



HAL MOE BUILDING REMODEL

ARC ARCHITECTS

November 8, 2016



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City of Snohomish
Attn: Denise Johns, Project Manager
116 Union Street
Snohomish, WA 98290

Re: RFQ - Hal Moe Building Remodel

Dear Denise and Selection Committee,

ARC Architects is pleased to submit its qualifications for consideration for the Hal Moe Building Remodeling project. This important project will serve community needs and contribute to the evolution of the Pilchuck District.

We have structured our team based on spending the \$50,000 fee efficiently and on our shared knowledge and commitment. ARC Architects specializes in the design of recreation and community centers that are welcoming public places that encourage fitness, sports, health and wellness, and public and private events. We are consensus builders, a skill that comes from years of public sector experience and a desire to design architecture that fits its community. Sustainable design informs all our work; we will work to ensure all LEED opportunities are discussed with you.

Ballard*King and Associates are recreation planning experts. They will provide insights about the service area, local market, fees, and operations costs. This will help develop a program that meets needs and a realistic understanding of annual subsidies that may be required.

DCW Cost Management is an estimating consultant that knows the local construction market. Together, DCW and ARC have the experience to provide accurate construction costs and project budgets without the need for engineering talent that will, in the future, be needed.

ARC Architects' practice is based on the principle of service. Stan Lokting will be the Principal-in-Charge overseeing contracting, design and public outreach. Principal Paul Curtis will coordinate our consultant team, provide design guidance and manage the schedule. We can be reached at 206-322-3322, lokting@arcarchitects.com, and curtis@arcarchitects.com.

Sincerely,

Stan Lokting, LEED AP
Principal

Paul Curtis, LEED AP
Principal

PROJECT UNDERSTANDING & EARLY THOUGHTS

Community interest abounds in this project, made clear by the meeting notes for the Hal Moe Pool Advisory Committee, the images from the Conversation Cafe, and the fact that the city funded this RFP.

There is keen interest in reusing what can be easily salvaged from the existing building to create a new multi-use, multi-generational center that is accessible to all and meets very broad community needs. The use program needs to be developed with consideration to the use and success of other facilities, in particular the Carnegie Education Center. Revenues from use of the Hal Moe building will be utilized to offset costs to operate and manage the facility.



Hal Moe Existing Facility

The program, building design and site design must contribute to the pedestrian and other urban design goals envisioned for the Pilchuck District and meet the district’s design guidelines. The site is close to the Historic District which places additional importance on developing a design that respects Snohomish’s rich history.

Overall in very poor shape, the existing building does contain glu-lam beams and columns worth saving. The important question for the City is whether the three options to be studied should all be based on

saving these elements. It is our opinion they should not. We think looking at (3) options is appropriate, but that they should be significantly different to provide you with a breadth of options that consider project budgets (construction and soft costs), cost recovers (operations costs less fees), and design outcomes. A first pass at the three options to consider might be:

- 1. Large Building with Reuse of Glu-lams:** In this option, the new building is approximately the same size as the existing. The form of the building will be familiar to everyone and the glu-lams are salvaged which helps retain some of the town’s history.
- 2. Modest Building with Reuse of Glu-lams:** Below the roof formed by the glu-lams is a smaller enclosed building and a covered outdoor area. This option would cost less and may offer interesting programming benefits for the park.
- 3. New Building:** This option frees up the design to maximize connections between the site, building and street. Rethinking building form and location might help with access, views, and solar orienta

