

# Hal Moe Snohomish Community & Recreation Center

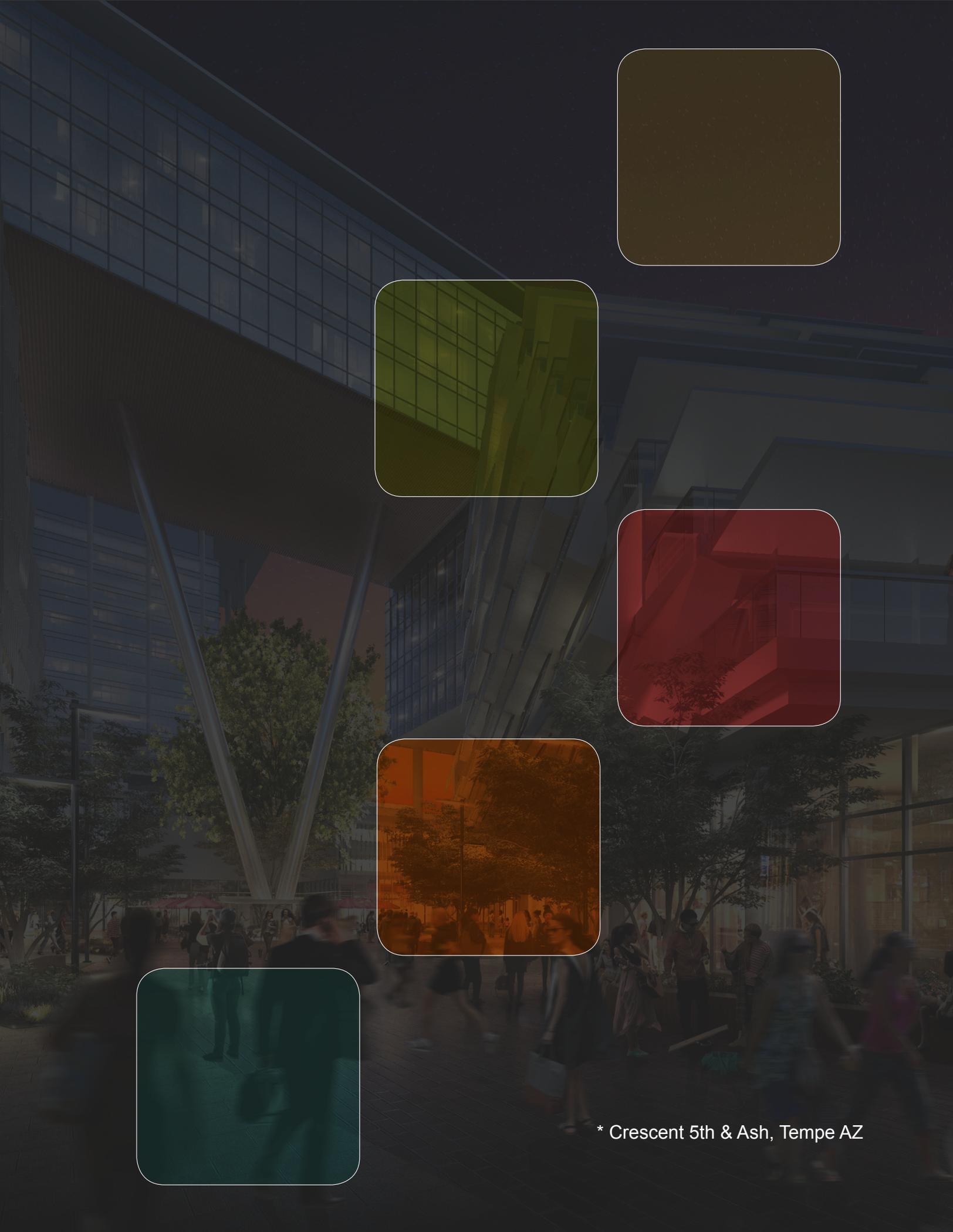
A Proposal for the Remodeling of the Existing Hal Moe Building

08 November, 2016

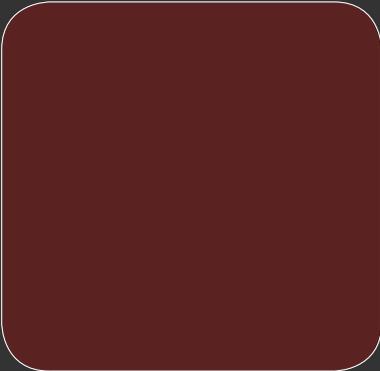
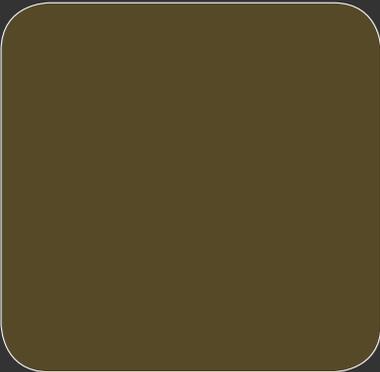
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\* WSU, Elson S. Floyd Multi-Cultural Center

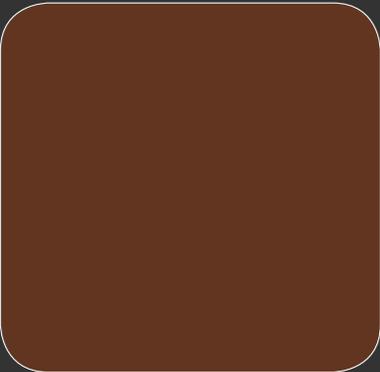


\* Crescent 5th & Ash, Tempe AZ



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**POSIT**  
STUDIO



08 November 2016

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

Ms. Johns:

We are pleased to provide this proposal for professional design services for the renovations of the Hal Moe Building, for its reuse and enjoyment by the citizens of the City of Snohomish, Washington. The value in providing places for people to gather, play and learn cannot be overstated, and this project has great potential as a cultural and social generator for the local community and the urban district at large.

We see the building's adaptive reuse as an exciting moment in the city's development, and imagine the project as both a stand-alone facility for recreation, exhibition, learning and cultural events, as well as an annex for other City of Snohomish facilities. Its location and flexible programming will be a key element in the project's ultimate success.

The collaboration between Carter Woollen, Principal at Woollen Studio, Inc., a well established Seattle architecture firm, and Wayde Tardif, Director at POSIT Studio, an internationally recognized practice, specializing in Cultural and Institutional projects, brings together a host of global experience and regional expertise in creating the proposed new facility for the City of Snohomish.

We accept of all terms and conditions set forth in the City's standard consulting services agreement, and look forward to a positive reaction to our proposal and continued success in working together for this and many projects to come.

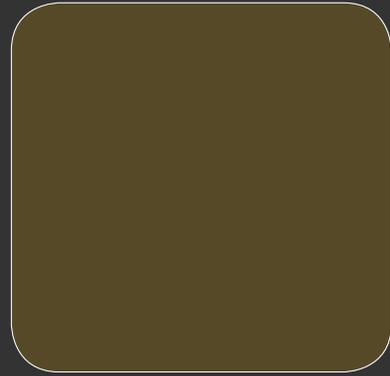
Respectfully:



Carter Woollen  
Principal, Woollen Studio, Inc.



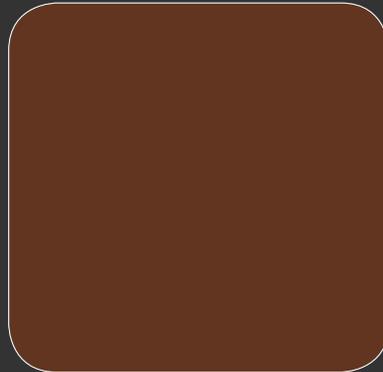
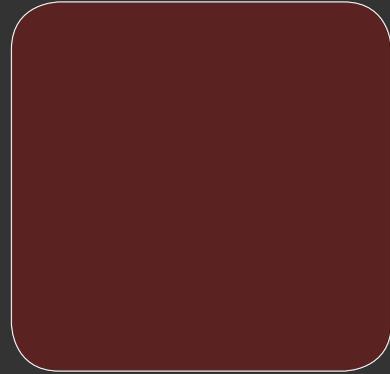
Wayde Tardif  
Director, POSIT Studio



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## Design Group Profile

### **Statement:**

Our work is grounded in the idea that design offers a way to tell a story about who our clients are, what their business is and what they want it to be.

Making architecture is as much about place making as it is about creating opportunity for experiences for a project's users: the interaction of space, light, sound, materials, textures, etc. can happen at a variety of scales, be they personal or urban, and often happening simultaneously. There is an emotive element that architecture engenders through which people react with feelings that range from wonder, and amazement to mystery, and awe. Few things beyond art, music and literature possess such power to reflect and define culture.

