

City of Snohomish Hal Moe Pool Remodeling Project

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Minaker Architecture, p.s.
P.O. Box 464
Arlington, Washington, 98223
Principal in Charge:
Gregory Minaker, Architect
Wa. Reg. #7144
Gregory@Minaker.com
PH.360.435,1113

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TABLE OF CONTENTS

Table of Contents
Statement of Qualifications

Table of Contents



Hogan Building, before



Hogan Building - SE view, rendering



Hogan Building, After

Letter of Interest.....	1
Project Understanding.	2
Project Approach.....	3
Resume's.....	NA
Subconsultants.	5
Project Experience/References	7
Work Schedule	10
Acknowledgements	10

Note: Total pages included in page limit = 10

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November 11, 2016

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

Re: RFQ for Hal Moe Memorial Pool Building Remodeling Project

Dear Ms. Johns and Selection Committee,

Understanding the heart of a community, its history, local culture, politics and future plans is intrinsic in knowing how to provide a design and plan that is loved by the community. Engaging, guiding, listening and managing the construction of the design is critical. In this way, communities truly are part of the success and solution.

Snohomish is a community that truly cares, and wants thoughtful improvements. Minaker Architects relishes being a part of aiding a community such as Snohomish in redeveloping a treasured landmark into one that honors the past, works as a part of a whole, and is a benefit to all who will use it well into the future.

Gregory Minaker, Architect. Principle in Charge will run this project and has designed over 300 buildings. Ken Levesque, Project Job Captain, and roofing and water proofing specialist will be working alongside of Gregory. Our team is hand selected to mirror the specific needs of the Hal Moe Building Renovation. Team experience includes community center renovations, LEED AP professionals, and experience with this site. Our team is a strong, seasoned, creative and firmly grounded in the disciplines needed to accomplish the objectives and visions.

Our Hal Moe team has the experience and can benefit you through:

- Project renovations that create diverse options and enhance community,
- Giving attention to landscape and building design to provide a variety of uses for the site,
- In-depth experience in architecture, landscaping and site design,
- A history of highly successful building program workshops/design charrettes,
- Extensive experience in delivering meaningful projects.

Our team thanks you for your serious consideration of our capabilities. We are ready to go and look forward to creating a valued amenity for the City of Snohomish and its surrounding community. Please feel free to call anytime.

Sincerely,
Minaker Architecture, p.s.

Gregory Minaker, Architect
President

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1. *Statement of project understanding containing any suggestion to expedite the project or additional concerns of which the City should be made aware.*

Project Understanding

Community Goals

- Convertible recreation
- Multi and intergenerational
- Honor the historic intent
- Honor deed
- Design for the next 100 years
- Community building activities
- Collaborate with the public
- Complement to other amenities in the city
- Become the urban village as envisioned for the Pilchuck District

Major Community Events

All events can be enhanced with classes and presentations at the new Hal Moe Community Center

- Ground Frog Day
- All holidays
- Wine Festival
- Distillery Festival
- Garden Club Plant Sale
- Cider Festival
- Farmers Markets
- Fishing Derbies
- Sports events
- Motorcycle & Car Shows
- Wedding Tours
- Women's Bicycle Tour
- LaCross Tourney
- Soccer events
- Gilbertson Golf Tournament
- Kla Ha Ya Days
- Oktoberfest
- Christmas in Snohomish
- ...and more

The Minaker Architect Team understands the renewal of the Hal Moe Memorial Pool site is the last key to developing a true recreation and community center inside and out for Averill Field. It will act as a cohesive center for the Community of Snohomish. This site will attract all generations and cultures and will honor:

- The Vision and Goals of the Community
- Pilchuck District Design standards
- The history of the city
- The part the school district plays in the city
- The surrounding amenities from the river and the historic district up to the Aquatics Center and Centennial Trail

We will work with the community and the city to develop a center that is highly flexible where varied activities such as Cooking Classes with Wine matching can take place, in and out door basketball tournaments, community classes, concerts, art shows, farmers markets and all variety of cultural and inter-generational activities may occur. This site can enhance existing events from chocolate making demonstrations, to fishing classes, to sports tournaments of bocce ball, pickle ball, and more!

We understand the historic deed for the land and will honor that while developing the Conceptual and early Schematic plans for this site. We will be partners in supporting the City in a collaborative approach to complement and enhance this area, and the city. We will represent the City in the best manner and work with the community to enhance community events throughout the year, and create opportunities for new events that attract tourism, business, build community and provide a place for community growth.

