



City of Snohomish
Hal Moe Building Remodel

November 8, 2016

Hoshide Wanzer Architects



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Denise Johns, Project Manager
City of Snohomish
116 Union Avenue
Snohomish, WA 98290

RE: Hal Moe Building Remodel, RFQ# CDCM 2014-01
Proposal Request for A/E Consultant Services

Dear Ms. Johns,

Working in the public realm can provide the greatest reward, yet equally, some of the greatest challenge. To steward the public's environment and resources requires a great deal of vision, trust and perseverance. Today, the City of Snohomish is faced with that challenge in the remodel of the Hal Moe Building.

Taking this venerable building that was once a valuable community resource and adapting to provide for the public for years to come will be a long process. A great deal of effort has already been put forth, with much more to come. We believe that success in this next phase will require strength in four areas: Vision, Community, Support and Sustainability. It will take Vision to see the site's potential; skill to listen to and work with the Community; graphic and market savvy to develop financial Support; and technical ability to revitalize a community center that is wholly Sustainable.

On behalf of [Hoshide Wanzer Architects](#), we are pleased to submit our qualifications for this task. HWA brings substantial experience managing and designing projects for public agencies, including renovations and additions at multiple historic libraries and fire stations, adaptive reuse of parks and city-owned structures, and graphic representation of architectural projects for the purposes of fundraising. We have assembled a team of consultants that excel in investigating existing conditions and anticipating issues that often arise in adaptive-reuse buildings. Our entire team prides itself on our ability to listen carefully to the client's requests and work collaboratively to discover effective solutions.

We would like to share with you our experience, capabilities and approach towards this exciting opportunity that lies ahead. Thank you for your consideration.

Sincerely,

William J. Scales, AIA



Statement of Understanding

Following is a summary of our understanding of the Hal Moe Building Remodel. We believe the success of this project will hinge upon careful consideration of four primary areas of concern: **Vision**, **Community**, **Support** and **Sustainability**. Additional concerns are noted as bullet points within this framework.

Vision represents the ability to distill the myriad potential uses for this building. Possible uses as stated include indoor sports, meetings/gatherings, movies, farmer's markets and shows. Further uses proposed by the community have included skateboarding and senior housing.

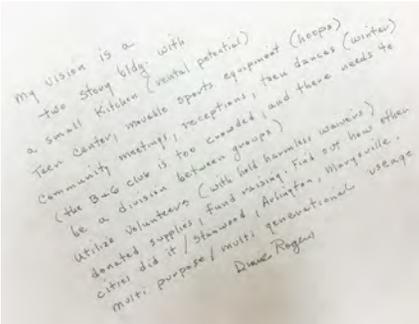
- A well-designed facility should have the flexibility to provide for a wide range of uses. However, care should be taken not to try and satisfy all aspirations, as this runs the risk of diluting the effective use of the space.

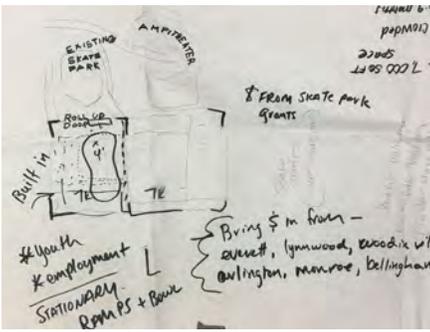
Community represents the process of working for, and within, the civic environment. Working for the community demands good listening skills and above all patience. The challenge is working towards a specific endpoint through an often non-linear process.

- Plans for development must meet rigorous reviews from the building and land use departments as well as multiple agency departments with differing and sometimes competing interests.
- Design must also incorporate details and construction sequencing that will be effective in a low-bid public procurement process.
- The exact date of original construction should be verified, as there is a stipulation in the Snohomish Municipal Code that structures older than 50 years shall be evaluated for the National Register of Historic Places or Washington State Heritage Register.

Support in this context is a term used to describe the fact that even the best design will never become reality unless both the City and the public provide emotional approval and financial backing for construction and eventual operation of the space.