APPROACH

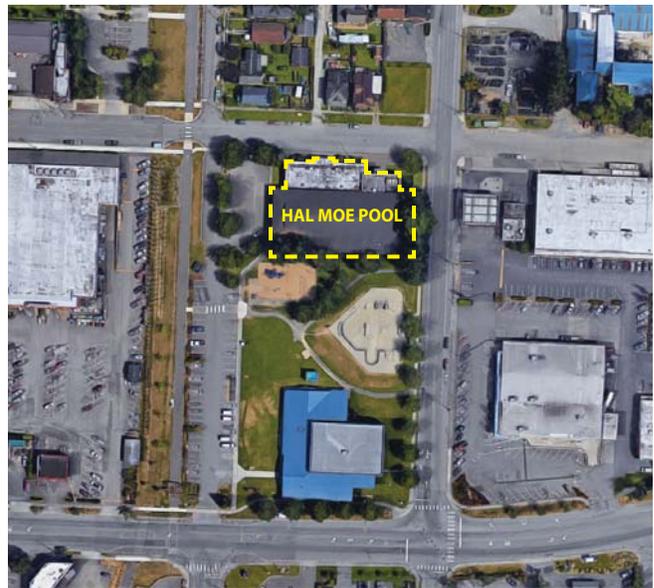
Our approach starts with a commitment to help the Hal Moe Pool Advisory Committee meet its mission “to make recommendations for a wide variety of compatible uses which support citizen need and are affordable and feasible.”

We will follow the well-thought out tasks and deliverables outlined in the RFP with additional work tasks that address issues that will help you in your decision-making. Please see the Preliminary Schedule.

TASK ONE

Review Background Information & Meeting

- Meet with Committee and stakeholders to understand project goals, budget, and program and revenue hopes.
- Review meeting notes and other information.
- Review City zoning and planning goals.
- Understand the vision for the Pilchuck District.
- Review site survey and other drawings.