Minaker Design Team Role

Minaker Architecture has provided professional architecture/urban design and planning services to public and private clients since 2003.

Architecture/urban design services include:

- Architectural Design
- Building Envelope Design and Roof Design
- Sustainability incorporation
- Construction Administration
- Streetscape design that will incorporate parking area, woonerf, and Averill Field play areas
- Urban design plans and studies
- Site and Master planning
- Community workshops and design charrettes

The team I have assembled is highly skilled in designing well-loved community center sites and facilities. They know this city, and are personally invested in the success of Snohomish.



2. *Project approach containing any additional work task identified as necessary for the project's successful completion.*

Project Approach

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Minaker Architecture is committed to the principles of new urbanism, protecting our environment, and creating better living environments through quality design. We take pride in using innovative design and planning techniques to create “livable” communities that impart the vision as seen by its citizens and stakeholders.

Public Involvement

Minaker Architecture staff has earned the reputation of being innovative in our approach, responsive to our clients’ needs, and able negotiators. We know that success of a project lies in the ability to find compromises that move the project forward while protecting project goals.

We pride ourselves in helping our clients achieve solutions to the complex issues that now surround most projects. We also have an excellent track record in facilitating public involvement processes, including the use of design charrettes for building and urban designs.



Work Tasks

Task 1: Review of Background Information and Meeting

Kick off Meeting: Our first task will be to organize a “kick-off” meeting with the entire team to produce a detailed work plan outlining tasks, staffing, budgets, project milestones, dependencies, and critical paths. The kick-off meeting is essential in making sure the final project meets your expectations.

We will schedule regular meetings with the Hal Moe Building Team to review project progress and findings. These meetings lay the groundwork for a successful project by getting all available information on the table. During these meetings, we frequently uncover hidden agenda items that could sidetrack a project if found late in the process.

- A **kick-off meeting**, immediately following notice to proceed to discuss pertinent issues, activities, deliverables, and timing Project Budget overview
- Regular, perhaps daily, **phone calls or e-mail project updates** (as needed)
- **Biweekly meetings** with you and key consultant staff
- Immediate notification of unforeseen obstacles as they become apparent
- **Draft product submittals** on an ongoing basis as the project proceeds rather than at milestone delivery dates only
- **Weekly project progress reports**, which summarize key project elements
- **Easy to read invoices** for your accounting department



Mucklestone Building, before



Mucklestone Building, after

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2. Project approach containing any additional work task identified as necessary for the project's successful completion.

Project Approach

Work Tasks - cont.



Minife Office Addition

Quality Assurance

We perform in-house technical reviews monthly as part of our on-going quality control procedures. These reviews ensure that all items of the scope of work are being completed, and the technical aspects of the work are satisfactory. This is an essential part of keeping the overall project on-schedule.



City of Arlington Facade and Canopy

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Schedule: 8 work weeks appears to be a reasonable time frame, not including holidays. Most projects committees coming to consensus on design issues slow the process down along with City Council reviews. We will look at all calendars and develop a schedule that all will understand and can easily manage.

Defining Hal Moe Center's purpose and goals will allow the design team understand the communities and city's objectives on what they expect in the design and operation of their remodeled building. This building needs to be a revenue-generating facility that gives the community lasting experiences.

Developing the program will be one of the first design items on the agenda. Each concept may support definite objectives, with space programming objective requirements. We do a SWOT type of Matrix that defines: Use, Space, Feeling, Room relationships, Purpose, Economics, Life cycle, Sustainability, Maintenance, etc. It thoroughly covers all components of a public building to ensure all components and issues are addressed.

Task 2: Develop Conceptual Architectural and Site Plan

- Prepare three alternative draft conceptual plan drawings including perspective and plan views, renderings and sections, as necessary for each alternative based upon information gathered from Task One.
- Prepare cost estimate and project phasing for each alternative.
- Provide narrative describing project uses and LEED rated components for each alternative.
- Have a clear understanding how the existing structure can and will be alter along with the existing swimming pools to be filled or removed.
- Catalogue and assess materials to be removed to see if they can be reused on site (i.e. planting circles from HVAC, reuse concrete) or recycled.

Task 3: Combined Meeting

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

Task 4: Hal Moe Pool Building Conceptual Master Plan – City Council Meeting

Prepare a final conceptual plan and cost estimate based upon comments and suggestions from Tasks Two and Three. Present final conceptual plan at regular City Council meeting with recommendations moving forward.

