEETING

Our team operates with the knowledge that **thorough preparation** leads to successful results. Task 1 begins with our team pouring over the existing documents. We anticipate this will take approximately two weeks. We want to thoroughly understand the physical aspects of the building, as well as the ideas that have been generated for reuse of the facility. We will



meet with the City's landscape architect to help us understand the building's surrounding environment, community use, and access. We will review the existing zoning and permit requirements along with the City of Snohomish building codes. Armed with this information, we will begin to look at how some of the desired uses will fit into the existing space, and identify any limitations. This background will give us a good foundation for our meeting with the City Stakeholders.



design2 LAST will schedule a **programming meeting** with the City of Snohomish stakeholders including the Advisory Committee and representatives of the user group. Since this is our opportunity to meet all the key people involved in

the project, as well as the opportunity to have everyone in the same room, it is most important our team is well prepared with all of our questions and discussion points. We propose conducting this programming meeting as a half-day mini-charrette. A half day commitment from the stakeholders will allow thorough question and answers periods and in-depth dialogue. We may suggest using Doodle Poll to schedule this half-day meeting. This is a web based scheduling software that polls invitees regarding their available time, and allows us to schedule the meeting for the day when the most people can participate. We believe a successful project begins with **well-vetted preliminary design**. Therefore, this programming meeting will be used to introduce the team, confirm project objectives, establish project goals, prioritize needs, and finalize the required timelines and schedules. At this meeting the intent is to work out as many logistical issues as possible. We will get

into the details to clearly **learn about the project's budget, purpose and goals, revenue-generating requirements, and space programming objectives**. It is at this mini design charrette where the team will delve deepest into the fundamental design the City wants to achieve for this project.

TASK 2 – DEVELOP CONCEPTUAL ARCHITECTURAL AND SITE PLAN

Now the really fun part begins. Upon completion of the programming charrette, the design team will take the following weeks to create three distinct options for the building and site. We will take your ideas and concepts and develop them into three-dimensional building models that you can view from any angle and even take a walk thru the spaces. During this phase, Building Information Modeling (BIM) software will be used to create plans, elevations and renderings for the project.

During this phase, we will work closely with the City's landscape architect. Our team has worked extensively with agencies, contractors, specialty consultants, and licensed professionals and thoroughly enjoys the expertise a well-rounded team can bring to the design process. We are particularly excited that this team will benefit from not only an experienced landscape designer, but someone who has the knowledge of the project from its early conception and who also represents the City of Snohomish.

Each of the three options will include a narrative describing the proposed materials, construction, space use, sustainable design features, and proposed mechanical electrical systems. In addition, our cost engineer, MENG Analysis, will set up and manage conceptual cost estimates based on the preliminary diagrams and information reported by the team. These will



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validate that the proposed scope aligns with the City's budget and requirements.

TASK 3 – COMBINED MEETING

design2 LAST understands the importance of presentations to local government authorities and is comfortable with these types of presentations. We are currently working with Whatcom County on a building assessment project and recently presented to their council. We know it is critical the local representatives fully understand all the aspects of the project including potential costs, benefits, and concerns. Our team will prepare comprehensive, clear, and concise materials for the **combined workshop meeting to the City Council, Parks Board, Hal Moe Pool Committee and community members.** We are confident the outcome of this meeting will identify the best of each of the three options and allow our team to move forward with a final concept design to present at the regular City Council meeting.

TASK 4: HAL MOE POOL BUILDING CONCEPTUAL MASTER PLAN – CITY COUNCIL MEETING

Our final task for this phase of the project involves completing one concept drawing to be presented to the City Council. We will need approximately 2-3 weeks after the conclusion of the workshop to refine the presentation materials, incorporate all the comments and changes identified, and complete a final cost estimate of the updated project. We will compile the information and create the council presentation materials, stressing the importance of comprehensive, clear and concise documents to present a complete description of the project. We are confident, with your help, we can provide the City of Snohomish **a self-sustainable space designed to**

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accommodate the multiple needs of the community, foster multi-generational use, relationships, activities, education, and events; one that reflects the rich history and culture of Snohomish. A place the community can call their own and one that attracts new residents and visitors alike for many years to come.



BIM Rendering Presentation Board, Auburn Bible Chapel

SECTION 3 RESUMES and QUALIFICATIONS

Our design process begins with our principal and project manager, Lauri Strauss. Lauri is a hands-on manager and will be involved in all phases of the design and construction process for the duration of the project. She will have responsibility for dividing up and assigning responsibilities of the team, and coordinating deliverables to the City of Snohomish, and will take charge of the overall BIM model during the drawing production. She will lead the team thru the concept and design of the facility. Our professionals from Notkin and Elcon will



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work together to program the HVAC, electrical, and telecommunications and data systems. Brian Moll, of SCBC, will plan the building's structural system. John Rundall will work with the team for site development based on known site conditions and assist the team and the City to identify the necessary site permits. And of course, we look forward to working with Ms. Denise Johns as our landscape and site designer.