Clients are our most valuable business relationships, and are really more like partnerships in the creation of new work. Instead of the more traditional served and service relationship, we work with and value our clients' expertise, listening to their needs, and craft beautiful solutions for their projects, together. Having our clients be an integral part of the solution process results in projects with more richness and adds more value to the communities in which they serve, as they are vested directly in the outcome.

Since 2005, POSIT Studio has provided its clients unique design guidance for Cultural, Institutional and Academic projects (*Libraries, Visual and Performing Arts Centers, Student Centers, etc.*), in addition to Mixed-Use, Commercial, Residential, Retail and Hospitality project types around the world; USA, Canada, China, Singapore, Morocco, Hong Kong, Indonesia, Oman, and the UAE.

Woollen|Studio, Inc. is a Seattle based architecture and design practice, focused on developing creative solutions to difficult problems of varying scales and types. We have a passion for creating solutions that respond to the environment in which the project resides, through creatively solving problems in a process driven, detail oriented manner, informed by big ideas.

## Design Philosophy & Approach

### Statement of Project Understanding

Our understanding of the project in its existing condition, is consistent with the analysis provided by previous consultants (Structural, etc.) and we have proceeded with that information in the preparation of this proposal.

#### ***Existing Conditions:***

Due to a lack of proper maintenance and the infiltration of water, from years of moisture buildup inside the building, and from a damaged roof that was not adequately repaired and maintained, the result has been the production of potentially dangerous mold, rot and general decay, damage to walls, roofs and other materials within the building, the building will have to be largely demolished, save for the glue-lam superstructure and existing, any usable foundations. This means all mechanical, electrical and plumbing systems will be demolished as well, in order to bring those services into compliance with modern code standards for the protection of the health and safety of future users.

#### ***Programming & Use:***

Our assumptions with regard to the programming and possible uses for the building extend beyond the notions of what previous committees have imagined is possible for the project, with the hope that if selected we would be able to produce a result that exceeds expectations and provides the very best for the citizens of the City of Snohomish. (See page 6 for additional information).

**Project Approach** (*suggestions to expedite the project or additional concerns of which the City should be made aware*)

#### ***Demolition:***

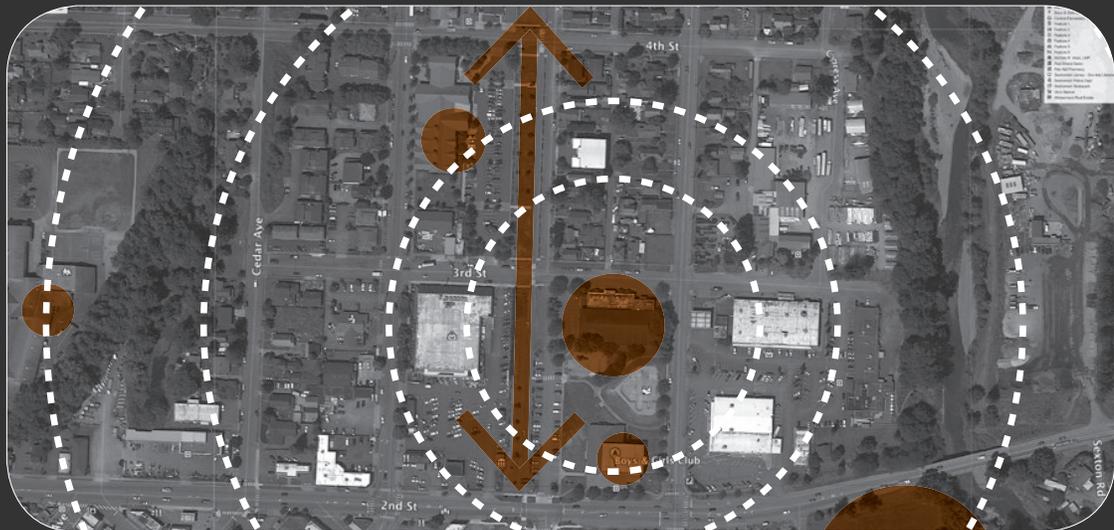
As noted above, the existing building will need to be largely demolished, however, care in protecting the “bones” of the project (glue-lam columns and beams) need to be taken, as the project’s superstructure is what the new facility will be built around. A key element in this process will be the protection of the superstructure from damage during and after demolition as the structure will not have any sheer resistance to combat wind and other lateral pressures after the removal of the existing roof deck and walls that serve to tie together the structural elements in a cohesive system.

## Design Philosophy & Approach

### ***Master Planning:***

With the project's location and proximity to analogous and complimentary functions around the city, insuring that the design of the project takes advantages of those relationships will be paramount to the success and accessibility to as many users as possible. Careful Master Planning of the project should be a primary component of any design effort for the renovation of the building. An understanding of the elements and forces at play from the standpoint of the community and urban perspective will help in determining good design parameters. Those elements and forces are:

*Snohomish Skate-park, Snohomish Library, Boy's & Girl's Club, City Hall, Centennial Trail, Pilchuck Park, Central Elementary School, Snohomish Senior Center*



### ***Project Design***

A public project such as this should be inexorably connected and its architecture reflective of that fact. Visual cues to how the project makes those connections is key to its success and connection to the community. Building entries connecting areas of activity and paths of travel should be developed, as should the visual acuity with regard to the larger urban context as well.

Taking advantage of the project's internal height should be a key element in arranging internal programming and providing overall visual interest.

## Project Programming

### Programming

Our assessment of the proposed programming ideas determined by the committees and groups associated with meetings occurring prior to the issuance of the RFP for the project is similar, with noted exceptions and additions to the list. (see below) We imagined programming that the facility could accept and those elements that could be a revenue generating opportunity for the city by subscription/membership or fee-for-use, as well as retail components. Other itinerate uses, both in the facility, as well as in connecting public spaces, could include a Farmers Market, music events, car shows, festivals of various kinds, or as a staging area for athletic events (running, etc.) associated with the Centennial Trail.

### Multi-use Building Function

- Meeting / Banquet / Exhibition / Lecture / Movie Space / Art Shows / Music / Dances
- Indoor Skate Park
- Indoor Rock Climbing
- Basketball
- Indoor Soccer
- Volley Ball
- Indoor Running
- Dance/Yoga Studio
- Locker Rooms
- Retail (equipment sales, café)

### Operations

- Lobby
- Management Office (Offices, Conference, Support)
- BoH (Janitorial, Chair and Table storage, General Storage, Utility, Service, MEP Rooms, Controls)
- Warming Kitchen (Supporting Banquet and Exhibition functions)



## Project Schedule & Concept Phase Deliverables

### Proposed Schedule (Concept Design Phase)

Task	Description	Duration
I	Review of Background Information & Meeting	1 Week
II	Develop Conceptual Architectural & Site Plan	3 Weeks
III	Combined Meeting	1 week
IV	Hal Moe Pool Building Conceptual Master Plan – City Council Meeting	1 Weeks
	<b>Duration</b>	<b>6 weeks</b>

The Concept Design phase can happen fairly quickly, with a high level of confidence in the validity of the design so that fundraising can begin as quickly as possible. Our experience with quick concept design turn-around has been honed with our global experience and support from our partners. Time-lines for other phases (*Schematic Design, Design Development, Value Engineering, Construction Documents, Bidding & Negotiation, & Construction Administration*), will be determined when / if necessary funds can be raised by established time-lines and a determination if the proposed design can be constructed with the raised funding.

#### The deliverables for the Concept Design Package will consist of the following:

- Project Concept Narrative
- Site Diagrams
- Conceptual Master Plan
- Circulation Diagrams
- Programming Diagrams
- Massing Diagrams
- Reference Images
- 3D Architectural Representations
- Project Elevations
- Project Sections
- Project Plans (All Floors)
- Area Calculations
- Project Renderings (3)
- Scheme Comparisons

Missing fundraising targets (*underfunding*) will necessitate a re-design of the project to accommodate what can be accomplished with available funds. As well, it is estimated that construction costs will rise by 8+% a year if conditions in current markets remain. Funds will need to be raised with consideration of the expected increases in construction costs for the project over the full length of the construction of the project from Concept to handover. As well, it is suggested that contingency amounts be included in the 10-15% range of gross construction + consultant fee costs to cover unforeseen factors and economic variances.

## Proposal Fees

Our fee structure was developed with two distinct structures:

- I.) Using the suggested fee structure (\$150,000) by the client, and
- II.) Establishing the fee based on estimated costs per square foot for both demolition and new construction, based on current market costs.

In either case, these fee estimates are only a starting point for the architectural design costs for the project; other fees will be required as the project moves forward.

Estimated Construction costs were determined by gross measure with new construction at \$185/SF, and project demolition at \$65/SF. A 15% contingency was added to cover unknown conditions and fluctuations in estimated costs. Total Gross Construction costs have been estimated at approximately **\$4,700,000**. Costs resembling actual pricing of the design can not be effectively determined until after the issuance of the Schematic Design documents and confirmed after the issuance of the Design Development document set and coordination with the contractor.