The success of projects depends on keeping processes simple. We will be straightforward in communication, process, meeting objectives and all other components of the project. This transparency and ease of understanding helps maintain and beat the schedule, and as a result, saves on the budget as well.



3. Resumes describing the background and qualifications of principals and staff working on the project.



GREGORY MINAKER, A.I.A.
Principal in Charge

Years of Experience - 30

Education:
University of Oregon
School of Art and Architecture

West Valley Jr. College,
Pre-Architecture/Photography

Licenses & Registrations

- Washington Registration #7144
- Utah Registration #9606825030



NW Indian College,
Center for Student Success

Gregory Minaker will be the Principal in Charge. He has done architecture design and master planning throughout the West Coast and Puget Sound Region. Clients appreciate his ability to bring together disparate groups to create places for the whole community to enjoy.

His expertise includes site selection, urban design studies, conceptual design, design review board presentations, building design and project management. He has developed a detailed understanding of the integration of materials, forms and spatial relationships, which separate him as a truly artistic designer.

He offers the opportunity to create architectural form that is specific to the client's desired building image. Gregory excels in implementing the client's vision and needs through a collaborative design process.

Role

- Oversee process
- Ensure efficient progress
- Design Architect
- Construction Administration
- City and Community Contact
- Conduct/Present at Community meeting
- Uphold 1923 Deed intent
- Ensure exemplary customer service

Relevant Project Experience:

- **Northwest Indian College, Center for Student Success** – Bellingham, WA
- **Bellingham Park & Recreation; Sportsplex roofing study** Bellingham, WA
- **Everett Housing Authority Administration Remodel**- Everett WA
- **Hogan Office Building, Rehab** – Arlington, WA
- **York Park, City of Arlington** – Arlington, WA
- **GC Industries Greenhouses and Warehouse complex** – Arlington, WA
- **Four Springs Park and Meeting Center** – Camano Island, WA*
- **Freedom Park, Camano Coffee Complex** – Camano, WA*
- **Stillaguamish Senior Center** – Arlington, WA
 - Senior Center Master Plan
 - Stillaguamish Gardens Senior Housing
 - Main Hall rehab
 - Main rest room rehab
 - Reroof and paint community center complex
- **Mucklestone Building Remodel** – Arlington, WA
- **Magnolia Hall Rehab** – Arlington, WA
- **Arlington Old Town Building Facade Study** – Arlington, WA

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KEN LEVESQUE

Designer/Water Intrusion Specialist/Permitting



Ken has worked in all phases of design and construction. He has experience in civic, commercial, restaurant, industrial, hospitality (including casinos), mixed use, and education in new and renovation projects. His wide variety of skills benefits clients with expanded creative problem solving, strong communication skills and the ability to identify key challenges on renovation sites. This allows the team to find solutions during planning and design that saves both time and money.

Ken has been on the planning commission for the City of Arlington since 2012 and fully understands the issues of local cities and the many issues that are presented during the public process. His architecture and construction experience includes extensive work on roofing designs and renovating buildings into multi-use projects. Clients have appreciated Ken's ability to communicate in terms all can understand. He enables teams and the public to readily come to decisions through his collaborative approach.

Years of Experience - 18

Education:

University of Washington
BA Architecture

University of Nevada
Master of Architecture

Licenses & Registrations

Washington State architect lic
pending

Role

- Project research, deed adherence,
- Designer
- AutoCad
- Budget and schedule development assistance and adherence
- Assist with design team coordination
- Envelope and Roofing design
- Drawing and specification production
- Assist in community meeting
- Permitting
- Construction administration
- Meet community needs

Relevant Project Experience:

- **Bellingham Park & Recreation; Sportsplex roofing study**
Bellingham, WA w/ Minaker Architecture
- **Safeway/Avalon Condominiums** – Bellevue, WA, Project Manager
- **Need Hospitality/Casino projects** – Las Vegas, NV
- **Maple Lawn Middle School, Quality Assurance** – Sumner, WA
- **Nordstrom Hillsdale Shopping Center** – San Mateo, CA
- **Nordstrom Stoneridge Mall** – Pleasanton, CA
- **Costco projects (45) Project Management remodels and new** – West coast, United States*

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Note: Ken works with Minaker Architecture on an as needed basis.
Projects featured are with his own, or other firms.