Lauri Strauss is the primary point of contact with the City of Snohomish and will provide overall management of the project team efforts. She will coordinate communication between the City, project stakeholders, sub consultants and the **design2 LAST** team. **design2 LAST** has a solid reputation for being able to coordinate and organize large teams of specialty consultants and engineers, while providing transparent communication and high quality documentation to our clients.

Resumes follow in the Appendix

SECTION 4 LIST of PROPOSED SUB CONSULTANTS

Consultant Name	Address	Project Role
Greenstone Architecture	Shoreline, WA	Project Architect
SCBC Engineering	543 Main St., Suite 106 Edmonds, WA 98020	Structural Engineering
MENG Analysis	2001 Western Ave, Suite 200 Seattle, WA 98121	Cost Estimating
Notkin Mechanical Engineers	2301 Fifth Ave, Suite 401 Seattle, WA 98121	Mechanical / Plumbing Engineering
Elcon Associates	16300 Christensen Road, STE 330 Seattle, WA 98188	Electrical Engineering

SECTION 5 REFERENCES and SIMILAR PROJECTS

We have included the following projects for your review of our qualifications. We invite you to contact all of our clients listed here.

NEW MANUFACTURING FACILITY, AIRWAY HEIGHTS, WA

Client: Exotic Metals Forming Company

Contact: Vince Firlotte, Facilities Manager, Exotic Metals Forming Co, LLC; (253)220-5900; vincef@exoticmetals.com

We included this example as a project where we **worked with the owner to program their new facility**. We held a programming charrette and then worked closely with the owner to write a design-build RFP for the client. This project also required **complete flexibility** to ensure different manufacturing processes could be accommodated anywhere on the floor.

KING COVE SCHOOL BUILDING ENVELOPE REPLACEMENT, KING COVE, AK

Client: Aleutians East Borough

Contact: Rick Gifford, Administrator; Aleutians East Borough; (907) 274-7566; rgifford@aeboro.org

We include this project as a successful example of a **building envelope replacement** project. The work on this facility was scheduled to be completed during the summer break to ensure no interruption in school activities.

INDOOR BASEBALL TRAINING FACILITY, REDMOND, WA

Client: Tim Wells, Owner, Wells American; 425-443-2309;

timwells@westtek.com

We have included this project as an example of a **recreation facility** designed in an existing warehouse space.



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REROOF I.M.F. BUILDING 7000, NAVAL BASE KITSAP-BANGOR

Client: NAVFAC through Washington Patriot Construction as our design-build partner

Contact: Mickey Traugutt, President, Washington Patriot Construction; (253) 853-2305; mtraugutt@wapatriot.com

We included this project as an example of a challenging large scale **re-roof project** for a government client.

COLD WEATHER MARITIME TRAINING FACILITY

KODIAK, ALASKA

Client: NAVFAC through Alutiq General Contractors LLC as our design-build partner

Contact: Jake Gardner, General Manager: (907) 222-9500; agc@alutiq.com

We included this project as an example of creative planning and design for a training facility that included both indoor and outdoor **climbing walls**, and as an example of how creative ideas can be realized within a strict budget.



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NEW MANUFACTURING FACILITY AIRWAY HEIGHTS, WA

Client: Exotic Metals Forming Company

Cost: \$\$12,754,185: (Budget: \$12.5 million)

Construction Complete Schedule: Original – March 2015 | Actual – March 2015

design2 LAST was retained by Exotic Metals Forming company to program and plan their new 150,000 s.f. facility in Airway heights. The project is a new manufacturing facility built near the Spokane Airport. Project included architectural services to provide scoping, scheduling and budgeting to write a Request for Proposal (RFP) for responses by design and construction teams. The RFP document consisted of proposal response requirements, contractor qualifications, pricing format, facility architectural, structural, mechanical, electrical, and fire protection scope, conceptual level floor plans and specifications, written clarifications and response to bidder inquiries, addendums to the definition documents, and recommendations as to the final selection of the design-build team.



The facility includes administration/office space, several conference rooms of varying sizes, employee's locker and toilet rooms, large furnace, and acid etch room. The manufacturing floor had to be especially flexible to

accommodate various manufacturing functions at different times of the year. Electrical requirements included (8) 400 amp Bus Bar and (12) 120/208, 100 amp Bus Bar for continuous electrical power supply at approx. 22'-0" a.f.f, and LED lights with one task light connection point for every two LED fixtures in the shop area. Water and gas



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pipings were also run overhead with connection points at every 22' o.c. each way for the utmost flexibility.

design2 LAST provided several studies using BIM technology during the course of the project, one included several renditions of color schemes for the exterior of the building. Another involved the design of a shade structure to be constructed on the south side of the building outside the employee multipurpose/break room.

design2 LAST also provided technical reviews of the design team's documents at each milestone submittal to the client. The client retained design2 LAST to represent their interests during the entire design and construction phases and continues to retain our services on an on-call basis.



