



THE CITY OF SNOHOMISH

# Hal Moe Building Remodel

Statement of Qualifications  
November 8, 2016

**NAC**  
ARCHITECTURE





November 8, 2016

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

**RE: Request for Proposals for Hal Moe Building Remodel**

Dear Denise and Members of the Selection Committee:

All healthy communities have a story. It is through a history of shared experiences that connections are made and emotional bonds are formed. These experiences create a sense of belonging and establish personal relatedness. They bring a group of individuals together under a common identity to encourage, support, and inspire each other.

For more than 150 years, the City of Snohomish has developed a rich history that has shaped your distinct community. From art and antique collectors to outdoor enthusiasts, Snohomish residents share a common story that embraces your city's small-town feel while promoting the diverse interests of the people who live there. Because of this, it is of the utmost importance that the Hal Moe Building remodel provides a flexible, multi-use space that accommodates a variety of civic and recreational uses and answers your community's needs.

At NAC Architecture, our designs are about placemaking; creating welcoming buildings that give people comfortable places to exercise, socialize, learn, work and play. Our facilities inspire the individuals that use them, and further define the character of the communities they serve. However, this can only be achieved through a hands-on, collaborative approach that involves all stakeholders.

Our experience on more than 100 recreation projects includes feasibility studies, conceptual planning to aid in fundraising, and full facility design. Regardless of the project type, one thing remains the same: community engagement is at the center of our process, and at the core of our philosophy. We will listen to your needs, learn your goals, and develop a conceptual plan for your Hal Moe Building remodel that will create a versatile public use space. It will improve the physical and mental health of your community. It will further define the character of your city. It will celebrate your story.

Sincerely,

A handwritten signature in blue ink, appearing to read "K. Flanagan", with a long horizontal flourish extending to the right.

Kevin Flanagan, AIA, LEED AP  
Principal-in-Charge



# 1. Project Understanding

**NAC Architecture's dedication to creating holistic community-focused experiences drives our motivation. Planning and designing for communities is what we do best.**

Designing a space that establishes a sense of identity and creates a feeling of belonging is the highest goal of architecture. In order to successfully accomplish this, a building must be a direct reflection of local culture, support the goals and aspirations of all stakeholders, celebrate and integrate with existing site conditions, and represent the values of the surrounding community. It is this philosophy that motivates every design we create.

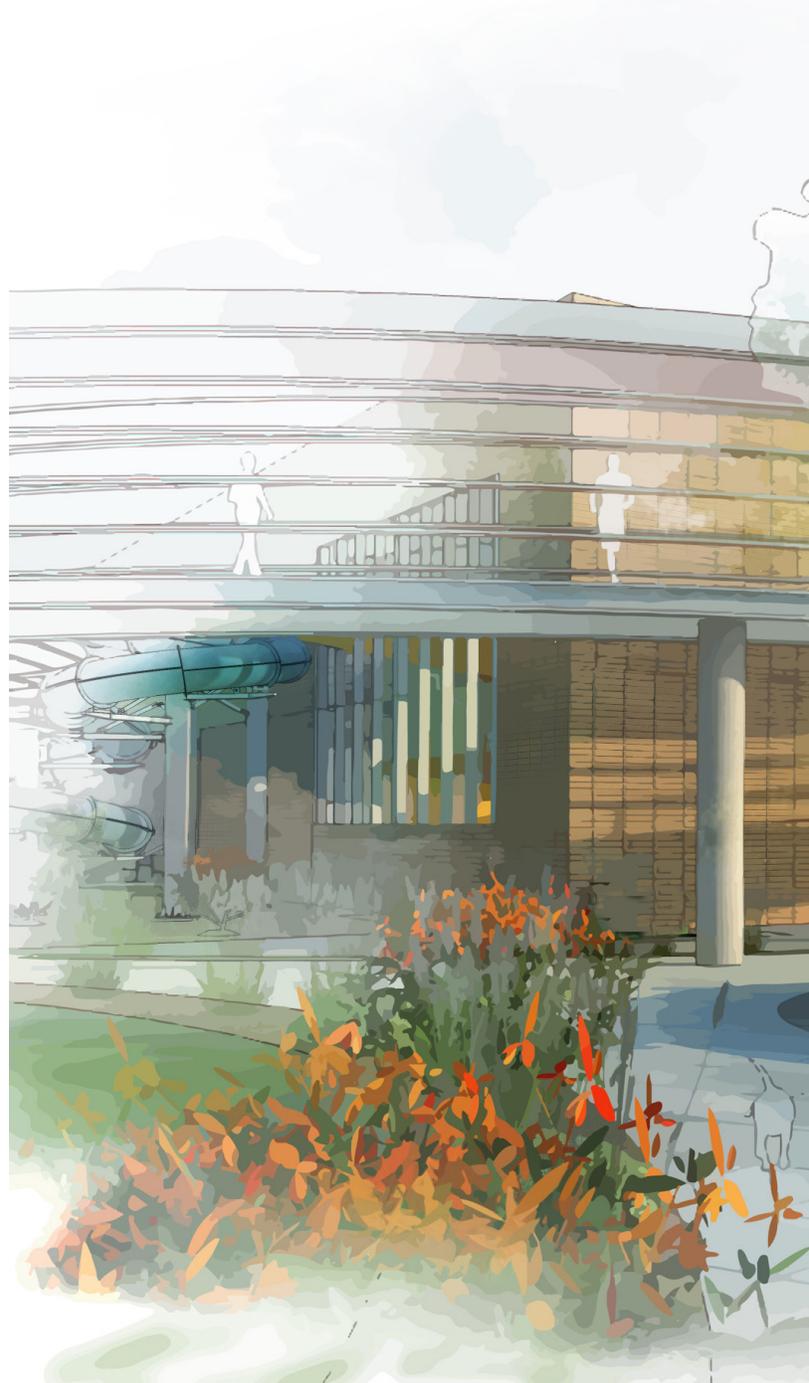
**The key to successful community facility development lies in the planning process.**

NAC's approach starts with a focus on community outreach to discover the needs, goals and priorities of the people our projects will serve. The valuable feedback we receive allows us to develop options and building concepts that make the community feel like they are getting exactly what they wanted. With our in-depth experience providing services for community centers, recreation centers and aquatic facilities throughout the region, we have seen first-hand how this approach delivers a successful community resource, every time.

## Your Project

The City of Snohomish's passion for establishing a robust space to support your community inspires us. We look forward to applying our collaborative approach, comprehensive perspective, and innovative thinking to your Hal Moe Building Remodel Conceptual Design project, to create a vigorous center where your community can thrive.