The design fees should be reviewed with the expectation of all consultants and services involved with the project, including:

Firm	Specialty	Design Fee (% of Construction)	Estimated Fees
Woollen   POSIT	Architecture	3.2% - 4.00%	\$150,000 - \$188,000
Woollen   POSIT	Interior Design	0.50%	\$24,000
Snohomish City or Fischer Bouma Partners *	Landscape Design	0.25%	\$0 - \$12,000
DCI Engineers *	Structural	0.70%	\$33,000
DCI Engineers *	Envelope	0.20%	\$9,000
Coffman Engineers *	Fire Protection	0.20%	\$9,000
DCI Engineers *	Civil	0.70%	\$33,000
Coffman Engineers *	MEP	0.50%	\$24,000
TBD *	Cost Estimating	TBD	
TBD *	Acoustic Design	0.10%	\$5,000
TBD *	Accessibility	0.10%	\$5,000
TBD *	LEED Consultant	TBD	
TBD *	FF&E	0.20%	\$9,000
	<b>Total</b>	<b>6.40% - 7.4 5%</b>	<b>\$301,000 - \$351,000</b>

\* consultants hired under separate contract

## Proposal Fee Option I *(Accepted Concept direction & limited CA)*

Architecture (\$150,000 total fee suggested by client = 3.2% Fee)

Project Phase	Fee	% of Total
Pre-Design & Concept Phases	\$50,000	Flat Fee
Schematic Design	\$25,000	25%
Design Development	\$30,000	30%
Construction Documents	\$30,000	30%
Subtotal	\$135,000	85%
Construction Administration	\$15,000	15%
Total	\$150,000	100%

## Proposal Fee Option II *(Full Services)*

Architecture (4.0 % of Estimated Construction Fees)

Project Phase	Fee	% of Total
Pre-Design & Concept Phases	\$50,000	Flat Fee
Concept II	\$6,900	5%
Schematic Design	\$27,600	20%
Design Development	\$34,500	25%
Construction Documents	\$34,500	25%
Subtotal	\$153,500	75%
Construction Administration	\$34,500	25%
Total	\$188,000	100%

- *Option I fee proposal reflects a structure where one of three concept designs produced are selected to move forward with little or no substantial changes to the Concept Design, and a limited scope of work in the Construction Administration phase.*
- *Option II fee proposal reflects a structure where after fundraising for the construction of the project the Concept Design will be redesigned to accommodate future changes required by limited funds, new requirements by code, or government agency.*

## Consultant List & References

### Consultant List

#### **DCI Engineering**

Structural / Civil / Facade / Envelope  
Consultants

Troy Bean, Structural Principal  
818 Stewart Street, Suite 1000  
Seattle, WA 98101  
(206) 332-1900 Phone

#### **Coffman Engineers**

MEP / Lighting  
Arvind Nerurkar, S.e.  
Principal Advisor, Mechanical Engineer  
1601 Fifth Avenue, Ste. 900  
Seattle, WA 98101-1620  
(206) 623-0717

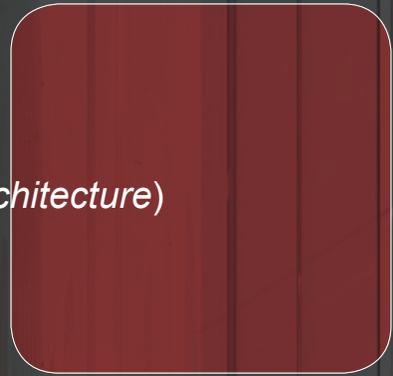
#### **Fischer Bouma Partners**

Landscape Architecture  
Jeff Bouma, CLARB Certified Landscape  
Architect  
Registered Landscape Architect: WA, MT  
310 Madison Avenue South, Suite A  
Bainbridge Island, WA 98110  
206.780.5651

### References

- Dong Yan, VP Development  
**Create World America Construction Management Inc.**  
10224 NE 10th St Bellevue ,WA  
98004  
425.453.6666  
w: [http://createworld.cn/product/product\\_mgk.html](http://createworld.cn/product/product_mgk.html)
- Will Nelson,  
Loan Production / Asset strategist  
**Columbia Pacific Advisors**  
1910 Fairview Ave E. Suite 200  
Seattle, WA 98101  
[willn@columbiapacific.com](mailto:willn@columbiapacific.com)  
206.683.7951  
<http://columbiapacific.com/portfolio/will-nelson/>
- Kelly Keane  
**Washington State University**  
Capital Facilities Services  
w: <https://mss.wsu.edu/elson-s-floyd-cultural-center/>
- Mike Schultis  
**S-SI Construction NW**  
Chair Elect of Assoc. of Builders  
and Contractors, Western WA  
[mike@ssiconstructionnw.com](mailto:mike@ssiconstructionnw.com)  
(206) 317-4432
- Joel Hadfield  
**Hadfield Consulting**  
[joel.hadfield@live.com](mailto:joel.hadfield@live.com)  
(425) 478-1534

**Project Team Resumes** (*Architecture*)



\* E Zone, Chengdu, China

## Resumes & Qualifications

### Carter Woolen

Principal/Owner, Woollen Studio, Inc.



Carter Woolen has been working in Architecture for over 20 years, and brings an ability to organize diverse teams in order to solve unique challenges each project presents. He brings a creative sensibility to each project, and an ability to see the objectives and challenges from the big picture to the smallest detail.

Carter has been a guest critic for Architecture and Planning Studios at Georgia Tech and the University of Washington, and has taught Undergraduate level courses in Design and Architecture. Carter is also Licensed in Washington, South Carolina, and Nevada.

#### Education

University of Washington  
Commercial Real Estate Development Certificate Program

Georgia Institute of Technology  
Master of Architecture

Georgia Institute of Technology :: Bachelor of Science|Architecture  
Honors distinction | Paris Study Abroad Program | Fontain

#### Professional Experience

*Olson Kundig Architects*  
Project Manager  
Seattle. Washington

*Thompson Ventulett Stainbackn Architecture*  
Project Architect  
Atlanta, GA

*Taylor Gregory Butterfield Architects*  
Project Manager, Designer  
Edmonds. Washington

*Georgia Institute of Technology*  
College of Architecture  
Assistant Professor  
Second Year Design Studio |

## Project Experience



### **11th & East Pine Mixed Use**, Seattle, WA

The 11th and East Pine project is a mixed use structure next to an existing historical structure in the Capitol Hill neighborhood of Seattle: Restoring the existing, creating a flexible work environment, & developing affordable housing in an urban setting.



### **Healing Arts Sanctuary**, Bainbridge Island, WA

Designed as a retreat center for alternative healing, the Healing Arts Sanctuary incorporates a new building system, developed for maximum health of the clients and sustainability.



### **Cusabo Island House**, Charleston, SC

A small barrier island near Charleston, South Carolina utilizing prefab construction, sustainable technology, and techniques for transforming the structure to take on the climate challenges of this Coastal site.



### **UC Irvine Telemedicine Building**, Irvine, CA

The UC Irvine Telemed project envisions a new approach to the classroom, bringing teachers and doctors from around the world to students, doctors, and patients via technology. This is a LEED Silver, classroom building designed in conjunction with Mithun.



### **Edmonds Surgery Center**, Edmonds, WA

The Surgery Center is organized around a central atrium, around which the individual tenants are provided with maximum flexibility and visibility. Designed with TGB Architects, the Center is a key component of the Edmonds Hospital Campus.

## Resumes & Qualifications

### Wayde Tardif

Director, POSIT Studio



As an Architecture, Urban Design and Master Planning professional for past 30 years, Wayde Tardif has been helping design and develop projects for clients with Cultural, Institutional and Academic programs, in addition to Mixed-Use, Commercial, Residential, Retail and Hospitality project types around the world; USA, Canada, China, Singapore, Morocco, Hong Kong, Indonesia, Oman, and the UAE.

In addition to Architecture and Design at POSIT Studio, Wayde positioned his company in pivotal Marketing and Branding roles, energizing companies and organizations alike in helping them establish business development and branding strategies to help define and build their place in a variety of market segments.

Wayde has taught both Graduate and Undergraduate Design as well as criticism and theory classes in architecture programs in the United States and Canada, and has been guest critic at Yale University, RISD, Northeastern, MIT, Roger Williams College & the University of Tennessee, helping to define the next generations of Architects and Designers.