KING COVE SCHOOL BUILDING ENVELOPE REPLACEMENT, KING COVE, AK

Client: Aleutians East Borough

Cost: \$2,530,688: (Budget: \$2.5 million)

Construction Complete Schedule: Original – September 2016 | Actual – September 2016

The Aleutians East Borough commissioned design2 LAST, inc for the building envelope replacement at the 43,000 s.f. King Cove School. After years of water leaks through the walls, windows,

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and parapet, UNIT Construction completed the work for a new rainscreen wall system that eliminated leaks and tightened the envelope for increased energy efficiency. The new system uses a non-toxic, red-list free, liquid applied WRB membrane that will prevent liquid water from entering the walls, but will allow water vapor to escape. Other sustainable materials used include inert, mineral wool insulation; fiberglass furring strips to prevent thermal transfer; fiberglass windows; and aluminum metal siding panels. To remain true to the original design, the metal panels are installed in a horizontal orientation and are a similar color. In addition to the exterior work, the project included work to repair water damaged finishes on the interior of the school. The work was completed prior to the start of the fall school schedule.



INDOOR BASEBALL TRAINING FACILITY, REDMOND, WA

Client: Tim Wells

Cost: \$50,000 (estimate)

Construction Complete Schedule: Original – February 2014 | Actual – February 2014

This project included improvements to turn a warehouse storage facility into an indoor baseball training facility. The project included complete reconfiguration of the two existing toilet rooms providing all new fixtures, weight room, office, two



bullpen pitching lanes, and two batting cages with moveable enclosure netting. The project included work to bring it up to current building codes, Life Safety codes, and 2010 ADAAG accessibility code, which included adding two ADA parking spaces to the existing parking lot. Design was completed in November 2013.

REROOF I.M.F. BUILDING 7000 NAVAL BASE KITSAP-BANGOR

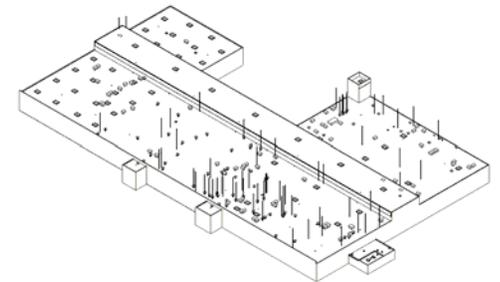
Client: NAVFAC through Washington Patriot Construction as our design-build partner

Cost: \$ 6,775,000

Construction Complete Schedule: Original – November 2016 | Actual – Ongoing

The project scope includes removal of all existing roofing materials, flashing and accessories, including insulation board, down to the existing steel roof deck. To accomplish this, all the existing HVAC units, cooling towers, stack vents, roof curbs, antennas, etc will be lifted, stored and reinstalled.

New roofing will be fully-adhered single-ply 90 mil EPDM black rubber membrane applied over glass mat cover board and R-30 minimum rigid insulation board.



Hazardous material abatement will include asbestos-laden caulking and sealants, and lead-based painted copings. All abandoned roof structures, curbs, platforms and stands will be permanently removed. This project also includes removing existing insulated translucent daylighting panels across the ribbon clerestory windows on both sides of the high bay. New manufactured fiberglass translucent daylighting panels and related flashings will be provided.

Our teaming partner SCBC completed the structural design on this project.



COLD WEATHER MARITIME NAVY SEALS TRAINING FACILITY, KODIAK, AK

Client: NAVFAC – through our design-build partner Alutiiq Construction
 Cost: \$ 14 million (E)
 Construction Complete Schedule: Original –2015 | Actual – 2015

design2 LAST founder Lauri Strauss was the Project Manager and facility designer during the proposal response period for this project while employed by kpb architects. The design was the successful winner of the competition and Alutiiq went on to complete construction of the facility.

The Cold Weather Maritime Training Facility will be the cornerstone of the Seals training complex in Kodiak, Alaska. The Applied Instruction room and the climbing wall itself are the dominant features in this building and our team wanted to celebrate that theme on the exterior. This 25,850 s.f. project included a 50’ high applied instruction room with indoor climbing wall, complete with catwalks at various heights for rappel training. The facility also included a dining hall and commercial kitchen, armory, locker and gear storage, 4 bunk rooms for 90 Navy SEALS, classrooms, and outdoor training space. As this was a competition to win the project from two other short-listed firms, innovation and creativity was required. As a Navy SEALS training facility with the purpose of training the SEALS in the cold weather, maritime environment, Lauri Strauss convinced the design-build team to include an **outdoor climbing wall** on the facility. The 50’ tall indoor climbing room provided the perfect exterior wall, high enough to allow for this creative idea to be included within the budget. To ensure it could be constructed to stand up to the harsh environment, the team detailed the walls prior to submitting to the Government. The project also included renovation and repurposing of 2 other buildings on the campus, and the addition of a vehicle wash rack. The team won the project as a result.