SUBCONSULTANTS

4. List of all proposed sub-consultants, their background and qualifications and degree of involvement.

Subconsultants



Terra Vista NW, LLC
Civil and Site Engineers
526 N West Ave, #18
Arlington, WA 98223
425-422-0840
www.terravistanw.com
Civil License: WA 36704

Eric J. Scott, PE, Principal, has 23 years of experience as a Civil Engineer. He has worked within the City of Arlington and worked on public projects most of his career. Key projects include:

- **HCC Early Childhood Learning Center** - Des Moines, WA
- **Hubbard Homestead Park, Thornton Creek** - Seattle, WA
- **City of Arlington, Civil Engineer** - Arlington, WA



Kevin Teague, PLA, ASLA,
LEED AP
Landscape Architect
20714 Brown Road
Monroe, WA 98272
425-419-6544
kevinjteague@gmail.com
ASLA License: WA 724

Kevin has honed his 24 years of landscape architecture around parks, public facilities and creating multi purpose uses for all generations and cultures. Kevin's LEED capabilities focus on low maintenance, sustainable landscapes. Key projects include:

- **Si View Park/Plaza Parking Lot swing space** - North Bend, WA*
- **Grand Avenue Park Revitalization** - Everett, WA*
- **Averill Field Youth Park Renovation** - Snohomish, WA
- **Pilchuck Park Renovation** - Snohomish, WA

*Award winning designs

Geotest - Materials Testing
20611 67th Ave NE, Suite A
Arlington, WA 98223
360-435-1141
www.geotest-inc.com

GeoTest provides Construction Special Inspection and Materials Testing Services throughout Northwest Washington. They are highly respected in both the private and public realm. Key projects include:

- **Tulalip Administration building** - Tulalip, WA
- **Village Books historic renovation** - Bellingham, WA
- **Peace Arch Park renovation** - Blaine, WA



TWC - Cost Consultant
119 N Commercial St, 235
Bellingham, WA 98226
360-441-2361
www.woolzee.com

The Woolsey Company, led by Matt Woolsey, encompasses a variety of project types: public, fire stations, churches, military, schools, municipal, office buildings, civil sewer, and roadway projects. Key projects include:

- **Stillaguamish Natural Resources Building** - Arlington, WA
- **WWU Campus Classroom Improvements** - Bellingham, WA

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Erickson Dental Building



SUBCONSULTANTS

4. List of all proposed sub-consultants, their background and qualifications and degree of involvement.

Subconsultants - cont.

Swenson Saye Faget - Structural



2124 Third Ave. #100
Seattle, WA 98121
206-443-6212
www.ssfengineers.com
WA Registration #2300

Dan Saye and SSF's Structural Engineering expertise covers 29 states and all markets. Renovations are main areas of expertise. From seismic to historic, we engineer new life into difficult buildings. Key projects include:

- **Yesler Terrace Steam Plant adaptive reuse to The Epstein Opportunity Center** - Seattle, WA
- **Southwest Community Center** - Seattle, WA
- **Office renovation to Wallingford Boys and Girls Club** - Seattle, WA

AWA Electrical Engineers



1905 36th Ave. W
Lynnwood, WA 98036
425-775-1799

Bradley Adcock, PE, Principal will ensure all aspects of electrical, security, telecommunications and lighting are well-designed. AWA has been in business for 19 years. Key projects include:

- **Renovation to Pybus Public Market** - Wenatchee, WA
- **Tulalip Tribes Gymnasium Building** - Tulalip, WA
- **Marvin Williams Recreation Center** - Bremerton, WA

Bogard Engineers, PS

Mechanical/Plumbing/
Fire & Life Safety

22121 17th Ave. SE, #111
Bothell, WA 98021

425-415-6100

www.bogeng.net

WA Registration
#27362



Lee Bogard has 30+ years experience as a Mechanical Engineer in educational facilities, government, commercial, institutional and industrial projects. His firm is experienced in all project management and design aspects of electrical estimating. Key projects include:

- **Everett Community College: Jackson Conference Center Renovation** - Everett, WA
- **Lake Wilderness Lodge & Conference Center** - Maple Valley, WA
- **Everett Senior Activities Center Activities Addition** - Everett, WA
- **Everett Memorial Stadium Renovation** - Everett, WA

Minaker Architecture, ps:

Interior Design, Lighting Consultant, Signage & Graphics
See Gregory's and Ken's resumes for registration.