- The successful design team will need to be adept at preparing compelling graphics and visual presentations, as the images produced during the schematic phase will go a long way towards procuring support for the project.
- The fees allotted for remaining phases may be low. Conceptual design is typically around 20% of a design contract. If the schematic phase is \$50,000, then approximately \$250,000 would typically be appropriated for full services through construction. Furthermore, design is typically around 12% of construction costs. By that math, one might anticipate construction costs totalling around \$2,000,000.





- One of the stated reasons for saving the building is the embodied value of certain existing elements. It is worth noting that, in practice, selective salvage of certain limited building components often does not translate into equivalent savings. In fact, it can frequently add cost. Therefore, estimates of construction costs ought to begin with something close to the numbers for new construction.
- A critical component of the design phase will be to discover any additional utility or site improvement work that may be required. If the utilities (power, water, gas, waste) are insufficient to provide for the future use of the building, those can represent significant costs, especially if work is required in the public right-of-way. Additionally, building regulations may require parking or streetscape improvements that can also be costly.
- Landscape design should be considered an integrated part of the process from the outset.



- Sustainability** can mean many things. It is frequently used in the context of buildings to describe healthy and responsible buildings. Regarding this project, it also means an operational model that allows the building to thrive well beyond construction.
- LEED and other accreditation systems establish a set of criteria for sustainability that, once met, lead to a designation that confirms that level of sustainability. Such accreditation can be quite costly in time spent on documentation, time that does nothing for the building except achieve the accreditation. If there is no mandate for that accreditation, many of the same criteria can still be met, leading to a building that is just as healthy and environmentally responsible but with funds being allocated directly to construction rather than the accreditation process.



Project Approach



Schedule Management

We understand the need for realistic and attainable schedules. Following are the keys to establishing and maintaining schedule:

- Allocate adequate time for review and decision making.
- Align contemporaneous items in schedule, for example construction documents and permit review.
- Be proactive in terms of material selection and consideration of construction sequencing to facilitate the Contractor's ability to maintain facility operations regardless of contractual obligation.
- Be responsive during construction. Today's bidding climate is such that construction duration largely drives bid prices. Working with the contractor to return submittals, respond to RFIs and issue meeting minutes in a timely fashion aids in an efficient construction process.

Cost Estimating and Budget Control

Our team understands that cost control, from programming to bid day, is an important step in aiding the success of each project. Early confirmation of budget is the first step; tracking the budget at 3-4 stages after the design begins is required and understanding schedule and access issues is essential in helping with the critical steps needed for cost control. Our estimating consultant, The Robinson Company, has established their own data base for costs based on the state prevailing wage schedule as adjusted for each county and each trade. Their library has several thousand unit costs all researched with the contracting community throughout Western Washington. They research labor rates, material costs, subcontractor availability as well as any other cost premium that may need to be considered. This research includes researching costs that are associated with LEED qualifying materials and systems.



Design Review, Permitting and Bidding

Design Review

Our design method has always been a collaborative approach. We work toward consensus among the building owners, facilities staff, and our engineering consultants. Our goal is to produce cost effective, balanced solutions. Your review process can only be successful if we provide thorough, accurate and coordinated plans and specifications at each phase. We build enough time into the schedule for complete quality control reviews by the entire design team. On various projects we have also employed the services of a third-party for an independent review of the documents as needed.





Permit Process

We conduct initial permit reviews to confirm basic land-use issues, as well as occupancy and exiting requirements for the proposed layout. We have developed excellent relationships with multiple building departments through years, based on complete and accurate permit submittal documents. This reduces review time and limits the need for corrections.

Bidding

In addition to ensuring internally consistent bid drawings and specifications, we work closely with our clients to ensure that the bid documents meet all applicable standards. We review previous projects addenda and change orders to ensure that lessons have been learned and that we can avoid similar issues before they arise.