**SECTION 6
 PROPOSED SCHEDULE**

Potential Schedule	
Task One: Review of Background Information and Meeting	
Review background information	2-3 weeks
Meet with City Representatives and Advisory Committee	1 week
Task Two: Develop Conceptual Architectural and Site Plan	
Prepare three alternative conceptual plans and narratives	4-6 weeks
Prepare cost estimate for three alternatives	2 weeks
Task Three: Combined Meeting	
Prepare presentation materials	2 weeks
Present to City Council, Parks Board, Hal Moe Pool Committee	1 week
Task Four: Hal Moe Pool Building Conceptual Master Plan – City Council Meeting	
Prepare final conceptual plan and cost estimate	2-3 weeks
Present final conceptual plan to City Council	1 week

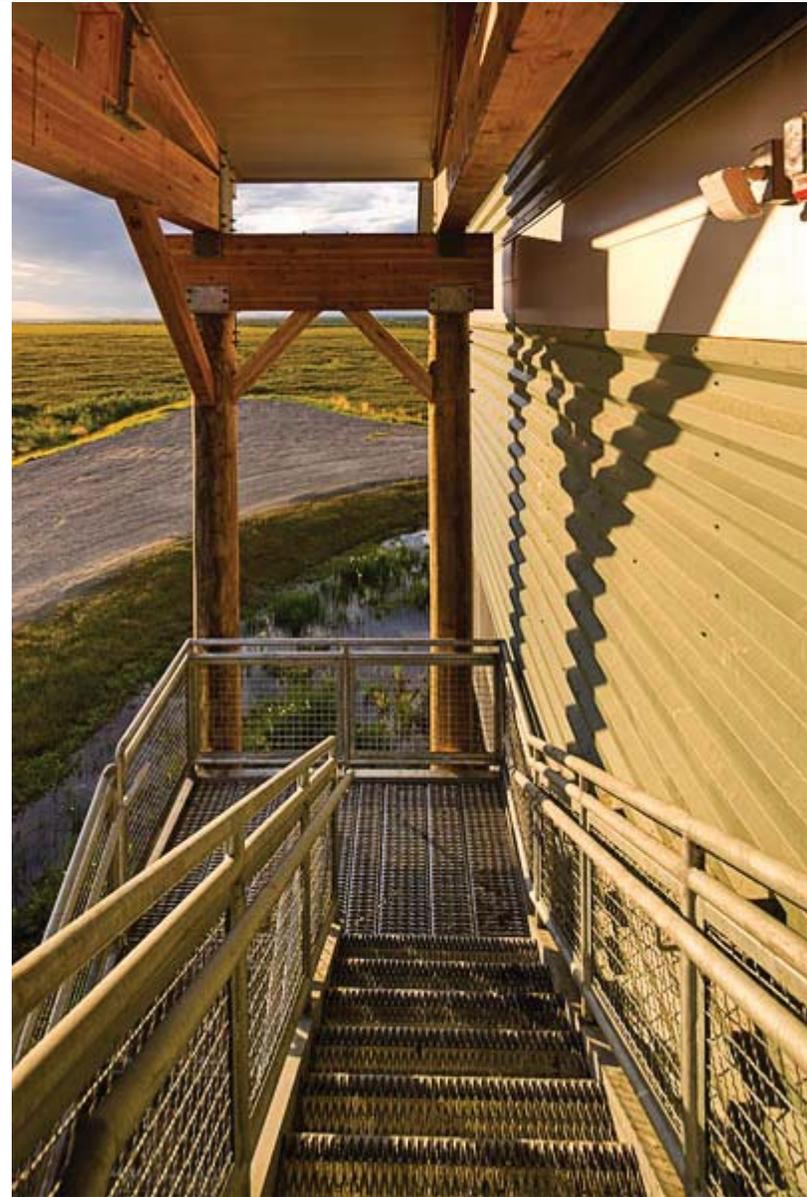
SECTION 7

design2 LAST hereby ACCEPTS ALL OF THE TERMS AND CONDITIONS SET FORTH IN THE CITY’S STANDARD CONSULTING SERVICES AGREEMENT.





Gladys Jung Elementary School; Bethel, AK



APPENDIX: RESUMES



Lauri Strauss, AIA, LEED AP BD&C

Role: Contract Manager, Project Manager

Lauri has over 29 years of professional experience in architecture managing numerous project types, the majority of which were for municipal, county, state and federal government clients. In 2012, she created design2 LAST, inc with a mission to provide sustainable architectural solutions to all clients. **Lauri specializes in finding appropriate solutions for renovations and small projects.** She also excels at delivering creative results for new construction projects. Her most recent clients include Whatcom County, Indian Health Service, and NAVFAC.

