

AQUATICS WELLNESS CENTER

# SOUTH WHIDBEY PARKS & RECREATION



**BARKER  
RINKER  
SEACAT**  
ARCHITECTURE

*RICE* **FERGUSON** MILLER



# WHY US



## Community as a Principle

Community is so much more than just a word used to describe a group of people who share a common interest or a geographic location. Community is many things, both social and physical; it gives and reciprocates, and it serves with intention to address a need. Community is a sense of belonging, a feeling...it is home.

We started our design practice with Community as a foundational principle. It is at the heart of every project we take on and every client we serve because we believe that community creates connections, fosters well-being, and improves quality of life for us all. We have a passion for serving and creating successful communities through design and the built environment.

We bring our passion for the success of the South Whidbey Aquatic Wellness Center!

## Teamwork Makes the Dream Work

The team before you is a collection of experts who have a profound knowledge and deep experience in projects like yours, and who grasp the importance of making your project unique to South Whidbey Island.

Like you, we are bikers, hikers, bendy yoga buffs, lap swimmers, surfers and rainy-day runners. We also happen to be highly technical specialists who design innovative aquatic centers and community buildings all over the United States. The collaborative team of Rice Fergus Miller and BRS presents the perfect combination of local expertise, industry leadership, and a shared commitment to community building.

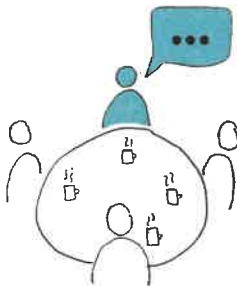
Having completed over 40 aquatic recreational centers and counting, BRS is unmatched in their industry expertise and leadership. When it comes to understanding your project type, there is no better team mate.

Rice Fergus Miller brings a deep portfolio of community-centered projects based here in Washington and beyond. With our offices based in Kitsap County Washington, we are the local experts who understand what it means to live, work and recreate in our beautiful state. RFM has previously worked with Central Whidbey Fire and Rescue, and are currently working with Hunt Military Communities on Whidbey Island Family Housing. We enjoy working on the Island and are excited about the prospect of continuing to work there.

## Making it Easy for You

What makes us truly the best teammate for this project is our ability to make the process easy for you. We have 82 years of combined experience in navigating complex projects with multiple stakeholders, government agencies, and devoted grass-root organizations.

We know our way around the public process, whether it is facilitating public meetings, pivoting around funding hurdles, or orchestrating public engagement efforts. Stakeholder engagement and outreach is the key to project success and we believe you must meet people where they are, reaching out into the community, not relying on public meetings alone to aid in transparent communication, gain feedback, create buy-in, and establish unified goals.



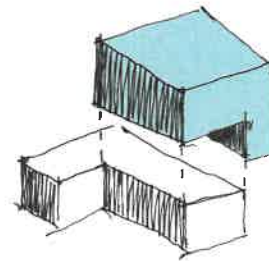
### BUILDING OUR TEAM

Getting to know each other is an important part of the design process. We will be working closely as a team to design a space that represents your values as a community. Our time together will focus digging deep into what you want your building to say about South Whidbey.



### IDENTIFY GOALS

We ask a lot of questions to get you thinking about what you want to accomplish and what parameters will define success for you. Crafting a 'wish list', called a program, that identifies all the spaces and activities that will go in your building, is one activity we will explore together.



### DEVELOP IDEAS

Based on your 'wish list' we begin to layout the building's preliminary footprint, form, and floor plan. This is where you really get to see your project come to life. We look at the development of your project together, allowing for lots of time to give feedback on the design progress.





**RELEVANT  
EXPERIENCE**

4' 4" 



# RELEVANT EXPERIENCE

COMMUNITY OUTREACH



# PORT ORCHARD COMMUNITY EVENTS CENTER

PORT ORCHARD, WA

In Port Orchard, a new community events center is taking shape. Envisioned as a gathering place for the community, the building is the first step of many aimed to reinvigorate the waterfront of one of Kitsap’s beloved maritime cities.