Degree of Involvement

In building the schedule we will schedule time appropriately for subconsultants to complete their work within the given time frame.

Subconsultants will be involved in research and design for their disciplines. All are professionals who have worked regularly for public entities and strong stewards for our communities.

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PROJECT EXPERIENCE/ REFERENCES

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

Northwest Indian College, Center for Student Success Bellingham, WA

This 14,000 sf center fulfills numerous functions for the Lummi Indian Tribes. It is a foundation, center for clubs to meet, counseling area, events space, library, houses offices and has exterior spaces for cultural celebrations for all ages. The design mirrors elements of the tribal landscape while bringing in advancements gained by the tribe and taught at the college.



References:

Jay Conway, Construction Manager
Northwest Indian College,
Bellingham, WA
360-392-4347



Mucklestone Building Re purpose Lawyer Office/Dance Studio Arlington, WA

Minaker Architecture worked closely with the owner and the City of Arlington to re purpose this old, unused building to meet the historic design standards of the city and create building that is efficient, technologically capable, and can be used for office, retail, restaurant business.

The building facade honors Arlington’s history and the interior is fresh, light and has all high tech amenities, conference room, offices, storage, kitchen and lux front lobby.

References:

James Mucklestone, ESQ PS,
Owner
Arlington, WA
360-435-7744



Mucklestone Office Building Before



Mucklestone Office Building After



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

Stillaguamish Senior Center
Arlington, WA



As our aging population increases and the needs of our seniors becomes more varied, the Senior Center has been forward thinking in providing a wide variety of activities and functions for its residents. Minaker Architecture has designed and managed multiple projects for the Senior Center to meet these needs.

The master plan, and building rehabilitation designs allow for the residents to include functions that attract family members, allow for special events and create a sense of community. The colors are designed to lift the spirit and match the surrounding gardens and community. The result is a highly sought after facility for seniors to retire and a community center.

References:

Jo Olson, Executive Director
Stillaguamish Senior Center
360-653-4551



Projects at Stillaguamish Senior Center Complex

- Senior Center Master Plan
- Stillaguamish Gardens Senior Housing
- Main Hall rehab
- Activity Center
- Main rest room rehab
- Reroof and paint community center complex

References:

Scott & Rhonda Peseau, Owners
Magnolia Hall Events Center
360-474-9900

Magnolia Events Center

Arlington, WA

Built in 1904, this Victorian era building was fully redesigned to meet the needs of a vibrant events center for the community. Minaker Architects, ps redesigned the facade, Interiors and entry of this popular events center to meet the growing needs of the community and clients.

Minaker Architects team fully restored and modernized the functions of the building. All aspects of design are historically correct while meeting the budget. The city and community consider this as a gem for the community.

“The services provided by Minaker Architecture were exceptional, including professional competence, sensitivity to period design, keeping the cost estimate, follow-through and coordination.”

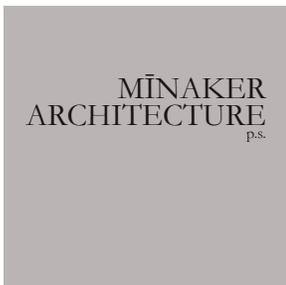
Drs. Scott and Rhonda Peseau



Magnolia Events Center - Before



Magnolia Events Center - After





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

The Hogan Building

Arlington, WA

This late 1800, early 1900 era concrete building was becoming dilapidated and dangerous. A wood addition in the 1930's added more risk to redesign. The city and owners were interested in rehabilitating the 12,000 sf, 2-story building for office use and as a city permit center.



The Hogan Building

Minaker Architecture took on the challenge working closely with the city and owner to perform programming, structural analysis, and develop a conceptual plan that would meet the city's needs and provide extra conference and office lease space. The Minaker team managed all engineering design and construction to create an efficient space that honors the design standards of the city.

References:

Rich Hogan, Owner
The Hogan Building
Snohomish, WA
206-696-3895

The Exterior of The Hal Moe Renovation is equally important to incorporate Avery Field, Centennial Trail and the upcoming 3rd street woonerf into a comprehensive whole. This site will become a gem for the city. The facades, interior and exterior can be used as a whole or individually based on the needs at the time of use. Our team was selected as each has experience developing well-loved community sites, inside and out. Below is a key example of an exterior "swing space" site.



Si View Park

North Bend, WA

The Si View Community Center and park, was built in the 1930's by the Civilian Conservation Corp (CCC). The desire was to develop the parking space into a multi-use space that creates community and enhances the historic community center use. This project was designed and managed by Kevin Teague, the named landscape architect for the Hal Moe renovation.