#### Education

Carleton University, Canada  
Masters in Architecture (Theory & Criticism)

University of Tennessee-Knoxville  
Bachelors in Architecture, Minor in Sociology

#### Professional Experience

*Global Design Director*  
GGLO Design  
Seattle, WA

*Design Director*  
HMD Architecture Design Co, Ltd  
Shanghai, China

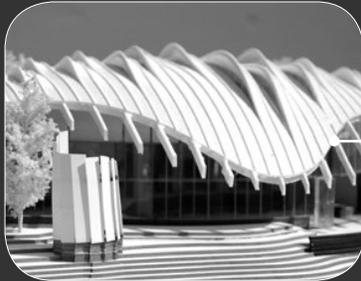
*Design Principal / Studio Design Lead*  
Mulvanny|G2 – Shanghai  
Shanghai, China

*Managing Director*  
POSIT Studio  
Dubai, UAE

*Design Director / Commercial Group*  
UDG United Design Group  
Shanghai, China

*Senior Designer*  
Moshe Safdie and Associates  
Somerville, MA USA

## Project Experience



### ***WSU Multicultural Center***, Pullman, WA

WSU Pullman Campus, the Multicultural Center expands the notion of what it means to be a part of the venerable institution; Cultural awareness and acceptance, celebration of heritage, restoration of native landscapes, and sense of place is expressed.



### ***Daniel Arts Center***, Great Barrington, MA

The award-winning new 53,000 sf Daniel Arts Center includes a main-stage and black box theaters, rehearsal spaces, and a dance studio, classroom and support spaces. Visual arts facilities, electronic arts studios, and photo labs.



### ***Create World Apartments***, Bellevue, WA

A more gentle Mixed-Use (Residential/Office/Retail) environment for people, moving away from the previous generation's ideas that the automobile was the mechanism by which urban guidelines were made and cities were crafted.



### ***Reading Memorial High School***, Reading, MA

The Reading Memorial High School project was a renovation/addition project for the town of Reading, MA. Completed in 2005, the design is an exciting expression for the once dreary complex that provides 50% more classroom space and energetic design.



### ***Kanbar Student Center***, Philadelphia, PA

The Kanbar Student Center at Philadelphia University is the centerpiece for the university in attracting a new cadre of students to this venerable institution, providing facilities and services to students for the betterment of student life.

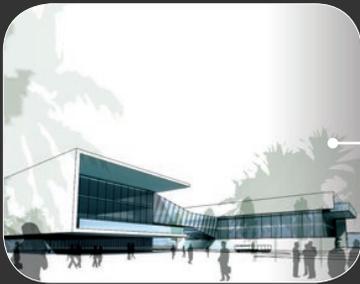
## Project Experience

Wayde Tardif (continued)



### ***Burling Library***, Grinnell, Iowa USA

Burling Library serves as the campus gateway to a rich and evolving world of texts, images, sounds, and data. The new Library Master Plan sought a fresh expression of its role in fostering intellectual and creative communities.



### ***Dubai Maritime Academy*** Dubai, UAE

As a Conceptual Master Planning study, to provide the client valuable data concerning feasibility, with respect to scale, costs, and requirements for developing a new Maritime Academy University Campus Facility for 5,000 students located in Dubai.



### ***Chongqing Downtown "F" Area***, Chongqing, China

The Chongqing Downtown "F" Area project design, was developed for the prestigious Singaporean development company, Keppel Land, for their recently opened Chinese office. Containing residential, academic, hospitality and arts facilities.



### ***Chengdu E-Zone***, Chengdu, China

The Chengdu E-Zone Mixed-Use Development project is a 184,000 GSM (1,900,000 GSF) facility on a corner site adjacent to a large urban park in a prominent location within the city offering views out toward the park to the east.



### ***Sanya Waterfront Development***, Sanya, China

The Sanya Waterfront Development project is a Mixed-Use development, including outdoor urban space 430,000 GSM (5,000,000 GSF) on a promontory between the outlet of the Sanya River and the Ocean on a site overlooking Turning Head Deer Mountain.

# Project Experience

Wayde Tardif (continued)



## **Lennar House**, Bellevue, WA

With its prominent location and view corridor to Mount Rainier and the Cascades, creating a skyline image was an important goal for this tower and establishing pedestrian interaction at the street level, and the appropriate urban scale.



## **Green Cascades**, Surabaya, Indonesia

The Green Cascades development posits itself as the new icon in the Surabaya skyline, complete with rooftop oasis and with dramatic features and cascading sky gardens amidst its facade.



## **Crescent 5th & Ash**, Tempe, AZ

A mixed use development including Restaurant/ Retail, Super Market, Hotel and Apartments designed to capture some of the vibrancy and enthusiasm and, develop a refreshing and vibrant urban oasis that enables an active lifestyle.



## **Qing Dao Agro-Tourism Resort**, Qingdao, China

The creation of viable and robust communities, at any scale, be it for resort, residential, tourism or hospitality sectors, depends on multiple factors; real spaces with value and with diversity for real people.



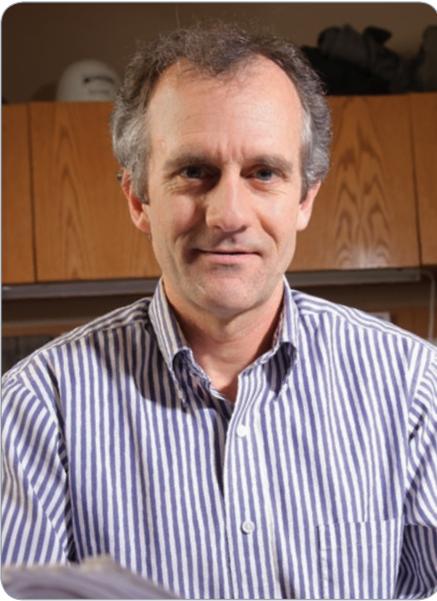
## **Brooklin Library**, Brooklin, ME

This iteration of the venerable library involved the removal of a 1951 addition, and solving structural issues, then providing a new addition added to accommodate a growing population and the changing functions; lending library and community center.



## Project Team Resumes (*Consultants*)

\* Science and Technology Museum, Singapore Sands Integrated Resort, Singapore



## **KURT NIVEN, P.E., LEED AP**

Principal, Electrical Engineer

Kurt Niven has more than 25 years experience designing electrical systems for commercial and industrial projects. He has a diverse background in power, lighting, communications, control systems, sustainable design, and project management. Kurt has experience designing projects in the following fields: healthcare, commercial, education, sports and recreation, aquatic facilities, multi-family residential, detention, aluminum manufacturing, and wood products.

### **Project Experience:**

#### **YMCA/YWCA Central Spokane, Washington**

Principal-in-charge for electrical engineering services on a 80,400 sf, \$17M, first-of-its-kind combined YMCA and YWCA facility. The YMCA includes a Natatorium with a lap pool, a recreational pool, a play structure spray pad, and a hot tub, as well as full locker room facilities, lounge areas, and activity rooms. The YMCA also has a full gymnasium and multiple fitness rooms on the second floor. The YWCA includes childcare rooms, an indoor play area, multipurpose rooms, conference rooms, and office areas on the first floor and offices, future tenant space, and an outdoor roof plaza area at the second floor level. Electrically, key building elements are the high performance lighting package in the Natatorium and supplying power and communication infrastructure for both the YMCA and YWCA. The electrical design contributed to the project's LEED® Silver certification. The Central YMCA was designed with energy efficiency in-mind, which also resulted in the Owner receiving a rebate from Avista for a quarter million dollars.

#### **YMCA/YWCA North Spokane, Washington**

Principal-in-charge of electrical engineering for a 53,000 sf facility for the YMCA and YWCA in North Spokane. The building is LEED Gold certified and contain energy efficient and sustainable components. The building has a natatorium, gymnasium, locker rooms weight and exercise areas, day care and meeting rooms as well as office space for the two tenants. Energy efficiency is a high priority for the design team and includes items such as a cooling tower and heat exchanger that cool the building in the winter without using the chiller. The electrical design included a standby generator to power lighting and other critical systems, indirect lighting in the pool area and sound systems in the aerobics and fitness areas.

#### **Saranac Building Spokane, Washington**

Project manager for the preservation and renovation of converting a four-story historic hotel into a mixed-use building meeting LEED Platinum certification requirements. The project consisted of a restaurant, two movie theaters, office space, training rooms, and top floor condominiums. Electrical design elements included: software operating on their computer via a USB infrared interface, perimeter spaces will be automatically dimmed via daylight sensor controls, toilets and service rooms will have occupancy sensor lighting controls, all offices will have occupancy sensors for on/off control, and all occupants will have individual control over the fixtures in their space through a remote control and an infrared occupancy sensor.

#### **Washington State University Tri Cities Student Union Building Richland, Washington**

Electrical principal for the design of a new, single-story, stand-alone 8,600 sf student union building. The building provides new space for student government activities, student breakout, and event space. The design includes lighting, normal and standby power, and telecom infrastructure. The building will be a high performance LEED certified building.

### **Years of Experience**

31

### **Education**

M.B.A. University of Southern California; 1993

B.S. Electrical Engineering; California Polytechnic State University, San Luis Obispo; 1985

### **License**

Washington; Electrical P.E.; 1998  
#35123



## JASON ANDERSON, P.E.

Principal, Fire Protection Engineer

Jason Anderson is a registered fire protection engineer with over 13 years of experience. He is responsible for engineering of fire protection projects utilizing AutoCAD, hydraulic design calculations of fire sprinkler systems utilizing various hydraulic computer programs and seismic engineering design. Jason is very familiar with various NFPA requirements for a number of fire protection systems. He is heavily involved with the production and transfer of fire protection designs into accurate working drawings and has extensive knowledge of building code analysis, with respect to life safety- and fire protection systems.