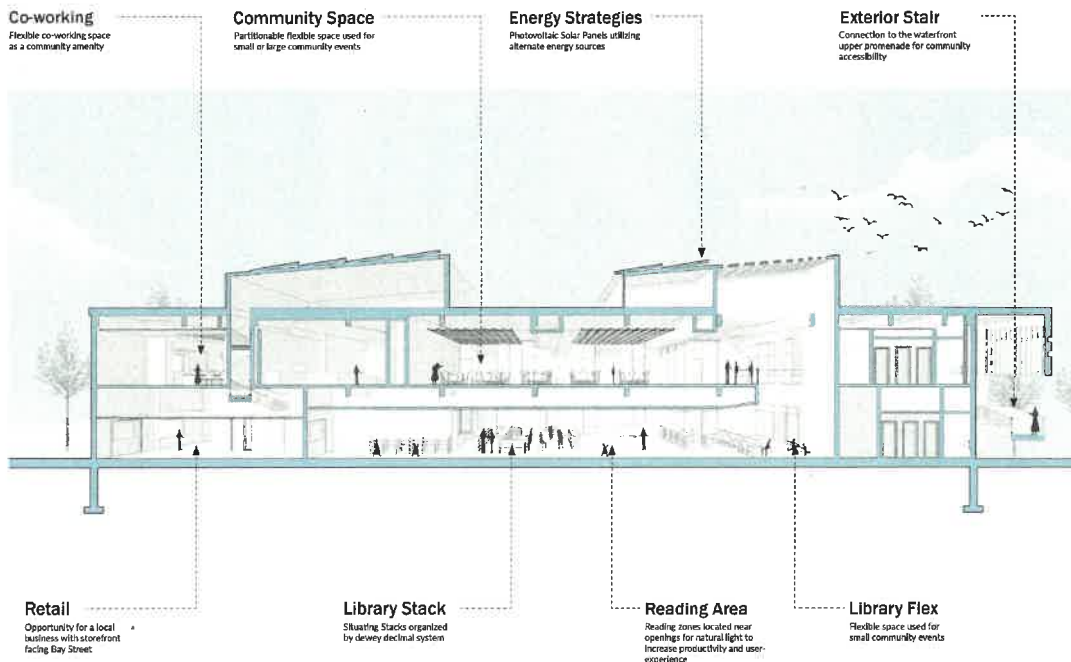
The design explores both discovery and rediscovery. For visitors, the project highlights all that Port Orchard has to offer (discovery) and for long-time residents the project provides a lens through which to see their community in a whole new way (rediscovery). Exterior and interior design elements change throughout the day so that your experience with the building is dynamic. This is seen in the exterior wood screen system which uses both natural and artificial light to casts shadows of the word Port Orchard across the façade.

Community outreach was a critical part of the design process for the Port Orchard Community Event Center (POCEC). Through a multitude of outreach methods, the design team was able to gain valuable insight that informed the design from the start. The team used online surveys, focus group discussions and public meetings to collect feedback and ideas. One of the priorities that rose to the top was the need for covered outdoor space – a precious commodity in the drizzly Pacific Northwest. This is reflected in the design of the building, which features cantilevered, geometric forms that create deep overhangs for shelter from the rain or sun.

Just as Port Orchard’s population is diverse, so too are the intended uses of this facility. The POCEC provides a one size does not fit all approach. Uniquely, this building acts as a community center, an event center and hosts the City’s local library branch, creating a true community ecosystem.

## PROJECT INFO

COST	Estimated at \$15M
ROLE	Architect and Interior Designer plus overall Project Management to assist City of Port Orchard staff to coordinate with all stakeholders and design consultants
TEAM	Dean Kelly - Principal in Charge Lorie Cook - Project Manager Kirsten Dahlquist - Project Architect Leah Delaney - Interior Designer
REFERENCE	Rob Putaansuu, City of Port Orchard Mayor Nicholas M. Bond, AICP, City of Port Orchard Development Director (360) 876-7049





# RELEVANT EXPERIENCE

POOL & WELLNESS



## TIMBER RIDGE AT TALUS

ISSAQUAH, WA

Timber Ridge was the first LEED Silver, master planned continuing care retirement community built in the country. Built in two phases, this campus includes 329 independent living, 45 skilled nursing, and 26 assisted living and memory care.