The plaza/parking lot design is now easily segmented with removable bollards, allowing for parking during events and safely separates park activity. To invite pedestrians, an imprint of a colored brick pattern on the area was used for the walkway/drive lane area.

References:

Travis Stombaugh,
Executive Director
Si View Metropolitan Park
North Bend, WA
425-831-1900

Porous paving and rain gardens are incorporated to treat, store and infiltrate the site storm water. The StreetPrint coating for the asphalt with a high albedo coating that meets the minimum solar reflective quotient attains the LEED heat island reduction point. The plant palette is native with drought tolerant plants and the irrigation system designed is highly efficient in its water usage.

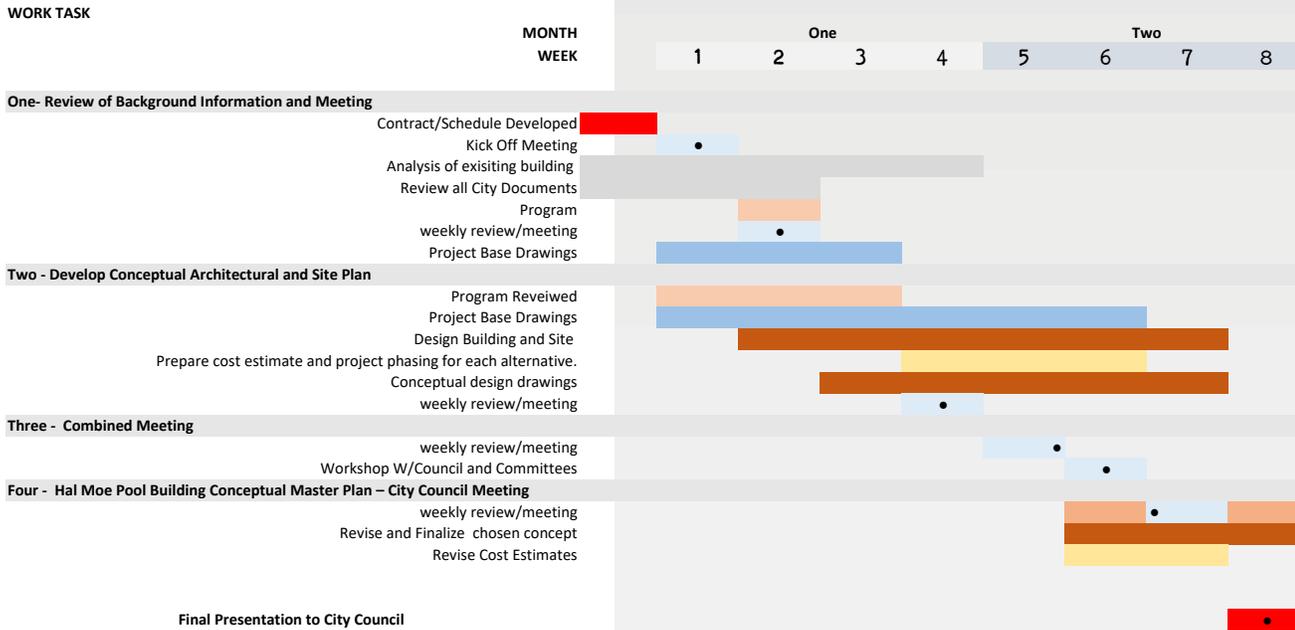
Kevin Teague managed all disciplines and sub-consultants involved in the project. The design of the site plan layout; designing, specifying and detailing all park furnishing; paving surfaces, planting design; irrigation design and overall project management. He was the owner's representative during construction and managed construction through completion.

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WORK SCHEDULE

6. A proposed work schedule for each Task indicated in this RFP.

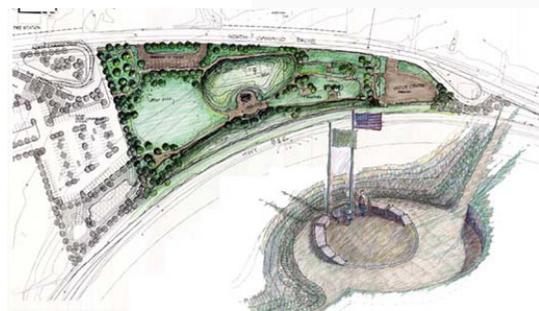


ACKNOWLEDGEMENTS

7. A statement acknowledging acceptance of all terms and conditions set forth in the City's standard consulting services agreement, proposed work schedule for each Task indicated in this RFP.