- **Suggested Additional Work Item:** Begin demographic, service area and market analysis to structure the cost recovery.



TASK TWO

Develop Conceptual Architectural and Site Plans

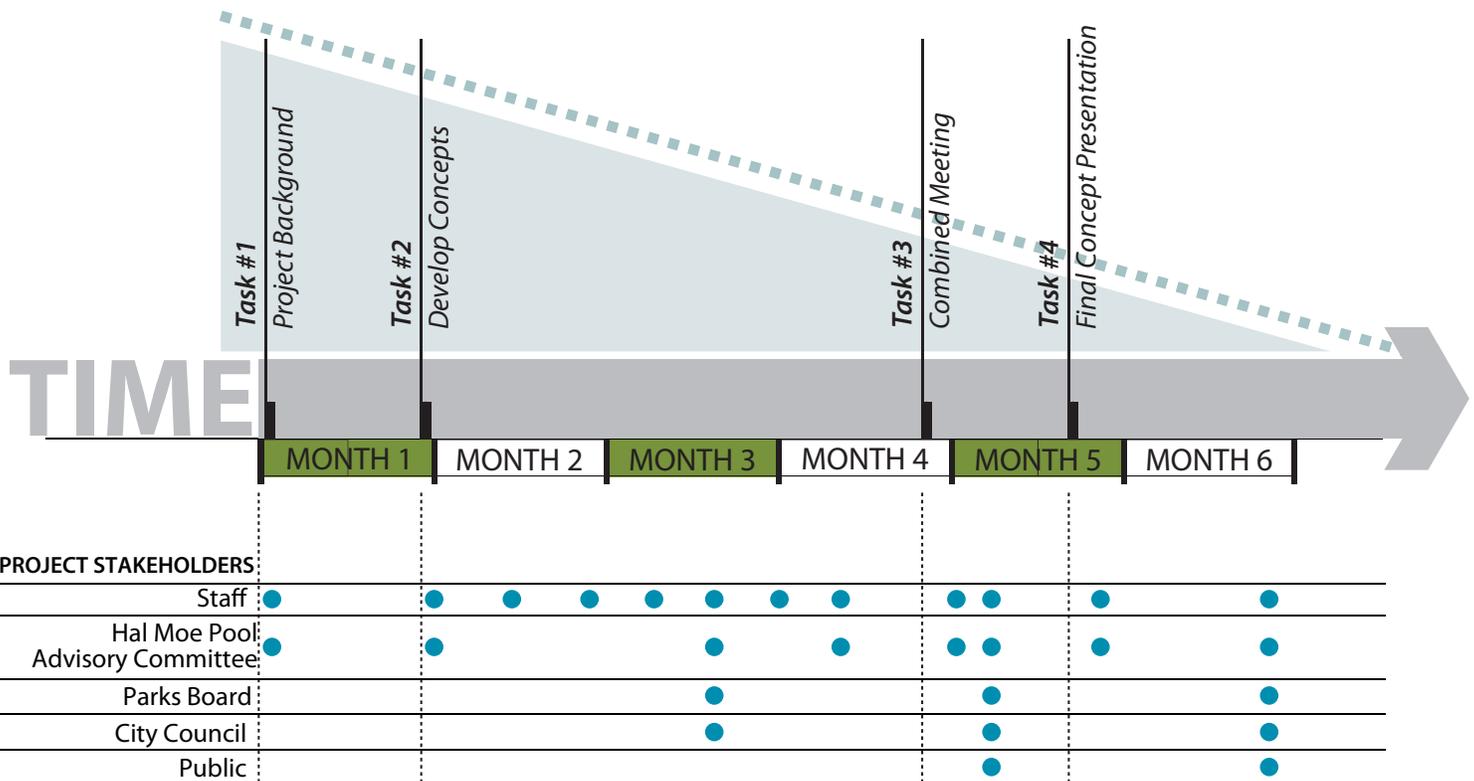
- Develop a program for each option and include how each are affected by planned-for use of the Carnegie Educational Center.
- Provide plans, perspectives, sections, phasing, and a cost estimate for each option.
- Evaluate practical sustainability & design goals and LEED certification process & costs.
- **Suggested Additional Work Item:** Meet with Parks Board and City Council mid-task to apprise them of concepts before they are completed.
- **Suggested Additional Work Item:** In addition to the estimate, provide a planning level project budget (construction and soft costs) and cost recovery analysis (operations costs less fees) for each option.