The goal for this project is to develop a comprehensive final conceptual plan to address the Hal Moe Building and the needs and desires of your residents. Your community's priorities will be established via community engagement meetings and developing conceptual architectural and site plans. We see the importance in allowing the community process to occur naturally and to not take any short-cuts that might impair this. We will work with you to create an appropriate schedule that provides the adequate amount of community meetings necessary for your project's success. **NAC will guide you and your stakeholders with the expertise and tools necessary to make decisions to develop the best conceptual design solution for the Hal Moe Building that increases the vitality of your city while contributing to the physical, mental, and social health of your community.**





**Redmond Recreation Master Plan:** The City of Redmond Parks and Recreation Department worked with NAC to collaboratively develop a master plan for their recreation facilities. Currently Redmond operates four existing facilities in various physical conditions. The study developed a master plan with recommendations and budget estimates of capital and operational costs to meet the current programming and projected levels of service for recreation, fitness, wellness, lifetime learning, and community connections. Master plan options addressed the diverse, changing population of Redmond who are aspiring to a healthy active lifestyle. The planning process included programming, public outreach, site exploration and analysis, cost budgeting and conceptual design.

## Project Opportunities

The Hal Moe Pool Building remodel is an important project for the City of Snohomish, garnering a significant amount of attention and interest from your community. Because of this, your project presents numerous opportunities to ensure the new facility is a successful representation of the distinct needs and desires of the people it will serve.

**Renovate or replace?** Critical to this project is a in-depth assessment of the existing Hal Moe structure, and evaluation/presentation of the benefits of a building renovation versus a brand new facility. This will give all interested stakeholders the confidence that the concepts developed will be a wise use of construction dollars.



**Enhancing existing community resources.** The Hal Moe site is at the heart of a multitude of heavily used community amenities. This presents a unique opportunity to create a facility that complements these attractions while establishing a comprehensive, interconnected recreation destination.

**Supporting an urban village.** Located in the heart of your Pilchuck District, the Hal Moe site will play an important role in enhancing your vision for a compact, walkable neighborhood. Thoughtful design will establish your facility as an anchor for the District, further attracting both residents and visitors to this urban village.

## 2. Project Approach

NAC Architecture believes in a truly collaborative approach to the design process, and your project will be no different. Through open, effective communication with City of Snohomish stakeholders, the shared site groups—Snohomish Skate Park, Tillicum Kiwanis Children’s Play Area, and Boys and Girls Club—and all interested community members, **your new building will be a flexible, multi-use facility that will support your needs and enrich the lives of the people it serves.**

We are careful listeners and communicators, sensitive to the subtext of conversations and committed to maintaining a team atmosphere as we work to accomplish your project goals. Active involvement and participation from all parties in the process is welcomed and encouraged. We understand the passion that many community members hold for their public use facilities and are experienced in soliciting public input and addressing feedback as needed. Confirmation of City of Snohomish’s goals and objectives and

### Major components of our planning process include:

- > Evaluation of any previous findings and recommendations
- > Development of building program alternatives for existing and potential new facility
- > Assessment of the existing facility’s viability to meet program needs
- > Concept development of renovation and expansion options for the existing facility
- > Concept development of options for the new facility
- > Establishing cost estimates for each option, including potential operating costs
- > Confirmation of preferred alternatives
- > Finalizing master plan document



The Rainforest Arts Center is a relatively small project with a wide community impact that vastly exceeds its size. Located in a small rural town in western Washington, the new facility replaces a historic building which burned down. The limited budget pushed NAC Architecture and the community to engage creatively throughout the design and construction process, resulting in a design solution that provides an archetypal civic building with a strong connection to the history and culture of the town. Several design elements were the result of residents coming together to build something for their community. Local high school students installed a Northwest-themed mural made from square log ends in the lobby with guidance from the NAC team. Working closely with NAC, University of Washington architecture students designed and built the acoustical wall panels as part of their fabrication project. A local mill donated a large curved wood beam window seat. The community has embraced their new facility, and it has already served a variety of uses, including Chamber of Commerce meetings, WA State Supreme Court sessions, weddings, dances for all ages and many more. It was recently awarded the International Interior Design Association (IIDA) Northern Chapter 2016 INStory award for its impressive community engagement.

input from the City's interdepartmental team will be critical throughout the process. Our goal is to provide information, in the right sequence, to allow you to make the best decisions along the way in an efficient manner.

## Community Engagement Expertise

Most of NAC Architecture's projects are for publicly funded clients. Not only does this give us extensive experience dealing with municipal requirements, funding procedures and public bidding processes, but also in-depth skill in addressing the needs of a multi-faceted client. In addition to solving our clients' functional, schedule and budget challenges, our community centers are clearly organized, easy to navigate and create an inviting sense of "place" for residents to enjoy. We accomplish this by responding to the unique context, circumstances and character of the neighborhoods where our projects reside. The center then becomes a place of pride for the neighborhood – which leads to care – with the result being an easy-to-maintain facility that creates goodwill throughout the community.

**We plan to meet your community where they are.** Whether we set up a booth at the farmer's market, attend the local football game, or be present at the Movie in the Park, NAC Architecture will be there to engage the community in the

process and to advocate for the Hal Moe Building Remodel. We are experts in facilitating user groups and leading a variety of stakeholders to consensus; we are confident in the Snohomish community and our ability to succeed in this.

Additionally, we understand the need for a community project to be accountable to its constituents and their tax dollars. Over 70% of our projects are for government agencies using public monies in a public bid process. These agencies have included municipalities, school districts, universities, state agencies, as well as public hospital districts. We recognize the implications of the public's perception and opinion on the success of a project. We are sensitive to the influence of local politics on the city administration's ability to maintain the community goodwill that is vital to its continued success. Through public presentations and outreach programs we ensure the community is confident their dollars are being spent wisely.

**"NAC quickly became a true partner in our project, with a vested interest in helping us achieve our goals..."**

.....