We acknowledge all terms and conditions as set forth in the City's Standard Consulting Services Agreement and proposed Work Schedule for each task as indicated in the RFP for Hal Moe Memorial Pool Renovation.

Thank you for seriously considering our qualifications and interest in making Snohomish even better!



FREEDOM PARK
MEMORIAL TO PEARL HARBOR SURVIVORS



Hewitt Avenue Streetscape

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PESEAU INVESTMENTS LLC.

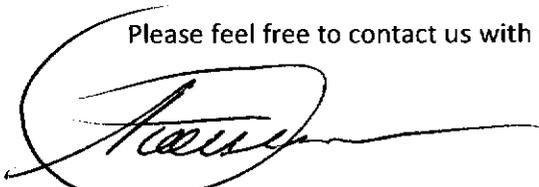
To whom it may concern,

We first contacted Minaker Architecture in early 2006 after purchasing a Victorian era church built in 1904 and located in downtown Arlington. The building had been neglected for many years and needed extensive renovation to restore it to its original condition. We chose Minaker Architecture after seeing some of their other projects locally and interviewing other owners who had business dealings with Mr. Minaker.

Minaker Architecture immediately assessed our project and completed the structural engineering evaluation and architectural plans. Mr. Minaker had the vision for the project and kept the interior and exterior historically correct. His plans and follow-through kept the project moving smoothly despite the complexity and enormity of the remodel. The project took a full 8 months and at significant expense, yet we could not be more pleased with the outcome. The building, now known as Magnolia Hall is arguably the most beautiful building in downtown Arlington, and we receive compliments on the project frequently and it has been featured in several local publications.

The services provided by Minaker Architecture were exceptional, including the professional competence, sensitivity to period design, keeping to the original cost estimate, follow-through and coordination with all of the other professionals and technicians involved with the project. We were completely satisfied with the services provided and maintain a great relationship with Mr. Minaker.

Please feel free to contact us with any further questions regarding this matter.



Drs. Scott and Rhonda Peseau
Principals
PESEAU INVESTMENTS
360-659-1310



NORTHWEST INDIAN COLLEGE

2522 Kwina Road, Bellingham, Washington 98226-9217
(360) 676-2772 Fax (360) 738-0136

To Whom It May Concern:

Northwest Indian College has been working with Minaker Architecture for the last 12 months on the design and future construction of a new Center for Student Success. Minaker Architecture worked with our staff on the design charette for the 10,000 square foot building that will be a multiple office complex housing advisors, testing center, records storage, counselors, student records, financial aid and a host of administrators. Of major significance to our institution is the manner in which the architect was able to bring a multitude of departments into one facility and incorporate the needs of each operation and include what has been proposed as a culturally and environmentally sensitive design on our new campus.

Federal funding has provided for the design of our new facility and the balance of funds will be forthcoming through our intensive capital campaign before construction can commence. Everyone is very pleased with our future building and how the professional attitude and imagination of Minaker Architecture has brought innovative design to our future facility.

The Northwest Indian College has no reservations in recommending Minaker Architecture for design consultation, architectural work and related architectural administrative work. Please feel free to contact me directly at (360) 392-4249 for any further information that you may need.

Sincerely,

David Oreiro

Vice-President for Administration and Facilities

May 21, 2007

Rich Hogan
9300 62nd PL SE
Snohomish, WA 98290

Letter of Recommendation, Minaker Architecture, p.s.

To Whom It May Concern:

This summer we are scheduled to complete a two story, 12,000 square foot office building in downtown Arlington, Washington. The building is a combination of cement and wood structure. The cement portion of the building is the original structure built sometime during the late 1800's to early 1900's. The wood structure portion of the building was built in the 1930's and has been completely demolished and rebuilt as part of this project.

Minaker Architecture has been involved in the project from the beginning. Starting with the planning stage, the design team drew up a conceptual design and floor layout for submittal to the City, which they approved. They then took the initial conceptual design and produced building drawings and coordinated the various consultants such as, structural, mechanical and electrical. Their staff demonstrated professional technical skills in overcoming difficulties of working through the problems that come with an old building in modifying it to today's code and use.