PRELIMINARY SCHEDULE

We will develop a schedule - with your input - that identifies milestones for decision making that advance the study to successful completion. An important scheduling consideration is timing the meetings in Phases Three and Four to assure that the public has a better chance of attending. To do this, it would be good to schedule these so that they don't conflict with holidays, school closures and summer vacation. We feel the studies and process can be done in 6 to 9 months.

We think regular meetings with the Advisory Committee are important to assure continuous client input and to keep up the momentum to meet the schedule. These meetings are identified in the schedule below.



ar|c ARCHITECTS

FEASIBILITY STUDIES

Our firm’s public project focus requires helping decision makers make the right decisions. Feasibility studies are often pre-requisites that help establish the right design direction and foster consensus. ARC Architects has facilitated many public meetings and we know how to make compelling presentations and listen to the community and our clients.

Inventory and Programming

Successful feasibility studies depend upon development of the use program, garnering stakeholder and public input, and understanding the site’s zoning, sensitive areas, climate, topography, traffic impacts, and infrastructure. Existing studies and background information are researched, client representatives are interviewed, authorities having jurisdiction are contacted, and the public is asked to participate.

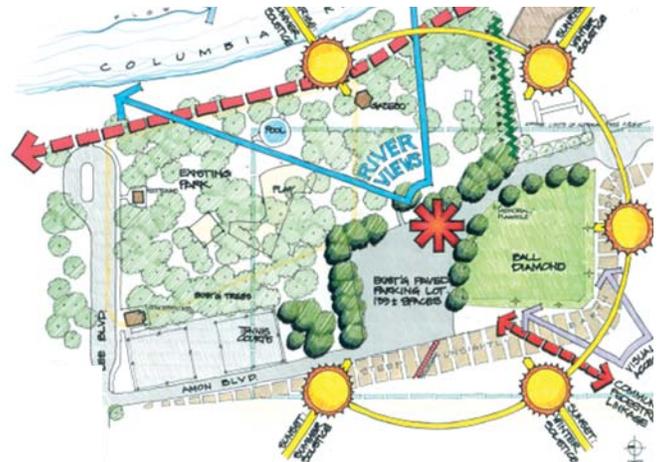
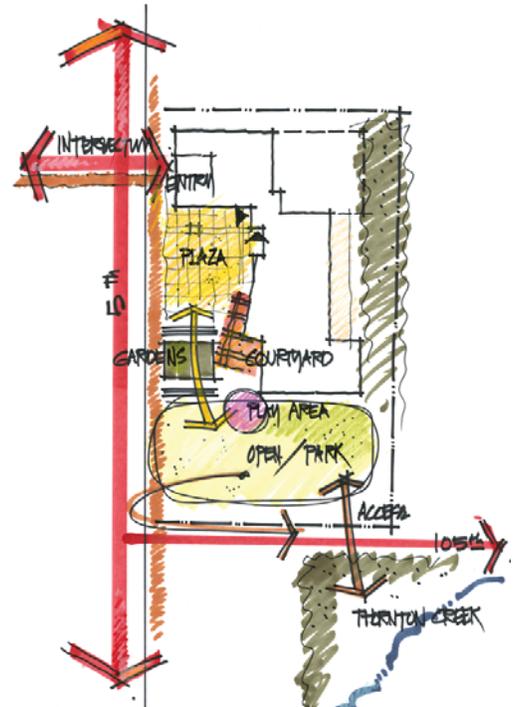
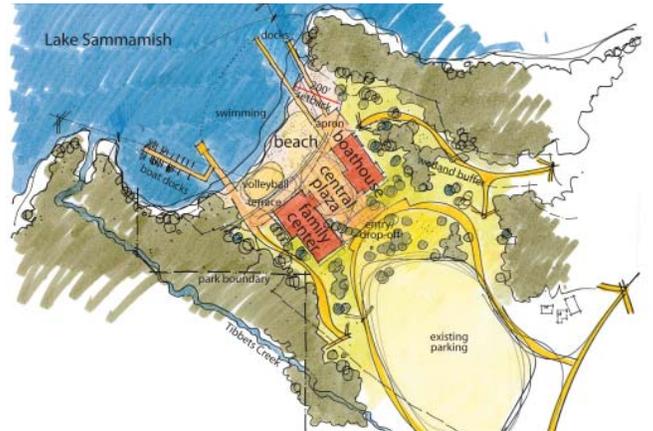
Design Concepts and Cost Estimates

Concept options will address program, site and building functionality, aesthetics, and possible phasing strategies. Consultants provide technical input and our estimating consultant provides a construction cost budget. We work with clients on detailed soft costs in order to provide realistic project cost budgets. Graphics will communicate the look and feel of a project before moving into detailed design.

Relevant Projects

- Eastside Tacoma Community Center & Pool Study
- Bonney Lake Public Works Programming & Master Plan
- Lake City Library Civic Center Master Plan*
- Cowlitz Conf. & Comm. Center Feasibility Study*
- Kirkland City Hall Assessment & Programming*
- Mukilteo City Hall Feasibility Study*
- New Holly Neighborhood Campus*
- Northgate Community Center, Library & Park Master Plan*
- Rainier Beach Community Center Feasibility Study*
- Richland Community & Senior Center Study*
- Rosehill Community Center Pre-Design*
- Port Angeles William Shore Pool Feasibility Study
- Sammamish City Hall, Police & Parks Master Plan*
- Washougal Civic Masterplan

* denotes built project



SUSTAINABLE DESIGN & LEED CONSULTING

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

we do. Beyond the matrixes of sustainable design are those elements that are a reflection of the clients' environmental mission.