AMBER J. BRITTON  
*Arts & Cultural Events Coordinator, Parks & Recreation  
City of Mercer Island  
(Former Youth Recreation Program and Aquatics Coordinator,  
City of Moscow)*



NAC led the planning and design for expansion of the City of Lynnwood's recreation facilities. The planning process included several public meetings, evaluation of potential sites, a market analysis, development of program and building options, and a business plan for the proposed concepts. The preferred concept was a complete renovation of the existing facility with new construction including expanded exercise/fitness space and a new leisure pool. The entry at the existing facility has been reconstructed and the existing locker rooms were renovated, with family locker rooms included. Lynnwood's unique removable canvas roof over the pool that has been problematic for years was replaced with a permanent operable system that preserves the pool's existing structure and its dramatic indoor-outdoor character. This project not only revitalized an aging facility, but provided an updated recreation destination for the Lynnwood community to enjoy.

## Maintaining Financial Stability

We understand how important it is for a recreation facility to survive financially. **We design our recreation centers to inspire the community and staff who use, operate and maintain them but also to be sustainable, maintainable, economical and functional without question.**

Operational issues are a major consideration in the development of the plan. Systems and material choices, recreation components, and aesthetics will all impact initial cost, future income, and ongoing expenses. Recreation centers are an expensive facility to own, and designing to minimize maintenance and operation costs is critical.

Obviously, financial stability for a recreation center is also dependent on the revenue it generates. Our architectural solutions respond to the circumstances we find in each project, including the program, site conditions, and community values of the facility's users and patrons. We incorporate the neighborhood context and natural environment into our designs to create a space that users are excited about visiting and coming back to, time and time again.

**“We just broke the \$30,000 mark in annual pass sales, and have done \$16,750 in pool and room rentals. The look on people’s faces today when they saw what has been done to our facility makes this entire process so worth it.”**

.....  
 STEVE HOARD  
 Customer Service  
 Parks, Recreation & Cultural Arts  
 Departments, City of Lynnwood



Miraloma Park & Family Resource Center reframes a neighborhood's context of fly overs and road embankments into a series of horizontal roof lines that shelter energetic programming and community resources. The site is encircled by the 57 and 91 freeways and a raised roadway. These infrastructures conspire to disconnect the neighborhood from the adjacent city fabric. With the involvement of NAC the City was granted a Proposition 84 grant. Intensive community involvement led the process, from workshops to on-site design sessions. As part of a unique public design charrette for this project, community members were asked to use a variety of objects, blocks, and trinkets to represent their vision for the function of their new park. Because these objects did not visually resemble park structures, the participants were able to engage in limitless creative dialogue, and help establish a collective set of ideas to articulate their sense of place.



Whitworth University Recreation Center

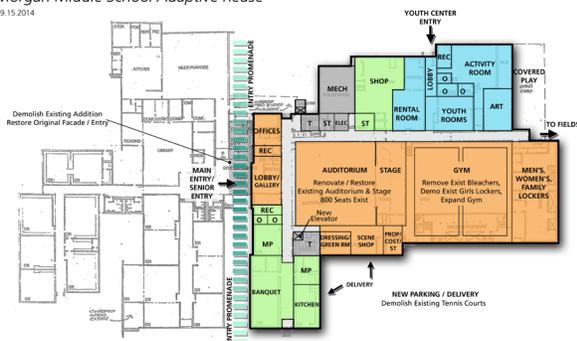
## Renovation of Existing Buildings

The remodel of the Hal Moe Pool Building offers an ideal opportunity for the City of Snohomish to create a first-rate, public use facility that will improve the vitality of your community. **We are well-versed in creating inspiring design solutions for tired, underutilized, inefficient existing structures, ensuring new programs excel in a fresh, stimulating, state-of-the-art environment designed specifically to accommodate new functions.**

Our successful track record of designing program-responsive, flexible, cost-efficient spaces is further enhanced by our ability to lead a design process that seamlessly integrates new programs into renovated public structures. Our creative, innovative design process for revitalizing antiquated structures responds to the existing architecture while addressing new program requirements. This has resulted in numerous award-winning remodels, including our recent renovation of Snohomish High School.

Morgan Middle School Adaptive Reuse

09.15.2014



The City of Ellensburg worked with NAC to explore adaptive reuse of Morgan Middle School to become a multi-generational community center. Morgan Middle School was originally built in 1929 and includes multiple additions that were constructed from 1935 to 1994. The study included development of several options with cost estimates for each. The original exterior facade and entry to Morgan would be restored to create a single point of main entry, with a senior entry and a youth center entry at other points in the building. The existing gym would be expanded to provide additional court space, the auditorium restored to be used as a community performing arts venue and classrooms remodeled to serve a variety of community based functions. The planning process included public outreach, programming, cost budgeting, and conceptual design.



## The Snohomish Way

Over the last 15 years, we have come to know and love your city's history, your existing facilities, your demographics, your educational programs, your growth forecasts—and more importantly—the character and quality of the Snohomish community.

**We know the small town feel and quiet, historic character of your neighborhoods.** We appreciate the preservation and culturally respectful efforts your community members support. Our experience on the Snohomish High School Modernization, the New Glacier Peak High School, the Machias and Riverview Elementary School Replacements, the New Little Cedars Elementary School, and the numerous School District studies, surveys, tenant improvements and master plans, have all prepared us to take on the remodel of the Hal Moe Building and engage your community from beginning to end.

While planning and designing Machias and Riverview Elementary Schools, Snohomish School District identified the importance of connecting with their community throughout the process from initial planning to the final design. The District assembled a large Planning Committee which met regularly with the design team throughout the visioning process and design phases. Together, we embraced an iterative design process in a framework of continual feedback, enabling all participants to be co-authors in the final design.

NAC also facilitated additional meetings with the entire school staff and the larger community to complete the feedback process. Design updates and current status reports were also posted on a project blog that was available for anyone to review and comment on. This process resulted in a final design that is a source of pride for all stakeholders, and provides an environment that strengthens a sense of community for students, parents, and staff.

**Machias and Riverview Elementary Schools Replacement**

This blog is a public forum for presentation and discussion of the replacement projects for Machias and Riverview Elementary Schools in the Snohomish School District in the state of Washington. As planning and design of the replacement schools progress, the project team will post information for public review. All comments are welcome. When commenting, please exercise courtesy to your fellow citizens and future students, so that we do not have any inappropriate comments.

FRIDAY, OCTOBER 24, 2008

### Site Layout Options

The Ed Spec Committee has reviewed various layout options for each site as presented by [redacted]. After receiving input from the committee, the architects revised the schemes and re-presented them for further comment. The committee has identified the two preferred options for each school: the "Schoolstead" and "Nature Connection" schemes for Machias and the "3 Parks" and "Elemental Flow" schemes for Riverview.