### Project Experience:

#### Community Activity Center Fort Greely, Alaska

Fire sprinkler engineering for a new 31,000 sf multi-use activity center. The building consists of a bowling area, large dining hall and kitchen, gymnasium/multi-use room, classrooms, and office/administrative area. The building is protected with a wet pipe sprinkler system.

#### Loussac Community Center Anchorage, Alaska

Fire sprinkler engineering for a new 5,770 sf community center. The building consists of an activity room, meeting room, kitchen and office/administrative areas. The building is protected with a wet pipe sprinkler system.

#### Piuraagvik Recreation Center Barrow, Alaska

Fire sprinkler engineering retrofit for an existing 12,400 sf recreation center. The building consists of a multi-use gymnasium, racquetball courts, classroom, bathrooms, and office/administrative areas. The building is protected with a wet pipe sprinkler system in warm/conditioned areas and a dry pipe sprinkler system in attics and other areas subject to freezing.

#### St. Luke's Community Center Ronan, Montana

Fire sprinkler design for a 150,000 sf community center. Work included fire sprinkler system shop drawings, hydraulic calculations, and materials selection. Review of the existing system was also performed for compliance with current codes. Engineering was accomplished in accordance with NFPA # 13 (Standard for the Installation of Sprinkler Systems), International Building Codes, Uniform Fire Codes, and Life Safety Code (NFPA 101) requirements.

### Years of Experience

17

### Education

Bachelor of Science, Mechanical Engineering, Montana State University

### License

Wyoming; Fire Protection; #12293

Washington; Fire Protection; #52990



## **PAUL JOHNSON, P.E.**

Principal Advisor, Mechanical Engineer

Paul has over 35 years of mechanical engineering experience in commercial, education, housing, retail, military and industrial buildings, as well as aviation. Paul has managed projects from proposals through construction closeout and post occupancy evaluations. His experience also includes projects involving system analysis, retrofit HVAC projects, boiler replacement, steam to hydraulic system conversion and life cycle cost evaluations.

### **Project Experience:**

#### **Shorecrest High School**

##### **Shoreline, Washington**

Principal-charge and project manager for the new Shorecrest High School gym, main education building and performing arts renovation and addition totaling approximately 260,000 sf. The new gym building was the first building of a three phase project. The gym has a condensing hydronic boiler system serving heating only, roof mounted, air handling units for the main gym, auxiliary gym and several accessory rooms such as dance, wrestling and weight training, etc. Air distribution is provided through fabric duct sox in the gyms and concealed metal ductwork elsewhere. Domestic hot water is provided by two condensing water heaters serving miscellaneous sinks, student store and restrooms, dedicated for gym building use only.

#### **Tyee Middle School Gym Remodel**

##### **Bellevue, Washington**

Project manager for Tyee Middle School replacement and gym renovation in Bellevue, Washington. Scope included modifying the ductwork from the existing gym, which was to be demolished, but served the community gym as well. A new air handler was provided to serve the community gym separate from the new school gym, for better energy use and scheduling. The heating only system is served by condensing hydronic boilers through a recirculation piping loop. Domestic hot water is provided by three condensing water heaters, one for the school kitchen and two for the locker rooms and other typical building uses.

#### **Chief Sealth International High School Remodel & New Denny Middle School**

##### **Seattle, Washington**

Mechanical engineer for modernization of 230,000 sf high school and gymnasium and 130,000 sf new construction of Denny Middle School. A galleria type structure was designed to connect the school and accommodate student activities, services and dining areas. A new gym and sports field area were also designed for the intention of use by the students and the neighborhood community alike. The existing gym constant volume air handlers were renovated with new hydronic heating coils because the building was converted from steam heat to hot water. Air distribution was provided through fabric ductsox serving the main gym area and mezzanine. The new middle school gym also utilized a constant volume air handler and fabric ductsox for air distribution. Domestic hot water is provided by three condensing water heaters, serving the combined school kitchen and existing gym locker rooms. The new gym and middle school also use two condensing water heaters for the locker rooms, as well school sinks and labs.

### **Years of Experience**

39

### **Education**

B.S. Mechanical Engineering, University of Washington, 1977

### **License**

Washington; Mechanical, 1981 #21481

# ➔ TROY BEAN, PE, SE

SEATTLE, WASHINGTON

STRUCTURAL PRINCIPAL



Troy Bean has more than 25 years of engineering experience and has designed a variety of municipal, industrial, commercial, residential, and agricultural building projects using wood, concrete, masonry, and light gauge and structural steel construction materials. Recently, he has provided services for numerous wood-framed modular projects, including several multi-story buildings for resorts and apartment complexes. In addition to completing modular projects within Washington and California, he has also worked on similar projects in North Dakota and Saskatchewan, Canada.

He maintains an ongoing line of communication between the owner and/or contractor from inception through completion of a project with emphasis on attention to design detail and project constructability. His ability to understand the owner's and contractor's needs makes him a valuable part of a design and construction team.

**PROFESSIONAL TITLE:**

Principal

**EDUCATION:**

B.S. Civil Engineering Technology,  
Oregon Institute of Technology, 1987

**REGISTRATION:**

Civil, Structural: Washington  
Structural: Maine, Vermont, Iowa,  
New Hampshire

**PROFESSIONAL SOCIETIES:**

American Society of Civil Engineers  
(ASCE)  
Structural Engineers Association of  
Washington (SEAW)

**PROJECT EXPERIENCE**

**ISLAND COUNTY COURTHOUSE – SEISMIC RETROFIT**, Coupeville, WA,  
Island County

**SKAGIT COUNTY ADMINISTRATION BUILDING ADDITION**, Mount  
Vernon, WA, Theisen Architects

**ISLAND COUNTY LAW AND JUSTICE CENTER**, Coupeville, WA, Island  
County

**ISLAND COUNTY MAINTENANCE FACILITY**, Camano Island, WA, CNJA  
Architects

**SEDRO WOOLLEY CITY HALL**, Sedro Woolley, WA, Carletti Architects, P.S.

**PORT OF SKAGIT SOUTH YARD BUILDING**, LaConner, WA, Carletti  
Architects, P.S.

**OAK HARBOR MULTIMODAL FACILITY**, Oak Harbor, WA, Arai Jackson  
Ellison Murakami, LLP

**NORTH EVERETT TRANSIT CENTER**, Everett, WA, INCA Engineers, Inc.

**TRANSIT STATION AT EVERETT MALL**, Everett, WA, CNJA Architects

**SEDRO WOOLLEY FIRE STATION**, Sedro Woolley, WA, Carletti Architects,  
P.S.

**SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT - ANNEX REMODEL**,  
Everett, WA, Snohomish County

# → DARREN SIMPSON, PE, LEED® AP

SEATTLE, WASHINGTON

CIVIL PRINCIPAL



Darren Simpson currently manages the Civil Department in DCI's Seattle office. In aggregate he has more than 25 years of professional experience with registrations in Washington, Arizona, and Alaska. The majority of his Washington work experience has been preparation of commercial development plans for permitting and construction within most all of the major jurisdictions. His technical capabilities cover a full spectrum of service from site feasibility analysis and site design through construction monitoring and contract administration. His expertise includes design of storm and sanitary sewer systems, retention/detention systems, water distribution systems, site grading, earthwork balancing, permit acquisition, and code analysis.

## PROFESSIONAL TITLE:

Associate Principal

## EDUCATION:

B.S. Civil Engineering, Hydrology/Hydraulics, Gonzaga University, 1984

M.S. Civil Engineering, Transportation Engineering and Construction Management, San Jose State University, 1990

## REGISTRATION:

Civil: Washington, Alaska, Arizona

## PROFESSIONAL SOCIETIES:

APWA, NAIOP

**SEATTLE FIRE STATION 36**, Seattle, WA, Johnston Architects

**KING COUNTY FIRE DISTRICT #47 GARAGE**, Ravensdale, WA, Ehm Architecture

**MAY VALLEY SERVICE**, Issaquah, WA, Lawhead Architects

**LOST LAKE FIRE STATION**, Cross Valley, WA, Lewis Architecture

**MOUNTLAKE TERRACE FIRE STATION**, Mountlake, WA, Lawhead Architects

**OAK HARBOR MULTIMODAL FACILITY**, Oak Harbor, WA, Arai Jackson Ellison Murakami

**WHIDBEY ISLAND YOUTH CENTER**, Oak Harbor, WA, U.S. Navy

**LAKE HILLS LIBRARY AND RETAIL CENTER**, Bellevue, WA, Cosmos Development Company

**LYNNWOOD RECREATION CENTER**, Lynnwood, WA, NAC|Architecture

**2ND AND JOHN EAST AND WEST**, Seattle, WA, Intracorp Seattle

**AVIATION TECHNICAL SERVICES HANGAR 2 ADDITION AT PAINE FIELD**, Everett, WA, Aviation Technical Services

**NOVUS ENERGY**, Boardman, OR, Adolfson & Peterson Construction

**NW HOSPITAL SURGERY EXPANSION**, Seattle, WA, Washington, Collins Woerman



Recently Opened Snoqualmie Falls Park, Owned by Puget Sound Energy

## FIRM PROFILE

Shaping Great Places,  
Resilient Communities,  
& Enduring Landscapes

We are a creative, responsive, collaborative planning and design studio.