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

EVERGREEN SUSTAINABLE DEVELOPMENT STANDARDS

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

USGBC LEED GOLD CERTIFIED

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

USGBC LEED SILVER CERTIFIED

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



PROJECT REFERENCES

Fircrest Community Center & Pool Study: ARC has completed a feasibility study for the Roy H. Murphy Community Center & Pool in Fircrest, WA. The study provided strategies to reinvigorate the original 1960's center within its surrounding park site, providing a variety of options for the City's consideration. All options included the addition of a Bathhouse, renovated Gym, and full pool replacement.

Contact:

Jeff Grover, Parks & Recreation Director
(253) 238-4160, jgrover@cityoffircrest.net

Auburn Youth & Community Center - Auburn, WA

This project is a renovation and addition within a popular city park, operated jointly by Auburn Parks & Recreation. The facility includes two wings, community and teens, each with their own identifiable design sensibilities. The former caters to broad, community needs like weddings, classes, fund-raisers, dances, parties and aerobic activities. The latter is edgy, bright, and adaptable, with spaces catering to teens and youth that comprise the diverse communities of the area.

Contact:

Daryl Faber, Parks & Recreation Director
(253) 804-5044, dfaber@auburnwa.gov

Puyallup War Memorial Building - Puyallup, WA

ARC Architects was the prime consultant for a study of the Puyallup Memorial Center, an historic building that serves many of the City of Puyallup's community center needs. The study provided options to enhance programming, extend the useful life of the building, and bring it up to current codes. ARC worked with city staff to address site opportunities, maintenance and operation needs, and programming that did not duplicate activities and classes at the city's Recreation Center. Three options were developed, all meeting the above criteria.

Contact:

Sarah Harris, Parks & Recreation Director
(253) 841-5516, sarah@ci.puyallup.wa.us





Suquamish Fitness & Youth Center: ARC Architects worked with the Suquamish Tribe to design a health, fitness, & youth center. Set up to promote communal interaction and healthy lifestyles, the center offers a variety of multi-use spaces. A gym, exercise rooms, racquetball court, various multipurpose rooms to accommodate dance, arts & crafts, and meetings, teen and lounge spaces, administrative offices, and large kitchens help the center become a central hub of Tribal activity and engagement.

Contact:

Chuck Deam, Project Manager & Economic Specialist
(360) 394-8420, cdeam@suquamish.nsn.us



Port Townsend City Hall - Port Townsend, WA

ARC renovated the historic 1894 City Hall, adhering to the surrounding fabric of Victorian masonry structures, and built on an addition to bring the entire facility up to modern seismic, electric, and plumbing codes. The Annex is designed to serve as a buttress, strengthening the non-reinforced masonry structure of City Hall, minimizing the invasive seismic strengthening on the older structure. The new lobby includes ornamental, artisanal touches and the project incorporated sustainable design to achieve LEED Silver Certification.

Contact:

Dave Peterson, City Engineer
(360) 379-5088, dpeterson@cityofpt.us



William Shore Memorial Pool Feasibility Study - Port Angeles, WA

The William Shore Memorial Pool is a facility located in the center of Port Angeles. This feasibility study provided strategies to reinvigorate the original 1961 competition pool. The study details building additions that allow for leisure water, warm water, and slides and reconfigured existing changing rooms to allow for the addition of a dry land training room accessed from both the pool deck and public lobby. In 2016, ARC is studying design options for adding a new recreation/leisure pool and improved locker room and staff areas.

Contact:

Steven Burke, Executive Director - WSMP District
(360) 417-9767, sburke@williamshorepool.org

THE RIGHT TEAM

Our team is comprised of experts in their respective fields with a shared commitment to stellar design and service. All design team members have the availability to meet the proposed 6 month master plan schedule.



ARC Architects will set the tone for an integrated design approach that will engage the Hal Moe Pool Advisory Committee, City Council, Parks Board, and design team.

- Stan Lokting will be Principal-In-Charge and Team Lead, responsible for design direction, scheduling and quality control. He has led ARC's parks and recreation projects for 25 years and understands community center programming and management.
- Paul Curtis, also an ARC Principal, will be the Project Architect. He and Stan have worked together on numerous community and recreations center studies and built projects. His design insights and sophisticated computer skills result in graphics that communicate and create excitement for a project.