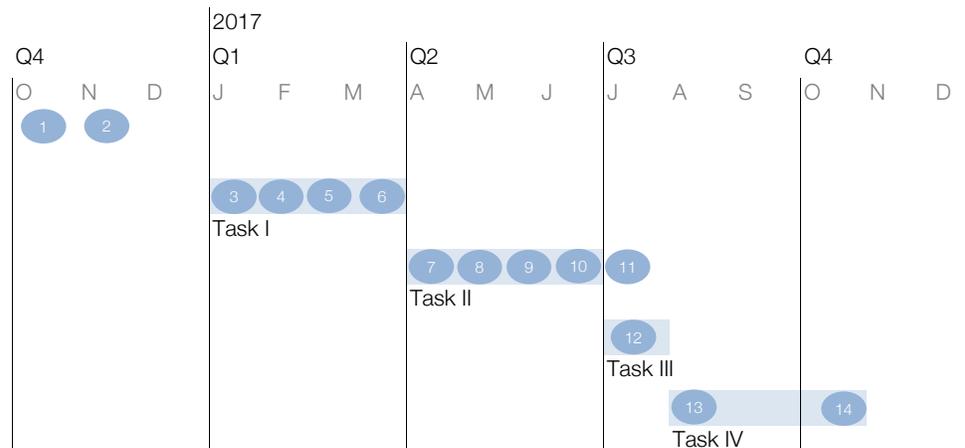
Experience with Public Agencies and Community Process

We understand how to develop a consensus among decision-makers from community groups, staff and public agencies. We have conducted design workshops, neighborhood presentations and public involvement programs. The success of our projects is primarily due to listening carefully and being flexible in incorporating input, resulting in a strong sense of pride and ownership by the community.

Quality Management

Hoshide Wanzer Architects is committed to providing services consistent with the highest standard of care expected within the profession. As such, we have developed a Quality Management Plan that is available for review upon request. The Plan defines the roles and responsibilities of each member of our team to ensure an efficient and effective design process. Keys to the plan include well-defined responsibilities and chain of command, thorough review, careful document management, and prompt responsiveness as issues arise.

- 1 RFQ
- 2 Consultant Selection
- 3 Contract Award
- 4 Review of Available Documents
- 5 Site Visit
- 6 Consultant Kickoff & Sustainability Charette
- 7 Concept Design
- 8 Informal Meetings (PM, Advisory Comm.)
- 9 Develop Three Schemes, Narratives, Graphics
- 10 Preliminary Meeting with AHJ
- 11 Preliminary Estimating
- 12 Present to City Council
- 13 Develop Single Scheme
- 14 Present to City Council



Project Team



Hoshide Wanzer Architects

The prime consultant for this project is [Hoshide Wanzer Architects](#), a Professional Limited Liability Corporation providing design and consulting services in architecture and interior design, with an emphasis on adaptive reuse and work in historic buildings. Areas of expertise include civic projects (fire stations, parks facilities, libraries), higher education, retail/hospitality and custom residential. Founded in 1984, the firm's principals bring their deep experience and their design passion to every project. We are supported by a group of highly qualified subconsultants with skills and expertise in all of the disciplines required for the project. Consultants not listed below will be identified and involved as appropriate based on the evolution of the project. Such consultants may include specialists in the disciplines of civil engineer, building envelope and fire protection.



Structural Engineering - Bykonen Carter Quinn

Bykonen Carter Quinn is rooted in an intuitive approach to structural design. Our goal is to foster quality and efficiency in the design of architectural structures, based on the firm's extensive experience working with all construction materials and building types. During BCQ's years of practice in the Northwest, we have worked on projects of every scale and type. The firm uses this broad experience to provide value-added consulting. For the client, this means cost-effective designs for architectural projects and realistic assessments of existing buildings.



Mechanical Engineering - Sider Byers

Sider + Byers Associates, Inc. was founded to provide mechanical engineering services responsive to clients' needs, and an analytically sound, budget-conscious approach to both design and construction. The thrust of our efforts is to develop designs which best meet Owners' needs, are attuned to budget constraints, and are efficiently built. Sider + Byers Associates, Inc. is set apart from other firms by the intensity of principal involvement, attention to detail and coordination of effort.