We design great places, shape livable communities and advocate for enduring and healthy landscapes; embracing place based and public processes.

We value our clients and staff, the communities where we live, and places we are entrusted to work.

Our clients, consultants and partners share our values; excellence, innovation, justice, and stewardship of resources.

We recognize that where, how and what we work on impacts the health of the planet, people and habitat. Our commitment to improving global health informs our work.



# PRACTICE

Our practice areas include Landscape Architecture and Community Planning. Our process is collaborative and our solutions are context sensitive; informed by people and place. We approach social, economic and ecological challenges as creative opportunities. We deliver designs and plans that are responsive to our clients needs, the cultural context and the environment. Our solutions are meaningful, robust, beautiful and enduring. We design and plan private and public places, at a variety of scales and believe working as planners and designers makes us better at both. Our portfolio includes a range of scales – from intimate gardens to community plans.



Snoqualmie Falls Park, Snoqualmie, WA\*



East Billings Urban Renewal District Master Plan

## LANDSCAPE ARCHITECTURE

- Parks & Recreation + Trails
- Streets & Public Places
- Waterfronts
- Cultural & Historic Places
- Institutions
- Housing

We design enduring places informed by place, culture and people.

We consider the site's history and the processes that have and will continue to shape the land; recognizing that our work is only one of many interventions over time.

Stories, culture and values matter. Through thoughtful analysis and engagement processes we gain a deep understanding of the design challenge. Understanding the natural ecology often leads to creative solutions that reinforce, restore or express the systems. Climate, water, soil, plants, and animals all interact dynamically to influence our enduring solutions.

On every project we listen to our client's needs and seek to exceed their expectations. We understand that a successful design will be enjoyed immediately after construction and ideally elements will endure one-hundred years or more. We strive to design places that are beautiful, functional, and environmentally responsible. We respond to economic realities, considering owner budgets, construction, maintenance and operations costs.

## COMMUNITY PLANNING

- Comprehensive Plans
- Park, Recreation & Open Space Plans
- Neighborhood Plans
- Economic Development Plans
- Master Plans
- Feasibility Studies

Our plans weave together neighborhoods, natural systems, social networks, and local values to shape distinct, resilient, healthy and thriving communities.

Our collaborative process engages many stakeholders. We focus on implementation; recommending policies, programs and projects and partnerships. Plans address vision, strategy, spatial planning, policy development, design, funding and implementation. Our approach is systematic, yet each team, process and plan is customized. We have established relationships with planning, design, marketing, organizational, and economic partners. Together, we have guided the evolution of many rural, urban, and suburban communities in their quest to become more sustainable.

We advocate for integrated planning of natural and urban systems. High performance community landscapes restore ecological function, integrate infrastructure, provide transport choices, address water and energy management, provide recreation opportunities, support local food production and empower local citizens.



# WHAT INFORMS OUR WORK

First, we listen to our client's needs, aspirations and definition of success. Our approach is informed by the team's collective academic background and professional practice experience. Our expertise is grounded in the fine arts, ecological sciences, social sciences, and economics and includes leadership positions in public service and private consulting. Leadership and staff share a commitment to planning and design solutions that are idea driven, place-based and address both conservation and development.



Montana Avenue Revitalization, Billings, MT



U.S. War Memorial for American Battle Monuments Commission, Wellington, New Zealand



## LEADERSHIP & HISTORY

Fischer Bouma Partnership has been led by Sandy Fischer and Jeff Bouma, both licensed landscape architects, since early 2012. We, as partners, share a 12 year history of successful collaboration. More importantly, we are connected by shared values including a commitment to client service, our staff, creativity, idea driven solutions and sustainability.

Prior to forming Fischer Bouma Partnership in 2012, we worked together at EDAW and AECOM Seattle where Sandy was a practice principal and Director of Planning and Design and where Jeff, as a Senior Associate, contributed to managing the design studio.

Fischer Bouma Partnership is a Limited Liability Corporation licensed in the State of Washington. The business evolved out of Fischer & Associates, a professional corporation registered in Montana and in existence since 1982. The firm was certified by Montana and Washington as a Women Owned Business Enterprise (WBE) and completed a successful Federal Audit Review (FAR). We are in the process of becoming certified as a women owned business.



## CLIENTS

Our clients make it possible for us to do the work we love in the many places we have been privileged to work. We value all of our clients and consider them our partners and friends. A complete listing is available on our website. Clients include:

Architects & Planners  
Engineers & Contractors  
Local Government  
State & Federal Agencies

Institutions  
Developers & Businesses  
Utilities & Energy  
Non Profits

## AWARDS & RECOGNITIONS



*PSRC Vision 2020 Award  
Governor's Smart Community Award  
Winslow Tomorrow, Bainbridge Island, WA*

Long-term client relationships, a strong portfolio, built work throughout the Pacific Northwest, Rocky Mountain and Great Plains Regions, and numerous awards are testimony to our client service, quality and creativity. A complete listing may be viewed on our website. In summary, they include:

### AWARDS

2 Chapter APA Awards  
8 Chapter ASLA Awards  
1 National ASLA Award  
2 Western Design Institute Awards  
1 PSRC Vision 2020 Award  
Business of the Year Award  
Governors Smart Community Award

### RECOGNITIONS & PUBLICATIONS

Speaker at APA, ASLA, AIA, APWA Conferences  
Speaker at Rural Towns Symposium  
Editor WASLA Newsletter 2011  
Projects Published Sonoran Institute Best of the West  
Research Published by Geological Society of America  
Projects Published by Scenic America, Scenic Solutions  
Articles published by Daily Journal of Commerce

## SERVICES

Project Management  
Owner's Representative  
Regulatory Approvals  
Design Team Leadership  
Facilitation  
Stakeholder Engagement  
Policy / Code Development  
Feasibility Studies  
Economic Development Strategies  
Master Planning  
Design Guidelines

Sustainability Assessments  
Capital Facilities Planning  
Site Design  
Landscape Design  
Landscape Restoration  
Interpretive Programs  
Construction Documents  
Construction Administration  
Site Selection  
Environmental Documentation

## CONTACT

310 Madison Avenue South, Suite A  
Bainbridge Island, WA 98110  
+1 206.780.5651

sandy@fbpartnership.com  
jeff@fbpartnership.com  
www.fbpartnership.com





## Sandy Fischer, *Partner*

### EDUCATION

Coursework-Sustainable Business  
Bainbridge Graduate Institute  
M.A. Michigan State University  
B.L.A. Michigan State University

### PROFESSIONAL REGISTRATIONS

Registered Landscape Architect,  
State of Washington  
MT, WY, MI - Inactive

### AFFILIATIONS

American Society of Landscape Architects  
ASLA  
Washington Chapter WASLA  
American Planning Association, APA  
Urban Land Institute, ULI  
Member UW Professionals Council

### PAST EMPLOYMENT

AECOM, Principal  
City of Bainbridge Island, Director  
EDAW, Design Director  
Fischer & Associates, Owner  
Rocky Mt. College Adjunct Professor  
Wirth Associates, Landscape Arch.  
JJR, Landscape Designer

### AWARDS

#### ASLA, NATIONAL AWARD

Merit Award, ASLA, Integrating Habitats  
Competition, 2011

#### WASLA, CHAPTER AWARD

Honor Award, WASLA, Integrating  
Habitats, 2010

## PERSONAL BIO

Sandy's 30 year career as a landscape architect and community planner has focused on leading teams, advocating for livable communities, designing attractive places and shaping enduring landscapes. She has held senior director positions in local government, international consulting firms and her own practice. Sandy currently serves on the Public Art Committee and the Board of Arts & Humanities Bainbridge.

Sandy enjoys collaborating with interdisciplinary teams on challenging projects and idea driven solutions. Clients appreciate her ability to balance vision and pragmatism to produce plans and designs that are actionable and catalytic. Her community plans have effectively guided change in new and existing; rural and urban; local and international communities. She has worked with diverse clients and communities on visioning, spatial plans and policy frameworks.

Sandy has a diverse and award winning design portfolio of built projects in the Northern Rockies and Pacific Northwest regions. Sandy seeks to understand each site within a larger context of ecology, time, culture and community values. She enjoys collaborating, learning and teaching. Sandy often works with scientists, engineers, designers and artists to gain an understanding of and creatively express the unique history, culture and geography of the places and the people she is entrusted to work with.