The architects are currently refining these 4 schemes, based on additional input from the committee at their last meeting. The final stage of the Pre-design phase will be the selection of one scheme for each site and presentation to the School Board on November 5th. Then during the Schematic Design Phase, the selected scheme for each site will receive further input and refinement.

**Blog Archive**

- ▶ 2010 (1)
- ▶ 2009 (9)
- ▼ 2008 (11)
  - ▶ November (2)
  - ▼ October (3)
    - [Site Layout Options](#)
    - [Riverview Community Meeting](#)
    - [Project Schedule](#)
  - ▶ September (1)
  - ▶ August (5)

## 3. Team Resumes & 4. Subconsultants

The individuals we have assembled for your project are deeply committed, readily available, and possess an unwavering responsiveness to your needs. They bring in-depth experience in conceptual design and recreation and have passion for creating exceptional community-focused facilities.

*Please refer to the tab following page 10 to find the resumes for the design team and subconsultant team.*

## 5. References

We encourage you to contact the following individuals who have worked with the NAC Architecture team on relevant projects.

### **The People's Community Center Pool**

*The People's Community Center new pool has been an important asset to the community, fulfilling the needs of diverse programs and community recreational activities.*

### **Rainforest Arts Center**

*Located in a small rural town in western Washington, the new facility replaces a historic building which burned down and provides spaces for community meetings, celebrations and a variety of other uses.*

### **Snohomish High School Modernization**

*The challenge was rejuvenation of an existing campus comprising 17 individual buildings constructed over many different building campaigns, while maintaining respect for the historical context and community "memory" of the school.*

### **Morgan Middle School Adaptive Reuse Feasibility Study**

*The City of Ellensburg contracted with NAC to explore the idea of an adaptive reuse of Morgan Middle School to become a multi-generational community center, and to give cost estimates and floor plans.*

### **City of Redmond Recreation Master Plan**

*NAC worked collaboratively with the City of Redmond Parks and Recreation Department and other stakeholders to develop a master plan for the future of community recreation in Redmond; following an evaluation of their four existing facilities.*

### **Josh Clarke, Project Manager**

City of Tacoma, Facilities Management  
253.255.7915  
jclarke@ci.tacoma.wa.us

### **Rod Fleck, City Attorney/Planner**

City of Forks  
360.374.5412  
rod.f.forks@forkswashington.org

### **Ralph Rohwer, Executive Director and Operations**

Snohomish School District  
206.851.6347  
ralph.rohwer@sno.wednet.edu

### **Brad Case, Director**

City of Ellensburg, Parks & Recreation  
509.925.8639  
caseb@cityofellensburg.org

### **Katie Anderson, Assistant Director (Retired 11/2/16)**

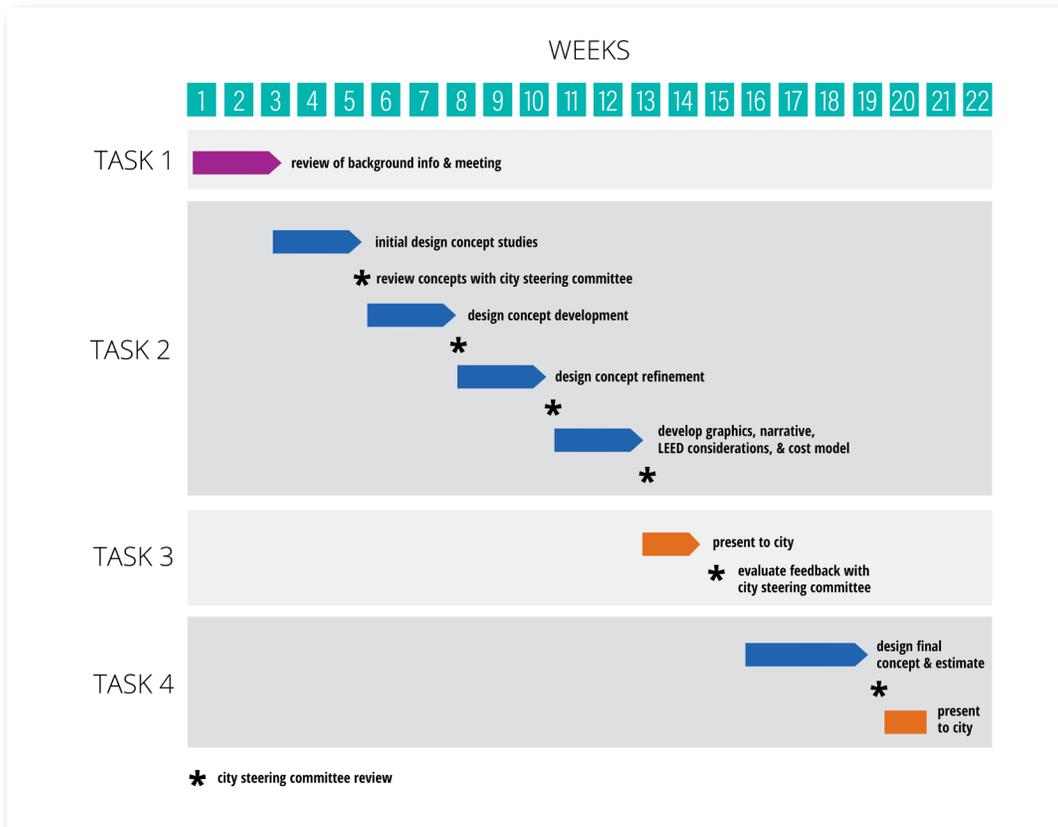
City of Redmond, Parks, Recreation  
425.556.2334  
kcanderson@redmond.gov

### **Carolyn Hope, Planning / Cultural Arts Manager**

City of Redmond, Parks, Recreation  
425.556.2313  
cjhope@redmond.gov

## 6. Proposed Work Schedule

NAC maintains a perfect track record of delivering community facilities on time and within budget. Critical to the success of these projects types is the ongoing involvement of community stakeholders throughout the design process. Based on our past experience, we propose the following schedule for your Hal Moe Building Remodel in order to ensure completion of the tasks outlined in your scope of work with adequate input and feedback from your community interest groups.



## 7. Statement of Acceptance

**We have reviewed all terms and conditions set forth in the City's standard consulting services agreement. We take no exceptions to the terms and conditions of these agreements.**

The Hal Moe Building Remodel project is especially exciting for NAC because it is the perfect marriage of a facility type in which we have great expertise, and a community with whom we have strong vested interest and long-standing relationships. NAC has been a long-term partner with the Snohomish community, particularly with Snohomish School District. We greatly value our relationship with the Snohomish community and are invested in its success.