Electrical Engineering - AWA

AWA Electrical Consultants, Inc. is an Electrical Engineering firm dedicated to providing quality-engineering services with an emphasis on open communication and client satisfaction. AWA has been in business for 16 years and employs 7 staff members. Our combined experience in electrical consulting, as well as the extensive variety of projects in which we've been involved, provides us with the tools necessary to produce a high quality service upon which our customers depend.

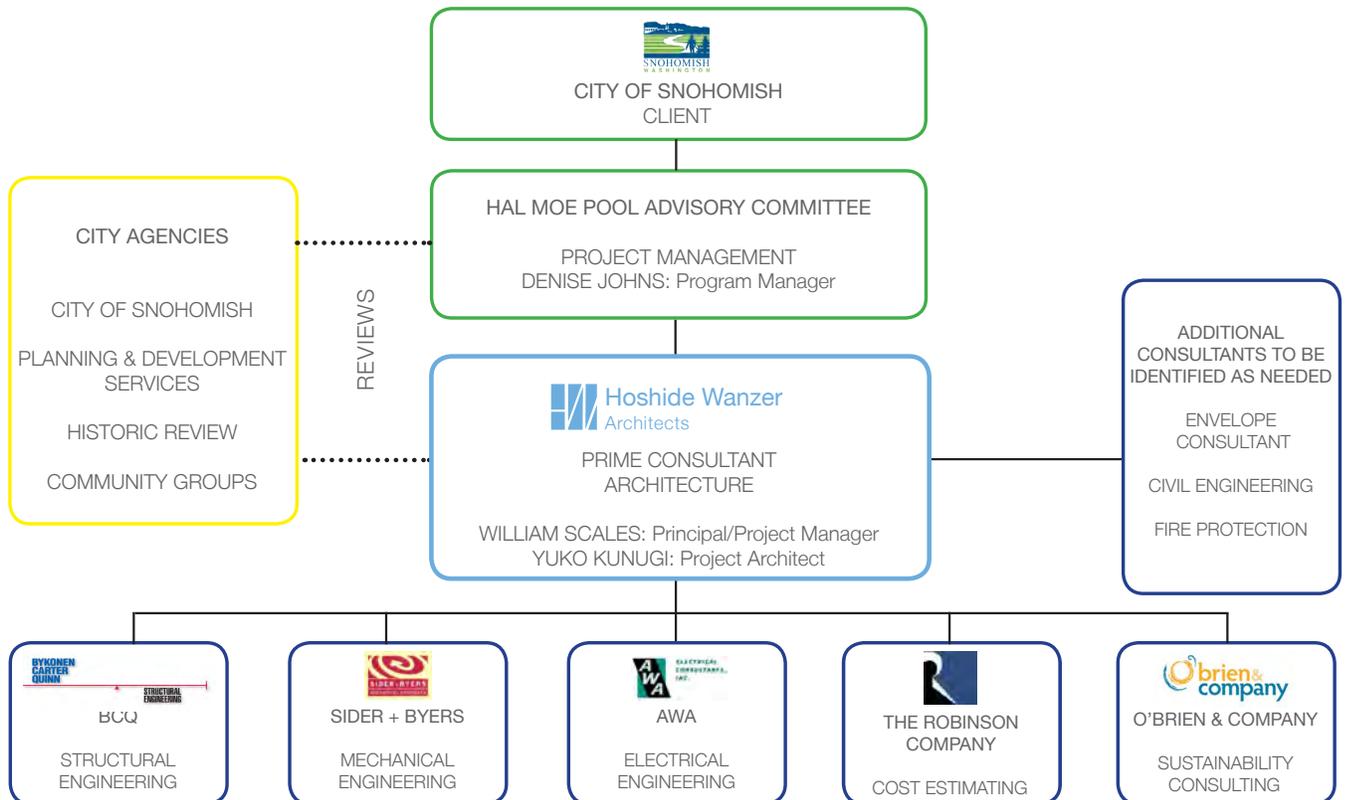


Cost Estimating - The Robinson Company

Having worked exclusively in the Northwest over the last 25 years, our knowledge of the local bid market has proven to be both accurate and a valuable asset to the design team. The Robinson Company approaches every project from the Owner's perspective and with a contractor's knowledge, as our staff of eleven includes experienced estimators and project managers with strong backgrounds in general contracting. Our estimators are trained to be proactive, evaluating the building elements and asking critical questions throughout the design process.