Lauri focuses on providing projects with low-maintenance, durable and appropriate building materials for energy efficient envelopes and healthy indoor environments. Her project experience is as varied as her clientele and includes building envelope evaluation and repair, facility ADA evaluation and compliance design, project management, LEED services, architectural design, and construction administration for various courthouses, community centers, industrial facilities, schools, manufacturing facilities, and historic restorations.

Representative Projects:

New Manufacturing Facility Design-Build RFP, Airway Heights, WA, 2015, Exotic Metals Forming Company

King Cove School Building Envelope Replacement, King Cove, AK 2016, Aleutians East Borough

Indoor Baseball Training Facility, Redmond, WA, 2014, Tim Wells Reroof Athletics Building Complex, Everett, WA, 2016, Everett Public School District (in conjunction with Ato Apiafi Architects)

Cold Weather Maritime Navy Seals training Facility, Kodiak, AK, 2012, NAVFAC

Gladys Jung Elementary School, Bethel, Alaska, 2009, Lower Kuskokwim School District

Gladys Jung Elementary School Gymnasium, Bethel Alaska

design2 LAST, inc

29 Years' Experience

Active Registrations:

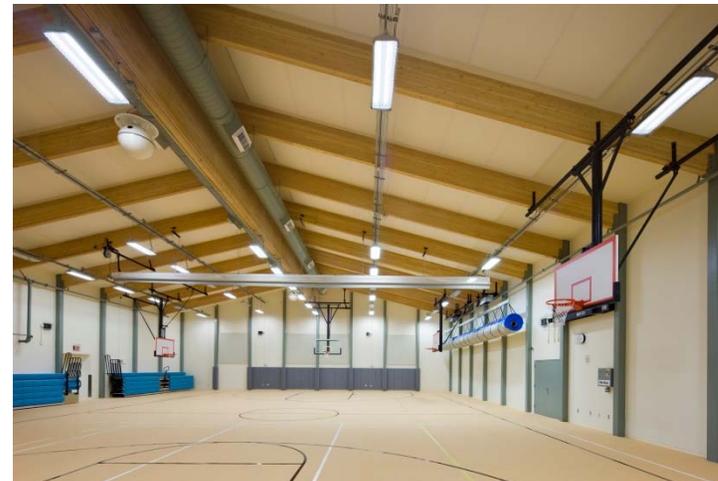
- Architect #10241/ Washington
- Architect #11193/ Alaska
- Architect #373/ Guam
- Architect #5426/ Nevada
- Architect #16793/ Texas

Education:

- Master of Science Green Building/ San Francisco Institute of Architecture/ 2013
- LEED® Accredited Professional Building Design & Construction Masters of Architecture/ University of Nevada/ 1997

Affiliations:

- Architecture Design Board, City of Edmonds
- Fellow: Cascadia Green Building Council
- Board of Directors, Cold Climate Housing Research Center (CCHRC)
- Member: American Institute of Architects (AIA)
- Member: Society of American Military Engineers (SAME)
- Member: US Green Building Council (USGBC)
- Member: Seattle Building Envelope Council



Timothy Buckley, AIA LEED AP BD+C
Principal, Greenstone Architecture, pllc

Timothy founded Greenstone Architecture, PLLC in 2007, and in 2014 began the process of establishing his practice in Shoreline Washington. He is a customer service oriented Architect and is a LEED Accredited Professional with the building design and construction specialty endorsement. As an early adopter of LEED he is also recognized for his knowledge specialty in high-performance and green building. He often collaborates with other Architecture Firms, conducts Eco-Workshops, and establishes project green building and performance goals, including preparation of Owner Project Requirement (OPR) documents with clients.

Timothy is known for his creativity and focus on building science and environmentally and fiscally responsible design. He is a Past President of the State of Washington AIA Washington Council, and was the recipient of the 2012 Jennie Sue Brown Award - the highest honor bestowed by the AIA Washington Council (in recognition in part for his work on Washington State's high-performance public buildings bill law RCW 39.35D) He is also active in Rotary (past president of his club), and serves as Chair for the Shoreline School District CTE Advisory Committee.

Representative Projects:

- City of Washougal **Community Center Community Kitchen**, and Re-roof 2015-16
- Children's Center, Vancouver WA 2013-16
- Peterson & Associates Tenant Improvement, Vancouver WA 2013
- Port of Chehalis – Feasibility Study 2011-12
- Washington State University—Administration Building Food Service Addition, 2011
- Section 30 Master Planning—City of Vancouver, 2008
- Numerous Value Analysis projects for Meng Analysis
- Numerous projects as LEED Project Administrator
- Numerous other commercial and custom residential projects

Greenstone Architecture, pllc

23 Years' Experience

Education:

Washington State University:

Bachelor of Architecture, 1993

Bachelor of Science in Architectural Studies, 1992

Cum Laude

Affiliations:

American Institute of Architects (AIA), US Green Building Council, Rotary International

References:

Pat Beckett, Executive Director, Children's Center

360. 699.2244, patb@thechildrenscenter.org

Bart Philips, CEO, OneRedmond

425.885.4014 x101, bartp@oneredmond.org



Children's Center, Vancouver Washington



Brian Moll, PE, SE

Role: Structural Engineer

Brian Moll brings a unique multi-disciplinary background in Engineering and Architecture. He has over 29 years of experience in all aspects of structural design, lateral analysis, foundation systems and special structures for civic, military, industrial, multi-family residential and correctional facilities. He has been responsible for structural analysis, design and detailing in a variety of structural systems involving reinforced concrete, structural steel, reinforced masonry, cold formed steel, wood/timber and structural fiberglass. Brian is well-versed in design requirements for secured facilities, as well as anti-terrorism/ force protection and progressive collapse requirements for Department of Defense facilities.

Representative Projects:

- Gymnasium for Naval Post-Graduate School, Monterey, CA
- Physical Fitness/Recreation Center, Puget Sound Naval Shipyard, WA
- Myakka City Community Center, Manatee County, FL
- Child Development Center, Malmstrom, AFB, Great Falls, MT
- City of Edmonds, Public Works – Vehicle Canopy
- City of Edmonds “On Call Civil/Structural” (Job# 0117,0213,0407)
- Frances Anderson Center- Seismic screening /BCA for FEMA
- Edmonds City Hall- Furniture hoist / partition wall removal
- Frances Anderson Center- Emergency inspection, fallen plaster
- Fleet Maintenance Building- Add crane
- Frances Anderson Center- Stair on grade support wall
- Madrona Cove Development- Detention vault review
- Edmonds Library- Cracking assessment
- Frances Anderson Center- Sawcut openings at cmu wall
- Senior Center- Elevator replacement / Floor Joist Support
- Frances Anderson Center- Amphitheater wall condition assessment
- Marina Beach- Emergency repair
- Vactor Steel Canopy-Field modifications/construction support svcs

SCBC Engineering, PLLC

29 Years' Experience

Active Registrations:

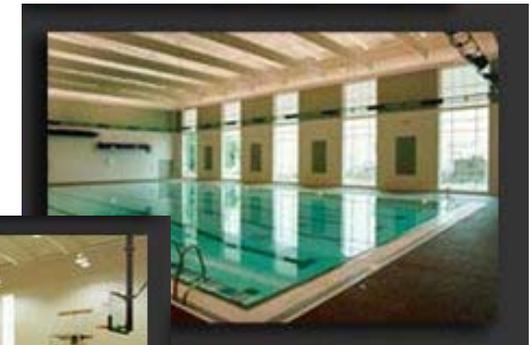
- Washington- Professional Engineer 1991
- Washington- Structural Engineer 1993
- Florida- Structural Engineer 2006
- Structural Engineering Certification Board, National, (SECB) 2005

Education:

- M.S.E. Structural Engineering, 1986, Arizona State University
- B.S. Architecture, Cum Laude, 1986, Arizona State University
- B.S. Civil Engineering, Cum Laude, 1983, SUNY at Buffalo

Affiliations:

- Member- Structural Engineers Association of Washington (SEAW)
- Member- American Society of Civil Engineers (ASCE)
- Member- American Institute of Steel Construction (AISC)
- Structural Engineer of Record- 2007 SAME Design Excellence award winner FY04 Barracks, JBLM, WA
- Deputy Building Inspector City of Edmonds



Physical Fitness/ Recreation Center, Puget Sound Naval Shipyard, WA



John Boatman, CCM
Role: Cost Estimator

MENG Analysis

With over 24 years of experience in the construction industry spanning cost estimating, PM, CM, consultant, owner and designer, John offers a unique perspective to cost estimating and analysis. He has applied his cost estimating skills on projects wide ranging in size, type, and complexity. John has generated cost estimates for various USACE, DOD, public works, and engineering clients as well as independent government estimates. He has extensive experience with contract documents both in implementation and interpretation. Since joining MENG Analysis January 2013, he has also participated in value engineering, led constructability reviews, and conducted facility condition assessments for over 100 projects.

Representative Projects

City of Lynnwood **Recreation Center and Pool Facility** Condition Assessment and Conceptual Cost Estimating, Lynnwood, WA
Snohomish County PUD Addition Cost Estimating, Everett, WA
Youth Regional Treatment Center Cost Analysis and Value Analysis, Hemet, CA
Facility Condition Assessment of County Owned Buildings, Snohomish County, WA
Facility Condition Assessment of County Owned Buildings, Thurston County, WA
Facility Condition Assessment of County Owned Buildings, King County, WA
Facility Condition Assessment of City Owned Buildings, City of Olympia, WA
Facility Condition Assessment of City Owned Buildings, City of Tacoma, WA
Yakima Federal Courthouse (GSA) Renovation Cost Estimating
Federal Center South (GSA) Cost Estimating, Yakima, WA

24 Years' Experience

Education:

Bachelor of Science, Business and Management/ University of Redlands/ 2006

CCM, Construction Management Certification/ University of Washington/ 2014

Affiliations:

Member: American Association of Cost Engineers (AACE);
Society of American Military Engineers (SAME);
AACE International

Reference:

Mark Thunberg, Director of Facilities Management (Snohomish County), 425-388-3320, mark.thunberg@co.snohomish.wa.us



Snohomish County Jail Facility Assessment



Sandy Bonderman, PE, LEED AP

Role: Mechanical Engineering Principal in Charge

Sandy will be Notkin's Principal in Charge and support their project manager and team of engineers, ensuring that they understand and conform to scope requirements, deliver on schedule, and have the internal and external resources to facilitate the Hal Moe Pool Adaptive Reuse Conceptual Design.

Sandy has extensive experience both with adaptive reuse of existing facilities as well as the design of mechanical systems for community spaces that include fitness, recreation, meeting rooms, conference spaces, commercial kitchens, and more.

Representative Projects

Bellingham Technical College Campus Center (LEED Silver, Houses the library, bookstore, student activity center, assembly areas, culinary arts, classrooms, and business information systems department), Bellingham WA

San Juan Islands Museum of Art (Adaptive reuse of existing emergency vehicle garage into a state-of-the-art museum), Friday Harbor, WA

South Seattle College International Education Center (Adaptive reuse of existing wine and welding warehouse building into administrative offices for the International Education Center), Seattle, WA

The Everett Clinic (Adaptive reuse of an old grocery store into a new 40,000SF outpatient medical clinic with urgent care rooms, 84 exam rooms, x-ray, physical therapy areas, and a diagnostic laboratory), Shoreline, WA

Notkin Mechanical Engineers

32 Years' Experience

Education:

Bachelor of Architectural Engineering, Pennsylvania State University, 1983

Affiliations:

American Council of Engineering Companies of Washington (ACEC-WA);

International Code Council (ICC)

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

Reference:

Eve Magyar, Bellingham Technical College, Capital Projects Coordinator, (360) 752-8302, emagyar@btc.ctc.edu



San Juan Islands Museum of Art (EMT Garage Adaptive Reuse)



Marilee Klimek, LC
Role: Lighting Design

ELCON ASSOCIATES, Inc.

Marilee Klimek, an NCQLP Lighting Certified designer, melds 27 years of experience in energy efficient lighting, industrial design, and fine art to create precise, energy-efficient, and often award winning lighting systems. Using AGI32 software she models point-by-point lighting calculations and produces computer simulations that demonstrate visual impact and compliance with all standards and requirements of the project.

28 Years' Experience

Education:

Bachelor of Fine Arts, Industrial Design, University of Washington, 1988

Bachelor of Arts, Art, University of Washington, 1988

Affiliations:

Member: Illuminating Engineering Society of North America (IESNA)

Reference: Larry Daubenmire, Project Manager (Community Transit)
425-348-2393 , Larry.Daubenmire@commtrans.org

IESNA Lighting Awards for:

- ✓ Sound Transit Bellevue Transit Center
- ✓ Sound Transit Federal Way Transit Center
- ✓ SeaTac Airport North Main Transit Station
- ✓ SeaTac International Airport Delta Sky Club
- ✓

All representative remodel projects began with reuse studies:

- USN Bangor Recreation Center B2720 (NAVMWR-16-R), Bangor, WA
- SeaTac Airport Delta Sky Club, Seattle, WA
- WSU Bohler Gym Addition, Pullman, WA
- Richmond Highlands Rec Center Upgrade, Richmond, WA
- Rainier Community Center, Seattle, WA
- UW Facilities Services Administration Building Remodel, Seattle, WA
- UW HSC RR-Wing 6th Floor Buildout, Seattle, WA
- UW Raitt Hall 229 SPH Service Center Renovation, Seattle, WA
- Island Transit Whidbey Base Maintenance Facility, Coupeville, WA
- Community Transit Kasch Park Bus Maintenance Facility Upgrade, Everett, WA
- Sound Transit BTC Rider Services Building, Bellevue, WA
- King County Lighting Inspections, Seattle, WA



WSU Bohler Gym, Pullman, WA



John Rundall, PE

Role: Civil Engineer

John Rundall is a civil engineer with more than 38 years of experience in project management, technical review, and design of utilities in western Washington. He is experienced in the design process from planning studies through the preparation of final contract documents and construction observation. Projects include storm drainage facilities, sanitary sewers, water systems, roadways, signalization, parking areas, and site work. He specializes in the design and construction of stormwater management projects using conventional and Low Impact Design (LID) strategies. In addition to designing utility improvements, Mr. Rundall has completed dozens of Value Analysis (VA) and Constructability Review (CR) projects and a number of Facility Condition Assessments (FCA). Selected examples of Mr. Rundall's experience with assessment studies completed are listed below.