Ballard*King Associates is on our team to provide you with information that will help you make sound financial and design decisions. The firm was established in 1992 in response to the need for market-driven and reality-based recreation and community facility planning. From pinpointing specifics to broad visions, B*K provides services to ensure the long-term success of park and recreation projects. The firm is incorporated in Colorado and has been involved with over 50 master plan studies, 45 operations assessments, and has completed over 700 recreation facility projects in 48 states. ARC and B*K have worked together since 1998.

DCW Cost Management is our estimating consultant. We have worked with principal Trish Drew for 12 years. Her insights about construction and building technology, in conjunction with her knowledge of construction costs and bid climate fluctuations, have helped us price and budget many of our recreation and community center projects.

Our team formally acknowledges and accepts all terms and conditions set forth by the City of Snohomish with regards to its standard consultant services agreement.

ARC ARCHITECTS

PARTNER

**EDUCATION**

MIT, M.S. Architecture, 1982
 MIT, M.S. City Planning, 1982
 Univ. of Oregon, B. Arch, 1974

REGISTRATION

State of Washington, 1993
 State of Oregon, 1981

AFFILIATIONS

American Institute of Architects
 WA Recreation and Parks
 Association

STAN LOKTING, LEED BD+C

PRINCIPAL-IN-CHARGE/TEAM LEAD

Stan Lokting is ARC Architects' lead designer for its extensive portfolio of recreation and community center projects. Stan has focused his career on creating meaningful, place-specific architecture. He believes in an integrated design process where owners and users are actively involved in the programming and design process, consultants understand the goals and challenges of the project, and stakeholders contribute to their new building in meaningful and tangible ways. He has led the public outreach process for over 20 community centers.

Relevant Project Experience:

Auburn Community Center
 Eastside Tacoma Community Center & Pool
 Fircrest Community & Aquatic Center Study
 Mercer Island Community Facilities Study
 Mill Creek Community Center Study
 Rainier Beach Community Center & Pool - LEED Gold
 Richland Community Center
 Rosehill Community Center - LEED Silver
 Snoqualmie Community & Aquatic Center Study
 South Bellevue Community Center
 South Whidbey Aquatic Center
 South Whidbey Community and Aquatic Center Feasibility Study
 Suquamish Fitness & Youth Center
 Tukwila Community Center
 Valley Wellness, Recreation & Aquatic Center



Rainier Beach Community Center & Pool

ARC ARCHITECTS

PARTNER



EDUCATION

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

REGISTRATION

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

AWARDS

WRPA Facility Spotlight Award,
2012

PAUL ROSS CURTIS, LEED AP BD+C

PROJECT MANAGER/PROJECT ARCHITECT

Paul Curtis is an experienced project manager, responsible for architectural design, consultant coordination, construction administration and specification research and writing. Paul is particularly adept at creating and maintaining an enjoyable dialogue between all of the players of a project including owner, user groups, community groups, consultants and contractor throughout the entire design and construction process. He is well versed in the skills required to manage a project from schematic design through construction administration while keeping a project on schedule and within budget.

Relevant Project Experience:

- Eastside Tacoma Community Center & Pool Study
- Eastside Tacoma Community Center & Pool
- Auburn Community Center
- Bellevue Aquatic Center Feasibility and Site Study
- Suquamish Fitness & Youth Center
- Rainier Beach Community Center & Pool - LEED Gold
- Seattle Fire Station 25 & 34 Renovations
- Rosehill Community Center
- Suquamish Early Learning Center
- Skagit County Recreation and Aquatic Center Study
- Mukilteo Lighthouse Park Buildings
- Mukilteo City Hall - LEED Gold



Rosehill Community Center

BALLARD*KING

PRESIDENT



EDUCATION

University of Colorado
 B.S. Recreation
 B.A. History

REGISTRATION

Certified Parks & Recreation
 Professional

AFFILIATIONS

Athletic Business Magazine
 Advisory Board
 Colorado Parks & Rec. Assoc.
 National Rec. & Park Assoc.
 Metropolitan State
 College of Denver -
 Former Adjunct Faculty

KEN BALLARD, C.P.R.P.