NAC has a specialized practice in the planning and design of community recreation centers of all kinds. We have completed numerous successful facilities in your region. We are extremely interested in offering this expertise to collaborate with the City of Snohomish and continue our investment in your community to realize your dream of a remodeled Hal Moe Building.





# our team

*Kevin, Boris, Ben and leaders from Coughlin Porter Lundeen and Metrix have worked together successfully on multiple projects in Snohomish.*

core design team

City of  
Snohomish

Hal Moe Building Remodel

ARCHITECT

## NAC Architecture

Kevin P. Flanagan, **AIA, LEED AP**  
Principal-In-Charge

Ben Hill, **AIA, LEED AP**  
Project Manager

Boris Srdar, **FAIA, LEED AP**  
Principal Designer

Keith Comes, **AIA, LEED AP**  
Recreation and Planning Specialist

## subconsultant team

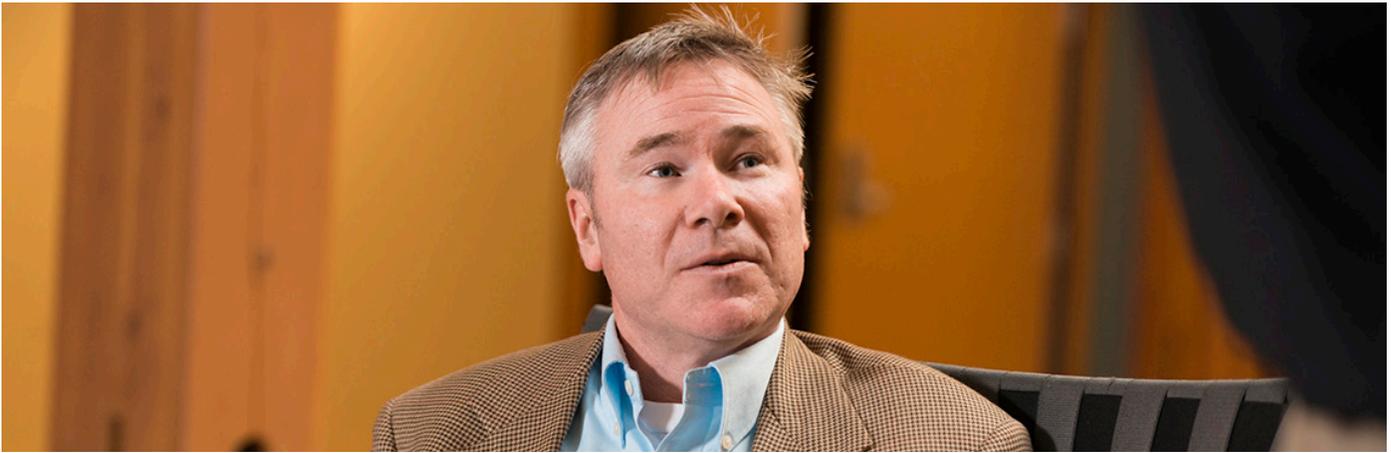
CIVIL AND STRUCTURAL ENGINEER // Coughlin Porter Lundeen

MECHANICAL ENGINEER // Metrix Engineers

ELECTRICAL ENGINEER // NAC Engineering

RECREATION CONSULTANT // Ballard\*King and Associates





> **Kevin Flanagan, AIA, LEED AP**

*Principal-In-Charge*

**EDUCATION**

Bachelor of Arts in Architecture,  
University of Washington, 1988

**REGISTRATIONS**

Licensed Architect, State of  
Washington, American Institute  
of Architects (AIA), Leadership in  
Energy and Environmental Design  
(LEED) Accredited Professional

**“For me, architecture is not so much about buildings as objects; rather, architecture is the creation of places – places where people interact, work, learn, socialize and live. I’ve learned that it is important to first understand the people who will use the space and the activities they will be engaged in – then I can help shape the building to be an environment that is the right fit for both.”**

Kevin’s energy, knowledge and leadership have been instrumental to the success of over 40 public projects in the past 10 years. He is very knowledgeable about public works planning and design at all levels and knows how design can enhance lives. He is a leader and communicator who is skilled at finding common ground and bringing large disparate groups to consensus. Designing spaces for communities is what he does best.

Kevin’s success is due to his ability to communicate clearly with clients and building users through programming and design phase work sessions. His process of “active listening” is one that draws ideas from user groups while continuously testing their input. He prioritizes needs and consolidates the program and design to relate to the available budget. He has a unique ability to work within a team that includes user groups and community, allowing maximum input, while moving ahead in a common direction.

*Select Experience*

**Snohomish High School Modernization**  
Snohomish School District

**Riverview & Machias Elementary Schools**  
Snohomish School District

**Little Cedars Elementary School**  
Snohomish School District

**People’s Community Center Pool**  
City of Tacoma

**Bremerton Collaborative Community Center**  
City of Bremerton

**Hazel Wolf K-8 School**  
Seattle Public Schools

**Tillicum Middle School**  
Bellevue School District



> **Ben Hill, AIA, LEED AP**

*Project Manager*

**EDUCATION**

Bachelor of Architecture, 1990  
Bachelor of Science, 1990  
Washington State University

**REGISTRATIONS**

Licensed Architect, State of Washington  
American Institute of Architects (AIA) Leadership in Energy and Environmental Design Accredited Professional (LEED AP)

**“What draws me to architecture is the creative energy and teamwork it takes to start with an idea and transform it into a physical object that becomes a part of the living fabric of our environment. A creative team becomes a collection of experiences, personalities and knowledge that are greater as a whole.”**

Being with NAC since 1990, Ben has had great success in managing complex public projects from start to finish. Ben’s work is characterized by thoroughness, meticulous organization, and outstanding teamwork. He strongly believes in developing long-term relationships with clients and is committed to providing the best possible experience throughout the process of design and construction. Ben has a strong background in collaborating with the Snohomish School District and facilitating community engagement throughout the process.

*Select Experience*

**Snohomish High School Modernization**  
Snohomish School District

**Glacier Peak High School**  
Snohomish School District

**Glacier Peak Theatre Revisions**  
Snohomish School District

**Snohomish School District Site Studies**  
Snohomish School District

**Snohomish School District Study and Survey**  
Snohomish School District

**Bennett Elementary School**  
Bellevue School District

**Risdon Middle School**  
Renton School District

**Renton High School**  
Renton School District

**Lake Stevens School District Study and Survey**  
Lake Stevens School District



> **Boris Srdar, FAIA, LEED AP**

*Principal Designer*

Boris is a sensitive, collaborative designer who is especially good at early conceptualization of both planning and 3-dimensional design. He is excellent at developing a design so that the intent is carried through in the spaces, materials, and details of the finished building.