Representative Projects:

Condition Assessment Projects:

College Instruction Center BEST Study, Olympic College
Dolliver Building and Capitol Court Building FCA, Olympia WA
King County Facility Condition Assessment (FCA), (8 sites)
King County Regional Justice Center Site Assessment
University of Washington Facility Services Design Guide Review
Western Washington Univ. FCA – Ridgeway Dormitories (9 buildings)
Whatcom County Jail and Work Center FCA

Site Civil Projects:

Bellingham Technical College Constructability Review
Carnegie Library Seismic Renovation, Snohomish, WA
Denny Park Paving, Drainage and Irrigation Renovation, Seattle, WA
Learning Commons VA, Whatcom Community College
Seven Lakes Water Association, 2MG Water Storage Tank, Snohomish County
Options High School CR, Bellingham School District

design2 LAST, inc

38 Years Experience

Registrations:

Registered Professional Engineer, Washington, 1983
Registered Professional Engineer, Oregon, 1997 (Retired)

Education:

BSCCE University of Washington, 1978

Affiliations:

Member- American Society of Civil Engineers,

Awards:

APWA Project of Historical Significance Award, 1997 (Camp Long)
APWA Project of Historical Significance Award, 1999 (Occidental Avenue)

“John has ongoing experience with the design of utilities and infrastructure for public facilities relating to new buildings and the renovation and restoration of existing structures. His Facility Condition Assessment (FCA) experience allows him to efficiently and effectively identify system deficiencies and to formulate conceptual designs for remediation or repair.”





Dear Sir or Madam,

Exotic Metals retained design2 LAST, Inc to write a design-build RFP for our new manufacturing facility in Airway Heights, WA. We first started working with Lauri Strauss in November of 2013. Because of our initial comfort and successes, we continued to retain her services throughout the entire construction process. Although she did not design the facility directly, she served as an agent to help us communicate our requirements. While the manufacturing facility was complete in March of 2015, we have an ongoing relationship with Lauri and Design2 LAST for other architectural services in and at our facilities in Kent, WA and Airway Heights on an "As Needed" basis.

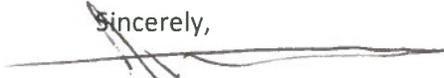
Our Airway Heights facility is 150,000 square feet and was budgeted in excess of \$12 million. Our manufacturing requirements are unique in that they require a high degree of specialization and accuracy. Our facilities must be extremely flexible to ensure we can accommodate growing and changing customer needs. Lauri was eager to learn about our facility requirements and was able to write these into a well organized and comprehensive Request for Proposal document on an almost impossible deadline. She then helped to ensure the project was completed on time and within our budget.

Since this was the first time our company used a Design-Build procurement process, she stepped us through the expectations of the process. Lauri helped to select a qualified group of six contractors, shortlist those down to three, and participated in the final interviews and ultimate selection of our D-B team. She also provided technical reviews of the design documents, pointing out many coordination issues and walking us through the details. We soon became comfortable with her watching our backs.

In addition to the DB-RFP, design2 LAST helped us select the exterior color scheme for the Airway Heights facility and a modernized look for one of our older Kent facilities. As a special project, Lauri designed a unique yet economical shade structure outside the employee multipurpose room at the new facility. She has consulted with our 3d Building Information Modeling (BIM) department when they have questions about the Revit software we use. Lauri is always responsive whenever I request assistance of any kind.

I highly recommend design2 LAST and Lauri Strauss.

Sincerely,


Vince Firlotte, Facilities Manager
Exotic Metals Forming Co, LLC
vincef@exoticmetals.com

EXOTIC METALS FORMING COMPANY LLC
5411 South 226th Street
Kent, Washington USA 98032-1891

(253) 395-3710
Fax (253) 872-8494
<http://www.exoticmetals.com>



October 3rd, 2012

Dear Sir or Madam,

Lauri Strauss recently asked Dowland Construction, Inc. for a letter of reference. We are pleased to be enthusiastic in our response.

Dowland began the Alakanuk K-12 Replacement School Project in September 2011 with Lauri as the lead architect and design team project manager. As the submittal phase ramped up and we began site work, Lauri executed her role in a helpful and professional manner, placing a premium on open communication. Projects have hiccups every now and again, but Lauri helped all of the stakeholders navigate some tense negotiations with adept candor minimal financial pain. Her eye towards fairness and honesty minimizes acrimony with contractors while never neglecting her fiduciary responsibility to owners. During the construction phase of our project Lauri remained a stalwart fixture in the process; monitoring our activities consistently, but always as a team member pushing for the best product. She is a rare balance in today's contentious contracting environment.

After a year of working with Lauri on a near daily basis, we consider her an asset to the community and look forward to working with her again.

Respectfully,

A handwritten signature in dark ink, appearing to read 'S. Gwaltney', is written over a light blue background.

Sean Gwaltney, PMP

Project Manager

Dowland Construction, Inc.