Their firm worked extensively with the City of Arlington who is planning to lease the building for the new Permit Center. This includes space and use planning to make the tenant floor layout both workable and efficient for City use.

Minaker Architecture has demonstrated great technical skill and knowledge in building design and building use. When this project is complete, the building will be among the best appearing and useable office buildings in the area.

Sincerely,

A handwritten signature in black ink that reads "Richard B. Hogan". The signature is written in a cursive style with a large, sweeping initial "R".

Rich Hogan
Owner



Stillaguamish Senior Center

18308 Smokey Point Blvd.
Arlington, WA 98223

TEL.: (360) 653-4551
FAX.: (360) 659-1964

To Whom It May Concern;

I am writing this letter of recommendation for Gregory Minaker, Minaker Architecture.

Gregory's firm completed three projects for The Stillaguamish Senior Center: Stillaguamish Gardens a HUD 202 project, Community Development Block Grant (Snohomish County) for a new roof of all center buildings and a Utilization Study of our facilities. Each of the above projects was completed on time, he was great to work with and he took a lot of pride in his work which showed in the final product.

I would recommend his firm and the center would hire him again.

Sincerely,

Jo Olson
Executive Director
Stillaguamish Senior Center

26th And Colby LLC

2944 Colby Ave
Everett, WA 98201

Phone: 206-290-0012
Fax: 425-259-4242
Email: timothy@colbytower.com

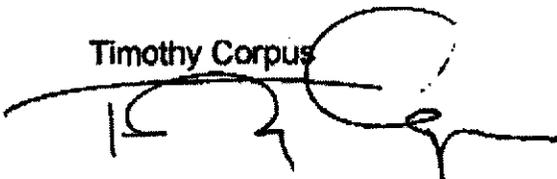
To whom it may concern:

I am writing this reference at the request of Gregory Minaker.

I have known Gregory for nine months in my capacity as developer of Colby Tower in Downtown Everett. Minaker Architecture provided me with honest negotiations in setting our initial contract for SEPA submittal. Through - out the design process his firm listened to input and then implemented that input into the design as suggested. All work was completed on time and within budget.

In conclusion, I would highly recommend his firm. If his performance on my project is any indication of how he'd perform in your project, Minaker Architecture will be a positive addition to your team.

Timothy Corpus

A handwritten signature in black ink, appearing to read 'Timothy Corpus', written over a horizontal line.

LEPORE INVESTMENTS, LLC
MICHAEL J. LEPORE, MANAGING MEMBER
19901 103RD AVENUE NE
ARLINGTON, WASHINGTON 98223

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22 May 2007

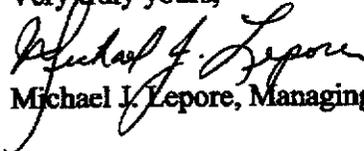
Re: Minaker Architecture ps

To Whom It May Concern:

In 2004, Gregory Minaker produced building plans for me in connection with two custom buildings to be constructed on my residential site in Arlington. He worked closely with me to complete the plans in an efficient way thus achieving the desired effect.

Since I am very proactive in all my developments, I am grateful for his willingness to permit me to be part of the design phase at all appropriate times. Although I ultimately constructed only one of the buildings, I am delighted with the result.

Very truly yours,



Michael J. Lepore, Managing Member

## ALAN D. ERICKSON, D.D.S., P.S.

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302 E. Division • Arlington, WA 98223 • (360) 435-3661

May 15, 2007

To Whom it May Concern,

The purpose of this letter is to provide insight into the role played by Minaker Architecture in the recent construction of my dental office, in Arlington, Washington.

The value provided by Minaker Architecture to the project can best be summarized as followed:

- 1) In spite of having no experience in *dental office* design, Gregory brought forth plans which allows my practice to capitalize on limited space to actually improve efficiency.
- 2) Gregory delivered all plans and proposals on time, and on budget.
- 3) Gregory presented and negotiated all plans with the proper permitting agencies, and maintained relationships with said agencies, facilitating communication during the construction process.
- 4) Most importantly, Gregory developed a relationship with the contractor that was cooperative and collaborative in nature. There was truly a seamless interface between the two which made the construction process actually enjoyable for me.

I would recommend Minaker Archecture to anyone considering a construction project. In fact, I receive compliments almost daily from patients regarding the comforting feel of our building.

Please feel free to contact me at any time regarding my experience with Minaker Architecture.

Sincerely,



Alan D. Erickson, DDS, PS

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ARCHITECTURE  
p.s

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