**EDUCATION**

Master of Design Studies,  
Harvard University, 1990,  
Bachelor of Architecture,  
Zagreb University, Croatia, 1985

His background in European urban design has strongly influenced his design approach, leading him to create facilities that have a strong relationship to their surrounding environment. These concepts are a constant in Boris' design approach, and lead to specific design solutions, appropriate for each client and community.

**REGISTRATIONS**

Licensed Architect, State of  
Washington  
Fellow of the American Institute  
of Architects (FAIA)  
LEED Accredited  
Professional, USGBC

Select Experience

**AFFILIATIONS**

Space.City Boardmember  
University of Washington Affiliate  
Associate Professor

**Rainforest Arts  
Center\***

City of Forks

**Machias & Riverview  
Elementary Schools\***

Snohomish  
School District

**City of Redmond  
Recreation  
Master Plan**

City of Redmonds

**Little Cedars  
Elementary School\***

Snohomish  
School District

**Snohomish  
High School  
Modernization\***

Snohomish  
School District

**Henry Moses  
Aquatic Center\***

City of Renton

**Glacier Peak  
High School\***

Snohomish  
School District

**Cherry Crest  
Elementary School,  
Replacement\***

Bellevue School  
District

**“If we can inspire people  
and foster wonder and  
exploration through  
creative design, then  
together with our clients,  
we have done a true service  
to our communities.”**

*\*Projects Awarded with Civic Design Award by the  
AIA Washington Council*



## > Keith Comes, AIA, LEED AP

*Recreation and Planning Specialist*

### EDUCATION

Masters of Architecture, 2010  
Bachelor of Architecture with Honors, 1986  
Montana State University

### REGISTRATIONS

Licensed Architect in Washington, Idaho,  
Montana, Oregon and California  
LEED Accredited Professional

### AFFILIATIONS

American Institute of Architects,  
Spokane Chapter  
WRPA Annual Conference,  
Workshop Presenter  
City of Spokane Aquatics Citizens  
Advisory Committee

**“Meeting program, budget and technical requirements are a minimum. When you take a building to the next level so that it enhances the human experience – that’s architecture.”**

Keith has been a leader for NAC’s highly successful recreation and civic projects in the Northwest for nearly 20 years. In 2012, the Lynnwood Recreation Center won an Innovative Architecture Award from Recreation Management magazine. The Hamilton-Lowe Aquatic Center was the recipient of a National Concrete Masonry Design Award in 2002. Also, Whitworth University’s Recreation Center was recognized with the 2016 AIA Spokane Citation Award.

### Select Experience

**Redmond Recreation Master Plan**  
Redmond, Washington

**Lynnwood Recreation Center**  
Lynnwood, Washington

**Whitworth University Recreation Center**  
Spokane, Washington

**People’s Community Center Pool**  
Tacoma, Washington

**Coulee Aquatic Wellness and Fitness Center Study**  
Grand Coulee, Washington

**Shoreline Parks, Recreation, Open Space Planning**  
Shoreline, Washington

**Ellensburg Community Center Study**  
Ellensburg, Washington

**Hamilton Indoor Recreation Center**  
Moscow, Idaho

**View Ridge Swim Club**  
Seattle, Washington

**Kittitas Valley Memorial Pool & Fitness Center**  
Ellensburg, Washington





**civil engineers**

**COUGHLINPORTERLUNDEEN**  
STRUCTURAL CIVIL SEISMIC ENGINEERING

Coughlin Porter Lundeen is a civil and structural engineering firm. Focused in the Pacific Northwest, they partner with clients across markets to bring unique project visions to life. They were founded with the goal of exceeding the standards and services provided by engineering firms, and today, more than twenty years later, that vision continues to guide all that they do. CPL's municipal experience includes over 110 projects and almost 30 million square feet, including a multitude of projects with the Snohomish County Fire District, in addition to libraries, community centers, and theaters throughout the Puget Sound.



**Tim Brockway**  
PE, LEED AP, BD+C

**CIVIL SENIOR PROJECT MANAGER**

**EDUCATION**

Bachelor of Science, Civil Engineering, Washington University, 1992

**REGISTRATION**

Licensed Professional Engineer: WA, AR  
LEED AP BD+C

**AFFILIATIONS**

American Society of Civil Engineers, National Association of Office and Industrial Properties, U.S. Green Building Council, Urban Land Institute

With 24 years of experience, Tim's expertise includes feasibility, planning, entitlement, design, and construction administration process of complex, multiphased projects of all sizes. Sustainable design practices, site layout, and design of technically challenging developments are his specialty. Both Tim's familiarity and experience with planning and public works departments in western Washington as well as his knowledge of local and state regulations, have helped forge cooperative partnerships with public agencies and owners.

*Select Experience*

**Snohomish High School Modernization\***

Snohomish School District

**Glacier Peak High School\***

Snohomish School District

**Blakely Hall Community Center**

Port Blakely Communities

**Burien Town Square Library and City Hall**

City of Burien & King County Library System

**Van Asselt Community Center Expansion**

Seattle Parks & Recreation Planning & Development

*\*Work performed with NAC Architecture*



## structural engineers

**COUGHLINPORTERLUNDEEN**  
STRUCTURAL CIVIL SEISMIC ENGINEERING

### EDUCATION

Bachelor of Science in Civil Engineering, Seattle University, 1997, magna cum laude

### REGISTRATION

Licensed Professional Structural Engineer: WA

### AFFILIATIONS

Association for Learning Environments, Member & Board of Directors, International Code Council, International Living Future Institute, Cascadia Green Building Council, Steel Framing Alliane, Structural Engineers Association of Washington, Urban Land Institute

With almost 20 years of diverse structural experience and a focus on civic and education construction, Cory's clients experience a high level of competency on project types across the board. Cory's municipal experience includes multiple libraries and city halls, in addition to more than 90 K-12 schools. Cory's proactive communication skills and collaborative approach are appreciated by his clients. His willingness to work with the entire team to incorporate client requests results in streamlined, successful projects.