RECREATION PLANNER

As a founding partner of Ballard*King & Associates, Ken has over 35 years of experience in recreation facility operation and planning. He has provided planning, feasibility, and operations consulting to more than 300 recreation facility projects across the country.

Prior to co-founding B*K, he has held various recreation management positions including Recreation Manager for the City of Thornton, CO, Director of the Englewood, CO Recreation Center, and a Faculty member at Athletic Business Conferences. Ken's expertise, down to earth approach and proven practical experience combines with solid ethical values gives each client superior counsel.

Relevant Project Experience:

- Eastside Tacoma Community Center Master Plan
- Bellevue Aquatic Center Feasibility Study
- Cheney Aquatic Center Study
- Edmonds Aquatic Center Feasibility Study
- Everett Senior Center Assessment
- Forks Community Center Study
- Issaquah Aquatic Center Study
- Central/North Kitsap Pool Study
- Lincoln Park Sports Center Feasibility Study
- Lynnwood Recreation Center Feasibility Study
- Mill Creek Community Center Study
- Northshore School Dist. Aquatic/Recreation Center Study
- Quillayute Valley Aquatic Center Study
- Redmond Recreation Facilities Assessment
- Ray & Joan Kroc Corps Community Center Bid
- Selah Aquatics Center Study
- Shoreline Operations Software Review
- Skagit County Feasibility Study
- Shoreline Operations Software Review
- Skagit County Feasibility Study
- Snoqualmie Community Center Feasibility Study
- Suncadia Swim & Fitness Center
- Tacoma Aquatic Center Assessment
- Tri-Cities Aquatic Center Feasibility Study
- Vancouver Schools Recreation Center Feasibility Study
- Woodinville - Carol Edwards Feasibility Study
- Woodland Aquatic Center Study
- Yakima Aquatic Center Study

DCW TRISH DREW

MANAGING DIRECTOR COST ESTIMATOR



Trish is the Managing Director for DCW Cost Management. She brings a depth of experience working on community and aquatic centers and community parks. With a strong background in construction applications, Trish supports the team by providing functional and applicable cost options at the concept level. She evaluates the project’s unique attributes and develops the most cost effective and functional means of approaching the project. She looks to identify all areas of risk and develops her budgets to account for these elements. Trish is an outstanding owner advocate, and an accomplished steward of a project’s budgetary requirements.

EDUCATION

B.A. Marketing & International Business
University of Washington, 1982

REGISTRATION

Certified Professional Estimator,
ASPE
LEED AP

MEMBERSHIPS

AACE
ASPE
AGC

DCW CERTIFICATIONS

WBE Washington
SCS - King County
WOSB - Federal

Relevant Project Experience:

Auburn Community Center - Renovation & Addition
Eastside Community Center & Pool
San Gabriel Discovery Center Outdoor Classroom
Willamette Falls Rediscovery Center and Riverwalk
Gateway Park and Urban Plaza
Early Learning Village - Children’s Museum and Activity Center
Tumwater Site Renewal and Deschutes Riverwalk
Halprin Sequence - Historic Renovation of (3) Portland City Parks
Lents Park
Presidio Coastal Trail
Prairie Line Train - University of Washington
Montlake Triangle and Rainier Vista - University of Washington
Hemisfair Civic Park
Centennial Park Redevelopment with Sports Fields & Gathering Space
Connecting Downtown Cleveland Park
Burke Gilman Trail Phase I - University of Washington
Yakima Civic Park
Recreation & Wellness Center
Shoreline High School Sports Field Development