Sustainability Consultant- O'Brien & Company

O'Brien & Company is a nationally-recognized LEED consulting firm committed to the creation of a sustainable built environment. Working in partnership with our clients, and drawing on a strong foundation of skills, knowledge, and field experience, the firm offers finely targeted services that result in a practical, more sustainable reality. We consult on a wide variety of built projects, from large campuses, office buildings, schools, fire stations, medical facilities, and infrastructure projects to single and multi-family housing. As an integrated member of the project team, we set purposeful goals, provide technical analysis for making sound decisions, and guide the process to the desired outcome.



Relevant Project Experience



Magnuson Park Crew Quarters

Seattle, WA

Magnuson Park is a 154-acre green space that is transitioning from a former naval base into an active recreational destination and rehabilitated ecological wetland. The Magnuson Park Crew Quarters project involved transforming a former naval package store into a facility that will serve Parks personnel in support of Magnuson Park as well as other parks across North Seattle. The design retains the steel bent frame structural system for the 4,500 SF structure, while incorporating within it a flexible meeting room, crew offices and workstations, loft overflow and a maintenance garage.



Dakota Place Park

West Seattle, WA

Dakota Place Park was once a Seattle City Light substation that was decommissioned and transferred to the Parks department for use as a satellite facility for the Hiawatha Community Center. Following an envelope retrofit under a separate contract, [Hoshide Wanzer Architects](#) was hired to complete the interior rehabilitation. Careful detailing allowed the project to transform the interior from a dilapidated shell to a highly flexible multipurpose space that expresses the texture of its historic structure, while meeting rigorous Parks' standards for products and durability.



Skagit Ross Lodge Renovation

Diablo, WA

Seattle City Light's Ross Lodge was built in 1938 as a dormitory and dining facility to support the construction of the Skagit River Hydroelectric Project in the company town of Diablo. The goal of the renovation project was to restore the historic structure for new use – to serve as both a Conference Center for public use and as a rental facility. The work included structural, mechanical and electrical upgrades, ADA improvements, conference and meeting rooms, and a large catering kitchen. An outdoor structure in the original location of a previously demolished bunkhouse wing was created for outdoor meetings and as a picnic shelter for the community.



Tollgate Farmhouse Renovation

North Bend, WA

The Tollgate Farmhouse was originally constructed as a “toll house” near the river crossing on the Snoqualmie Pass Wagon Road, and was designated as a historic landmark within the Si View Metropolitan Park District in North Bend. The initial phase included rehabilitation of the exterior siding, trim, windows, doors and seismic upgrades. The second phase involved planning for future use of the structure as a community meeting and educational facility, and developing presentation materials for fundraising efforts and grant applications.



Parkinsons Project

Seattle, WA

The goal of the Parkinson's Project was to develop a new, prototypical living environment specifically for people with Parkinson's disease. Due to the increased care demands of the residents, great consideration was taken to establish a feeling of warmth, wellness and family. This was largely achieved by maximizing the relationship between interior and exterior environments, thereby creating a strong connection to the outdoors for the residents. [Hoshide Wanzer Architects](#) presented the design at several fundraising events to boost awareness and secure donations for the Parkinson's Project vision.



DAWN

Kent, WA

The Domestic Abuse Women's Network project was developed for an existing building in old town Kent, WA. To reflect the values and mission of DAWN as well as solve the functional needs of the organization, a "Zen Retreat" design concept was chosen for the space: welcoming, comfortable, tranquil and respectful. Through illustrative drawings, materials and imagery, the proposed design was developed to a presentation level that showcased a fiscally appropriate solution and helped the organization secure donations during their capital campaign effort.