### Select Experience

#### **Snohomish High School Modernization\***

Snohomish School District

#### **Glacier Peak High School\***

Snohomish School District

#### **Valley View Middle School**

Snohomish School District

#### **Tulalip Tribal Administration Building**

Tulalip Indian Reservation

#### **Van Asselt Community Center Expansion**

Seattle Parks & Recreation Planning & Development

#### **Bothell City Hall**

City of Bothell

#### **Burien Town Square Library and City Hall**

City of Burien & King County Library System

#### **Van Asselt Community Center Expansion**

Seattle Parks & Recreation Planning & Development

#### **Foster Library**

King County Library System

#### **Elementary No. 7 and Early Learning Center\***

Lake Stevens School District

#### **Lake Stevens Elementary School Additions\***

Lake Stevens School District

#### **Renton Library at Liberty Park**

King County Library System



**Cory Hitzemann**  
PE, SE, LEED AP

**STRUCTURAL PRINCIPAL-IN-CHARGE**

*\*Work performed with NAC Architecture*



NAC Architecture



mechanical engineers



Metrix Engineers has extensive experience in mechanical consulting, design and construction administration, and we are familiar with Snohomish County, having completed multiple projects in the area in the past. They are known for attention to detail and for getting things done. Their responsiveness and desire to do what is best for each project will ensure a successful outcome for the district if selected to provide supporting mechanical consulting services. Metrix has become well-versed in running projects in the prime consultant role, which adds value based on their combined complete building systems knowledge and increased sub-consultant leadership coordination. While their knowledge of mechanical systems has been built on a wide array of past successful system-type designs, Metrix always approaches each new project and client as a blank slate, using their expertise along with the client's vision to provide HVAC system designs that exceed expectations, while delivering on time and on budget.



**Josh Robischon**  
PE, LEED AP

PRINCIPAL IN CHARGE MECHANICAL

**EDUCATION**

Bachelor of Science in  
Mechanical Engineering  
University of Washington, 2001

**REGISTRATION**

Licensed Professional Engineer,  
Mechanical: WA (#42410)  
Leadership in Energy and  
Environmental Design (LEED)  
Accredited Professional

Josh is the Chief Executive Member and a co-founder of Metrix Engineers. He has 14 years of experience managing projects with mechanical construction costs ranging from \$10,000 to \$13 million. Josh will ensure successful technical implementation of the conceptual design engineering and master planning coordination, while monitoring project budget and space programming needs. He is incredibly responsive and supports his projects by driving systems coordination.

*Select Experience*

**Riverview and Machias Elementary Schools\*\***  
Snohomish School District

**Rainforest Arts Center\***  
City of Forks

**Chateau Ste. Michelle**  
Chateau Ste. Michelle

**Tillicum Middle School\***  
Bellevue School District

**Mount Si High School\***  
Snoqualmie Valley School District

**Summit West\***  
Pacific Charter School Development

**Alderwood Middle School**  
Edmonds School District

*\*Work performed with NAC Architecture*

*\*\*Work while with previous firm*



## recreation consultant



Ballard\*King & Associates Ltd. (B\*K) was established in 1992 by Ken Ballard and Jeff King in response to the need for market-driven and reality-based planning for parks and recreation agencies. B\*K has achieved over 24 years of success by realizing that each client's needs are specific and unique. With over 70 combined years of recreation planning experience in the public, non-profit, collegiate and private sector, their consulting firm has been involved with over 50 master plan studies, 45 operational assessments and has completed over 700 recreation facility projects in 48 states.

B\*K offers a broad range of services, including: feasibility studies, operations analysis, maintenance cost estimates, revenue projections, staffing levels, budgeting, marketing plans and third party design review. B\*K has a keen awareness of the impact a park, sports, or recreational facility has on a community and subsequently the entity that operates it.

### EDUCATION

Bachelor of Science in Recreation,  
Bachelor of Arts in History,  
University of Colorado

### REGISTRATION

Certified Parks & Recreation Professional

### ORGANIZATIONS

Athletic Business Magazine Advisory Board, Colorado Parks & Recreation Association, National Recreation & Park Association, Metropolitan State College of Denver—Former Adjunct Faculty

Ken has over 35 years of experience in recreation operation and planning. He has provided planning, feasibility and operations consulting to more than 300 recreation projects across the country including 25 community recreation, and/or aquatic center projects in Washington. Ken is well known for his vast knowledge of recreation facility development and operations. His expertise has been developed over the years from a wide breadth of experiences within the recreational field.



**Ken Ballard**

**PRINCIPAL-IN-CHARGE  
RECREATION PLANNER**

### *Select Experience*

#### **Redmond Recreation Master Plan\***

City of Redmond

#### **Lynnwood Recreation Center Feasibility Study\***

City of Lynnwood

#### **Mill Creek Community Center Study**

Mill Creek

#### **Snoqualmie Community Center Feasibility Study**

City of Snoqualmie

#### **Edmonds Aquatic Center Feasibility Study**

City of Edmonds

#### **Forks Community Center Study**

City of Forks

*\*Work performed  
with NAC Architecture*



NAC Architecture



electrical engineers

**NAC**  
ENGINEERING

Founded in 1976, NAC Architecture's in-house engineering department has successfully completed community-focused and recreation projects with seamless integration into architecture, earning a reputation as a preeminent electrical engineering firm in the Inland Northwest. NAC Engineering has provided electrical and communications engineering services for over 100 NAC-designed projects. 80% of their work is for publicly funded clients with the vast majority of their client base comprising return clients. They specialize in the design and construction of power distribution, signaling, telecommunications, fire alarm, security, lighting and other low-voltage systems for a broad spectrum of educational and institutional projects. Their role is to provide the owner with understandable options that are cost-effective so informed decisions can be made. They work closely with architects to ensure building aesthetics are maintained while providing the necessary life-safety functions of the system.



**Mark McMichael**  
PE, LEED AP

**PRINCIPAL IN CHARGE ELECTRICAL**

*All work performed  
with NAC Architecture*

**EDUCATION**

Bachelor of Science in  
Electrical Engineering,  
Gonzaga University, 1991

**REGISTRATIONS**

Electrical Engineering, WA, OR,  
CA, AZ, AK, ID, MO, NV, UT  
National Council of Examiners  
for Engineering & Surveying

Mark is a principal with NAC Engineering, NAC's in-house electrical division of NAC Architecture. He specializes in the design and installation of power, lighting and electrical systems for various civic, educational, industrial, commercial, telecommunication, and institutional facilities.