With a reputation for being an effective leader of stakeholder engagement processes and a planner who "likes to get things built," Sandy has implemented elements of downtown and community plans including streetscapes, urban and rural parks, land conservation plans, greenways, trails, waterfronts, transport facilities, campuses, cultural facilities, office parks, and residential, mixed-use, waterfront, and transit-oriented neighborhoods.

## Representative Project Experience

### LANDSCAPE ARCHITECTURE

#### CULTURAL & HISTORIC PLACES

Buffalo Bill Historical Center - Draper Museum, Joseph Henry Sharp,  
Plains Indian Museum Courtyard, and New Entrance, Cody, WY  
Montana State Capitol Site Renovation, Helena, MT  
Snoqualmie Falls Park, Snoqualmie WA\*  
Fort Lewis Garrison Historic District & Pendleton Ave, JBLM, WA\*  
Billings Historic District Depot Renovation, Billings MT  
Snow Lodge at Old Faithful, Yellowstone National Park  
Yellowstone Art Museum, Billings, MT

#### INSTITUTIONS & CIVIC

Kingston Community Center, Kingston, WA  
Kitsap Regional Library, Silverdale Branch, Silverdale, WA  
Bainbridge Island Fire Stations, Bainbridge Island, WA  
Mount Lake Terrace Civic Campus, Mountlake Terrace, WA\*  
East Capitol Campus Plaza, Olympia, WA\*  
International Embassies, Various Locations\*  
Deaconess Billings Clinic, Multiple Projects. Billings, MT  
Wells Fargo Operations Center, Billings, MT  
University of Mt. Family Housing, Missoula MT  
MSU Physical Sciences & Engineering Building, Bozeman, MT



## REGIONAL AWARDS

Metro Integrating Habitats Competition,  
2nd Place 2008  
People's Choice Award, 1st Place, 2008

Governors Smart Community Award  
"Downtown Bainbridge Island Winslow  
Tomorrow Vision" 2006

PSRC Vision 2020 Award  
Winslow Tomorrow Plan, 2007

## APA - WASHINGTON CHAPTER AWARDS

Merit Award, "Port Orchard Down-  
town Economic Development Plan", 2006

Honor Award, "Tollgate Farm Central  
Meadow Master Plan," 2005

## ASLA- AWARDS IDAHO MT CHAPTER

Design Honor Award, "Master Plan", Peaks  
to Plans Park at MSU 2001

Honor Award Communications "Laurel  
TCSP Plan" 2003

Presidents Award of Excellence  
Planning and Analysis, Bikenet Plan and  
Implementation, 2001

Honor Design Award "Scott Residential  
Design" 2001

Presidents Excellence Award  
Communications "Peaks to Plans Park  
Sketchbook" 1999

Design Award, Deaconess Medical Center  
Campus Plan 1998

Honor Design Honor Award, Montana  
Avenue Streetscape 2001

## COMMUNITY RECOGNITIONS

YMCA Salute to Women, 2001

Chamber of Commerce "Established Small  
Business of the Year Award" 2002, Billing  
MT

## PUBLICATIONS

Landscape Architecture Magazine  
-BikeNet  
-Seattle Waterfront Charrette\*  
-2011 ASLA Awards Issue

Sonoran Institute  
Best of The West-3 projects  
Scenic America Solutions  
Scenic Solutions-4 Projects  
Rural Towns Symposium

Shoreline Community College Student Union Building, WA\*  
GSA SYLPOE Border Crossing, San Ysidro, CA\*  
Fort Harrison Master Plan & Design of Multiple Projects, MT  
Multiple Armed Forces Reserve Centers, MT & WA\*

## PARKS & RECREATION

Snoqualmie Falls Park Master Plan, Snoqualmie, WA  
Concept Plans for Fish Park, Netshed and Waterfront Park, Poulsbo, WA  
Mt. St Helens Visitor Center, WA  
Swords Park Master Plan, Restoration Plans, Interpretive Site Plans, and  
Trail Design Phases 1 & 2, Billings, MT  
Peaks to Plains Park at MSU Billings, MT  
Valley West Subdivision Park, Bozeman, MT  
Multiple Community, Neighborhood and Subdivision Parks, MT  
Mountain and Gateway Parks, Miyun, China\*  
Meydenbauer Bay Park & Land Use Master Plan, Bellevue, WA\*  
Waterfront Park Master Plan, Bainbridge Island, WA  
Richmond Waterfront Park, Richmond, BC\*  
Everett Waterfront, LEED-ND Assessment

## MOBILITY

Shiloh Road Visual Assessment & EIS, Billings, MT  
Rockvale to Laurel EIS & Visual Assessment, MT  
Highway 93 & 35 Reconstruction - Evaro to Poulson, MT  
Multiple Interstate Rest Areas, Interchanges & Corridors, WA\*, MT  
Multiple Visual Assessments using FHWA Methodology, MT

## COMMUNITY PLANNING

### PARK, RECREATION & OPEN SPACE MASTER PLANS

BikeNet Non-Motorized Transportation Plan, Billings, MT  
Parks 2020 Park, Recreation & Open Space Plan, MT  
Colstrip Comprehensive Park Plan & Community Plan, Colstrip, MT  
Duvall Park and Trail Comprehensive Plan, Duvall WA\*  
North Kitsap Trail Feasibility Study, North Kitsap, WA  
Missoula Comprehensive Park Plan, Missoula, MT  
Isthmus Park Feasibility Study, Olympia, WA\*  
Tollgate Farm Central Meadow Master Plan, North Bend, WA\*  
Meydenbauer Bay Park and Land Use Master Plan, Bellevue WA\*  
Mountlake Terrace Facility Assessment & Civic Campus Plan, WA\*  
Joint Public Works Facility Master Plan, WA\*  
Fort Harrison Master Plan, Helena MT  
Garrison Historic District Master Plan, JBLM, WA  
Monterey Station USCG Master Plan, CA\*  
Quilcene Complete Streets, Quilcene, WA  
Puyallup Tribe Community Center Master Plan, WA\*  
Western Montana Veteran's Cemetery Master Plan & PH1 Construction\*  
Leach Botanical Garden Master Plan, Portland, WA

### REGIONAL, COMMUNITY AND ECONOMIC DEVELOPMENT PLANS

Joint Base Lewis McChord Growth Coordination Plan JBLM, WA\*  
Winslow Tomorrow Downtown Plan, Bainbridge Island WA  
Ferry Gateway Urban Design Master Plan, Bainbridge, Island, WA  
Downtown Economic Development Plan, Port Orchard WA\*  
Downtown Urban Design Framework Plan & Guidelines, Billings MT  
Mill Bay Community Plan, Malahat BC\*  
South Billings & East Downtown Urban Renewal Master Plans, MT\*  
Tainjin Olympic Village Master Plan, Tainjin, China\*  
Fish Street Corridor - Street, Park & Land Use Plan, Miyun, China\*

Note: Asterisks indicates projects completed at AECOM or EDAW. Sandy merged her practice into EDAW in 2003. In 2005 EDAW was acquired by AECOM. Sandy served as AECOM Design and Planning Practice Principal and Studio Director until 11/2011 when she re-initiated her practice.



## Jeff Bouma, Partner

### EDUCATION

M.L.A., University of Washington  
B.A., Natural Sciences,  
Westmont College

### PROFESSIONAL REGISTRATIONS

Registered Landscape Architect,  
State of Washington #947

### AFFILIATIONS

American Society of Landscape  
Architects  
Washington Chapter ASLA

### PAST EMPLOYMENT

AECOM, Senior Associate  
EDAW, Associate  
Seattle Public Utilities, Intern  
Hough, Beck & Baird, Intern

### AWARDS

Merit Award, ASLA, Integrating  
Habitats Competition, 2011

Honor Award, WASLA, Integrating Habitats  
Competition, 2010

Integrating Habitats Competition, Second  
Place 2008

Honor Award, Physical Plans Category,  
APA, Washington State Chapter, "Tollgate  
Farm Central Meadow Master Plan," 2005

Merit Award in Research, ASLA,  
"Residential Impacts to Water Quality and  
Aquatic Habitats," 2004

## PERSONAL BIO

Jeff's 16+ year career as a landscape architect has focused on creating meaningful places that account for the ecological, aesthetic, and social factors that come with every site- doing so with a team of experts that share a common vision. Jeff spent the majority of his early career at a large international design firm with a focus on the design and implementation of public places, from urban to rural, at a variety of scales. As a founding partner of Fischer Bouma Partnership, now 4 years old, Jeff has continued to provide excellent service and creative ideas that infuse meaning and value into projects of all types.