William J. Scales AIA, LEED®AP

Project Manager

Will has been with [Hoshide Wanzer Architects](#) for thirteen years. He is familiar with the documents, permitting, owner review processes, design standards, bidding, and construction administration of civic projects. Additional duties include schematic design, construction documents, product research, working with clients and contractors, and code research and permit application for public and institutional clients.

Representative Projects

- Magnuson Park Crew Quarters
Seattle, WA
- Japanese Garden Entry
Seattle, WA
- Kubota Garden Crew Quarters
Seattle, WA
- Dakota Place Park
Seattle, WA
- City of Seattle Fire Stations
#13, #16, #24, #41
- University of Washington
Various Projects
Seattle, WA
- Seattle City Light
Various Projects
Newhalem & Diablo, WA

Experience

Hoshide Wanzer Architects, Seattle, WA
July 2003 - present

Education

University of North Carolina at Charlotte College of Architecture
Master of Architecture, May 2003

University of North Carolina at Chapel Hill
Bachelor of Arts in Studio Art, May 2000

Registration

Architect, State of Washington, #9337, 2007

Affiliations

- American Institute of Architects
- Chair, Seattle Young Architects Forum 2005-2007
- LEED 2.1 Accredited Professional



Yuko Kunugi

AIA, LEED®AP
Project Architect

Yuko Kunugi joined [Hoshide Wanzer Architects](#) in August 2013. Prior to joining HWA, she worked at another firm in Seattle for 12 years where she gained experience working on numerous educational, civic and cultural projects. As a result, she is familiar with managing projects through all phases, including projects that involve multiple stakeholders and user groups.

Representative Projects

- Seattle Parks & Recreation
Peppi's Playground
Seattle, WA
- Seattle Parks & Recreation
Restroom Prototype Design
Seattle, WA
- Seattle Parks & Recreation Pratt
Spray Park Restroom Design
Seattle, WA

(Projects with former firm)

- Port Townsend Visitor Plaza
Port Townsend, WA
- Washington State Park
Fort Warden Building 305
Seattle, WA
- Enatai Waterfront Park
Comfort Station
Bellevue, WA
- Logboom Park
Restroom Design
Kenmore, WA
- Ebey Waterfront Park
Restroom Design
Marysville, WA
- Skagit Transportation Center
Mount Vernon, WA

Experience

Hoshide Wanzer Architects, Seattle, WA
August 2013 - present

Arai Jackson Ellison Murakami, Seattle, WA
February 2002 – May 2013

Freiheit & Ho Architects Inc., P.S. Kirkland, WA
July 2000 – February 2002

Education

Japan Women's University

Associations

- American Institute of Architects, Associate Member
- Artists for Japan

Awards, Honors and Publications

- 2006 AIA National Small Project Award, Ebey Waterfront Park Restroom and Picnic Shelter
- 2006 Hospitality Design Award – Veil restaurant + lounge

Civic Service

Habitat for Humanity, Seattle-King County, WA



References



Name: Andy Sheffer
Project: Magnuson Park Crew Quarters
Contact Info: Seattle Parks and Recreation
Andy.Sheffer@seattle.gov
206.684.7041

Name: Kelly Goold
Project: Dakota Place Park
Contact Info: Seattle Parks and Recreation
Kelly.Goold@seattle.gov
206.684.0586

Name: Wanda Schulze
Project: Ross Lodge
Contact Info: Seattle City Light
wanda.schulze@seattle.gov
206.233.2192

Name: Travis Stombaugh
Project: Tollgate Park Farmhouse
Contact Info: Si View Metropolitan Parks District
Executive Director
tstombaugh@siviewpark.org
425.831.1900

Name: Peg Coleman
Project: Domestic Abuse Women's Network (DAWN)
Contact Info: Domestic Abuse Women's Network (DAWN)
peg@dawnrising.org
253.893.1605



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