*Select Experience*

**Lynnwood Recreation Center**

City of Lynnwood

**Glacier Peak High School**

Snohomish School District

**Kittitas Valley Pool  
Renovation**

City of Ellensburg

**Bellevue College  
Residence Hall**

Bellevue College

**Spokane City Hall Generator**

City of Spokane

**Mount Si High School**

Snoqualmie Valley  
School District

**Newport Health Center**

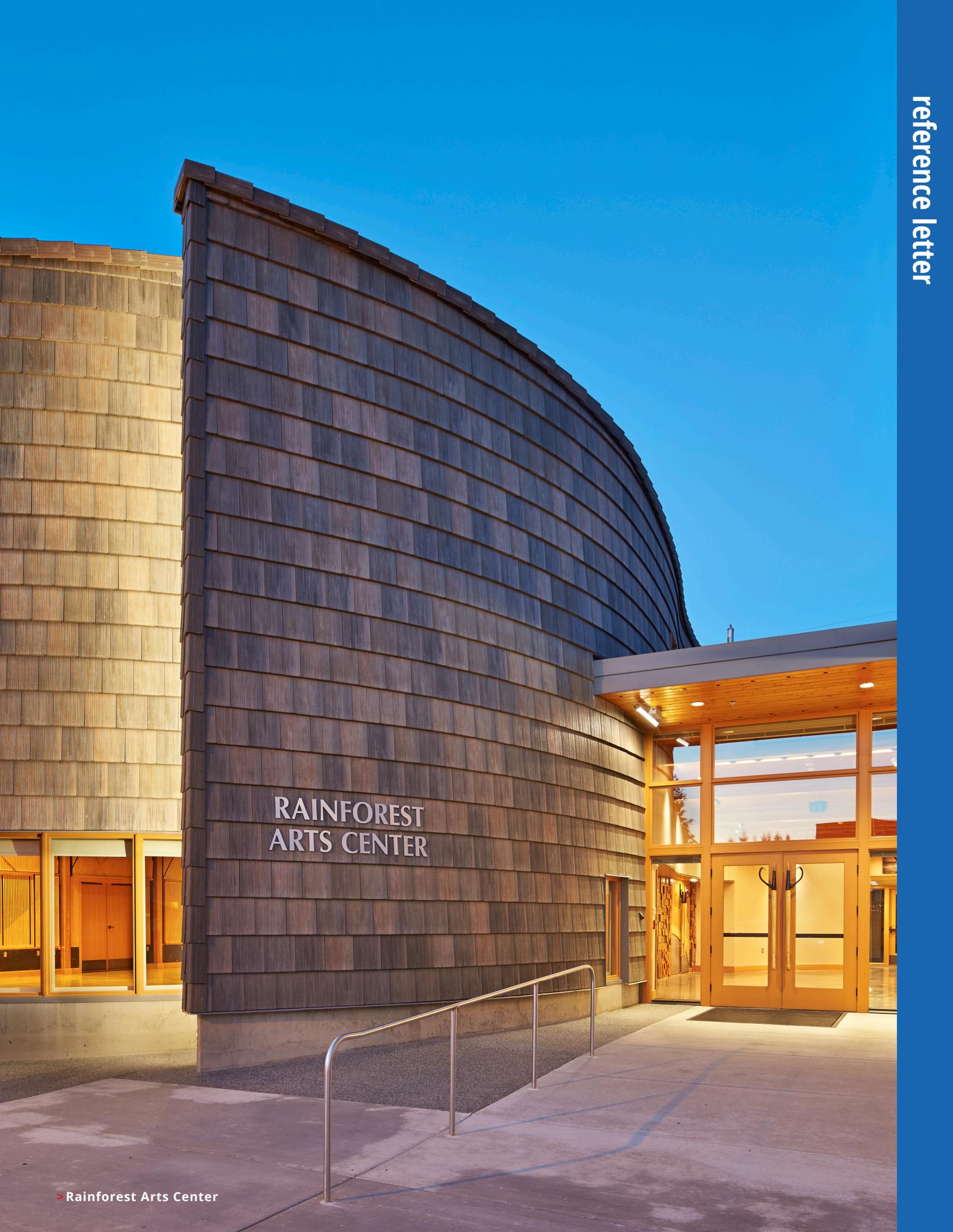
Newport Hospital &  
Health Services

**WSU Spokane Power Study**

Washington State University

**EWU Campus Power Study**

Eastern State University







January 29, 2014

RE: NAC|Architecture Letter of Reference

To Whom It May Concern:

It is my pleasure to provide this reference for NAC|Architecture, which has provided professional architectural services on projects at the cities of Redmond and Lynnwood. I strongly recommend NAC and Principal Keith Comes, having worked with him and the NAC Design Team since 2003. This work has included a Redmond Recreation Buildings Master Plan, and a feasibility study through schematic design, construction documents and building construction for the Lynnwood Recreation Center Renovation and Expansion Project.

Currently, Keith is leading and working closely with City of Redmond staff on the Recreation Buildings Master Plan. Keith and the NAC team have successfully worked with our interdepartmental team to engage with the community about the project, and have responded effectively to citizen priorities and recreation programming needs. Keith has clearly understood the challenges with our four buildings and developed concepts to address these challenges with creative design options.

On the Lynnwood Recreation Center project, Keith and the NAC Design Team worked collaboratively with the User Committee, Project Management Team and the GC/CM contractor throughout design and construction. NAC was effective in presenting to City Council and the community in public meetings. They patiently guided the group design process and responded positively with new ideas to the City's rigorous design review process. They successfully translated the many ideas and desires into a recreation building that is well-used and enjoyed by the Lynnwood community.

Keith and the NAC team listen well and ask the important questions. They are respectful and thoughtful in seeking the best solutions to technical issues. NAC has managed project budget, schedule and administrative tasks effectively. Phone and email communications are timely and follow-through is consistent. Documentation is provided when requested, and responses are well-organized and complete.

I highly recommend NAC|Architecture. The quality of design has been outstanding and the quality of relationship has been excellent. Keith Comes, Randy Wilson and Boris Srdar have demonstrated creativity and personal investment in the success of the projects. The process of discovery with NAC|Architecture and Keith Comes has exceeded my expectations. I have enjoyed working with Keith and NAC, and strongly recommend them. Please call me at 425-556-2334 for more information.

Sincerely,

A handwritten signature in black ink that reads "Katie Anderson".

Katie Anderson  
Deputy Parks and Recreation Director

City Hall • 15670 NE 85th Street • PO Box 97010 • Redmond, WA • 98073-9710



NAC Architecture