His practice has focused primarily on projects in the Pacific Northwest. In the past four years, Jeff has worked on a significant number of projects in Kitsap County including T&C Market, Pleasant Beach Village at Lynwood Center, Ferncliff Village, Virginia Mason Clinib on Bainbridge, Bainbridge Landing, several parks for Poulsbo, Kingston Community Center, a regional trail for Kitsap County, and a new library for KRL in Silverdale. His portfolio also consists of many designed and constructed public or civic projects. These include a large regional park- Snoqualmie Falls- visited by over 2 million people a year, a large 10-acre on-structure public plaza at the Washington State Capitol and the Seattle Seahawks training facility and headquarters.

Jeff specializes in both the design and management of complex multi-disciplinary projects. With a background in natural sciences/ecology, and a love for the outdoors- from the garden to wild places, Jeff's design is grounded in science and informed by the context and ecology of the landscape.

## Representative Project Experience

### LANDSCAPE ARCHITECTURE

#### PARKS & RECREATION DESIGN

Seattle Sensory Garden at Woodland Park Zoo, Seattle, WA\*  
Snoqualmie Falls Park, Snoqualmie, WA\*  
Village Green Master Plan, Kingston, WA\*  
Morrow Manor Park, Poulsbo, WA\*  
Winslow Green Improvements, Bainbridge Island, WA\*  
Fish Park, Poulsbo, WA\*  
Net Shed Park, Poulsbo, WA\*  
Pleasant Beach Village Park, Bainbridge Island, WA\*  
Airfield Park, Bellevue, WA\*  
Harriman State Park of Idaho, Island Park, ID  
East Capitol Campus Plaza, Olympia, WA  
Clark's Dismal Nitch Rest Area (NPS), Chinook, WA  
Swords Park Trail Design Phases 1 & 2, Billings, MT  
Parks Signage Framework Plan, Billings, MT  
Tollgate Farm Central Meadow Master Plan, North Bend, WA  
Poison Creek Day Use Area at Tamarack Resort, Lake Cascade, ID  
Marvin Alexander Beach Park, Lake Almanor, CA

#### CULTURAL & HISTORIC PLACES

Bloedel Reserve Bird Marsh Improvements, Bainbridge Island, WA\*  
Snoqualmie Falls Park- Plant 1, Snoqualmie, WA\*  
US War Memorial, Wellington, NZ\*



Merit Award, ASLA, "Academic Award 2000" for University of Washington MLA

Design Award, ASLA, Washington Chapter, "Lewis & Clark Memorial at Station Camp" 2000

Design Award, ASLA, Washington Chapter, "Reduction of Impervious Surfaces in New Development for Snohomish County," 1999

Design Award, ASLA, Washington Chapter, "Vision Plan for Pathfinder Elementary School-Stormwater Management Opportunities," 1999

Design Award, American Society of Landscape Architects, Washington Chapter, "Green Wall Park," 1998

#### SERVICES PROVIDED:

Project Management  
Owner's Representative  
Design Team Leadership  
Facilitation  
Stakeholder Engagement  
Feasibility Studies  
Master Planning  
Design Guidelines  
Sustainability Assessment  
Capital Facilities Planning  
Site Design  
Landscape Design  
Landscape Restoration  
Interpretive Programs  
Construction Documents  
Construction Administration  
Site Selection

Fort Ward Community Hall, Bainbridge Island, WA\*  
Old Orchard Lodge, Arrow Peak, MT\*  
Lower Baker Interpretive Center & Park, Concrete, WA\*  
Korean War Memorial, Olympia, WA  
Fort Lewis Garrison Historic District & Pendleton Ave, JBLM, WA  
Clark's Dismal Nitch Rest Area (NPS), Chinook, WA  
Wanapum Turbine Interpretive Park, Wanapum Dam, WA  
Ridgefield Visitor's Center, Ridgefield, WA  
Lassen National Park, Lassen, CA  
Station Camp- Lewis & Clark Memorial, Station Camp, WA

#### CIVIC & INSTITUTIONAL FACILITIES

Fire Department Stations 21 & 22, Bainbridge Island, WA\*  
Kingston Community Center, Kingston, WA\*  
Kitsap Regional Library, Silverdale, WA\*  
Kitsap County Public Works Building, Port Orchard, WA\*  
Cascade Peaks Visitor Center, Mount St. Helens, WA\*  
Shoreline Community College Student Union Building, WA  
East Capitol Campus Plaza, Olympia, WA  
SYLPOE Border Crossing, San Ysidro, CA  
Dillon Readiness Center, Dillon, MT  
Yakima Reserve Training Center, Yakima, WA  
Mount Lake Terrace Facility Assessment & Civic Campus Plan, WA

#### HOUSING

Bainbridge Landing, Bainbridge Island, WA\*  
Roost Neighborhood, Bainbridge Island, WA\*  
Bucklin Court, Silverdale, WA\*  
Ferncliff Village, Bainbridge Island, WA\*  
Pleasant Beach Village, Bainbridge Island, WA\*  
University Apartments, Seattle, WA\*  
Madrona Glen Village, Seattle, WA\*  
USCG Kodiak Housing, Kodiak, AK\*

#### MOBILITY & TRANSPORTATION

North Kitsap Trail (Divide Property) Feasibility Study, North Kitsap, WA\*  
Kitsap Lake Trail Feasibility Study, Gorst, WA\*  
Quilcene Complete Streets, Quilcene, WA\*  
Snoqualmie Falls Trail, Snoqualmie, WA  
Crescent Bar Trail Plan, Crescent Bar, WA  
Sammamish Bridge and Road Project, Woodinville, WA  
North Sauk River Road Mitigation Plan and Permitting, Snohomish County, WA  
Highway 93 Reconstruction- Evaro to Polson, MT  
Shiloh Road Visual Assessment & EIS, Billings, MT

#### COMMERCIAL

Virginia Mason Medical Clinic, Bainbridge Island, WA\*  
Town & Country Market, Bainbridge Island, WA\*  
Pleasant Beach Village Phase 2, Bainbridge Island, WA\*  
Wintergreen Walk Development, Bainbridge Island, WA\*  
Jones Brothers Headquarters, Missoula, MT\*  
Seattle Seahawks Headquarters and Training Facility (VMAC), Renton, WA  
Sportsman Club Road Commercial, Bainbridge Island, WA\*

#### PARK, RECREATION & OPEN SPACE PLANS

North Kitsap Trail Feasibility Study, Kitsap County, WA\*  
Parks Signage Framework Plan, Billings, MT  
Pit 3, 4, and 5 Hydroelectric Project- Recreation Facilities Plans, Burney, CA  
Grant PUD Recreation Facilities Plans, Ephrata, WA  
Klamath River Recreation Facilities Plans, Klamath, OR  
Clackamas Recreation Inventory and ADA Assessment, Sandy, OR  
Duvall Park and Trail Plan, Duvall WA

Note: Many projects listed above were performed during Jeff's 11-year career at AECOM. Jeff provided design and/or project management for these projects. Those indicated with an asterisk have been recently completed at FBP.



**Katrina Morgan**, Principal, Fermata Consulting, LLC



Katrina is a registered architect and Certified Sustainable Building Advisor with two decades of experience in the building industry. She provides holistic architecture-based green building advice to help owners achieve more resource-efficient and effective buildings. She is the founding principal of Fermata Consulting.

Katrina provides technical advice for green building projects and creative, engaging facilitation of integrative high-performance design process. She leads Fermata's technical and administrative support efforts for LEED and other green building protocols, and provides sustainable design training to a variety of audiences for a broad spectrum of building types. Katrina prioritizes cost-effective solutions, and is known for her dynamic, creative approach to green building.

**Professional Registration and Education:**

- WA Architecture License, 2005 #8950
- LEED® AP BD+C, 2004
- Certified Sustainable Building Advisor, 2003
- Professional Bachelor of Architecture and Environmental Design *Ball State University, Indiana, 1999*
- Member USGBC
- Member AIA

**Employment History:**

- Fermata Consulting, Seattle, WA - Principal, Owner 2009-current
- Rushing I Blackbird Sustainability Consulting, Seattle, WA – Principal, 2006-2009
- Katrina Morgan, Sole Proprietor, Seattle, WA - Contract Designer 2001-2006
- ARC Architects, Seattle, WA - Designer 1999-2001
- Olson Kundig Architects, Seattle, WA - Intern 1997-1998
- Ecological Design Institute, San Francisco, CA - Intern 1995-1995

**Relevant Project Experience:**

- Punahou Academy, Honolulu, HI
- White Pine Charter School, Ammon, ID
- West Hawaii Explorations Academy Charter School, Kona, HI
- Washington Middle School, Olympia, WA
- Gray Middle School, Tacoma, WA
- Benjamin Franklin Elementary, Seattle, WA
- Federal Way High School, Federal Way, WA
- East Kapolei Middle School Campus, Ewa, HI
- Molokai High School STEM building, Molokai, HI
- Kohala High School STEM building, Kohala, HI
- Contributions to 50+ green building projects in Washington, California, Oregon, and Hawaii

**References:**

- Stan Jaworowski, Senior Associate, SRG Partnership P 206-973-1696
- Stan Lokting, Principal, ARC Architects P 206-322-3322