RFM led the design of this project from master planning through final build-out. The top resident amenities are the swimming and exercise pool, hot tub, expanded exercise/fitness facility, spa, and an auditorium for performances and large functions.

### PROJECT INFO

COST	\$161M (1,106,902 SF)
ROLE	Rezoning, Master Planning, Architecture, Interior Design
TEAM	Dean Kelly - Project Architect
REFERENCE	Heather Turner, Executive Director turnerheather@lcsnet.com



## EMERALD HEIGHTS

REDMOND, WA

RFM has been working with Emerald Communities on their Emerald Heights campus for over 10 years. The 12,000 square foot Wellness and Fitness Center was the first piece of the development of a new community commons. It includes fitness, multi-purpose/auditorium, and dining expansion and renovation, as well as a new exterior landscaped courtyard. The Fitness and Wellness Center combines a zero-edge pool, with both ramp and stair access, cardio and strength training room, fitness studio, spa salon, and fire-side lounge. This project was designed to LEED Silver criteria.

### PROJECT INFO

COST	\$11M
ROLE	Rezoning, Master Planning, Architecture, Interior Design
TEAM	Dean Kelly - Principal in Charge Lorie Cook - Project Manager
REFERENCE	Lisa Hardy, President and CEO (425) 556-8100

# RELEVANT EXPERIENCE

AQUATIC CENTERS



# WOODLAND AQUATIC CENTER

WOODLAND PARK, CO

Nearly 70 years after a public pool was first proposed, the City of Woodland Park voted in 2014 to support the building of a new Woodland Aquatic Center. Barker Rinker Seacat Architecture worked with the City and residents to define key program elements, coordinate site selection, and design a facility that serves the needs of the community and the region. The final site is adjacent to Woodland Park High School to support a new team, and saved millions of dollars in site development costs.

Following the City's mission for the project, the design of the new aquatic center includes a six-lane lap pool, a leisure/play pool, multi-purpose/party rooms, child watch, locker rooms and family cabanas, and support and administration spaces to facilitate a variety of activities. The facility will support competitive swim meets, youth swimming instruction, adult swimming instruction, lifeguard training, water aerobics, lazy river warm water therapy, water slide, scuba training, water polo & water volleyball, kayak training, paddle boarding, aqua recovery, and underwater hockey.

Construction of the new facility began in May of 2016, and was completed in October of 2017. The new aquatic center realizes a decades-long dream of the community and is a gathering place for generations to come.



## PROJECT INFO

**COST** \$12.1 Million (Construction Cost)

**ROLE** Architecture, Interior Design

**TEAM** Ken Berendt - Principal-In-Charge  
Daniel Matoba - Project Manager  
Sarah Fischer - Design Manager  
Carrie Heimmer - Designer  
Christine Allen - Designer

**REFERENCE** Cindy Keating, City of Woodland Park  
Parks & Recreation Director  
(719) 687-5225

# RELEVANT EXPERIENCE

AQUATIC CENTERS





# SAMMAMISH COMMUNITY AQUATIC CENTER

SAMMAMISH, WA

Barker Rinker Seacat Architecture worked with Sammamish residents at five community workshops. We listened to citizen "hopes, dreams and fears;" developed program priorities; studied three sites for a community center in detail; prepared preliminary cost estimates; and identified a selected site for further study.



The 69,000 sf community center is a wonderful addition to the selected site, which is adjacent to the existing City Hall, library and commons park. Our challenge was to create an iconic community building with a visually interesting roofscape, while preserving views of the Bellevue and Seattle skylines and the majestic Olympic range in the distance. The facility includes a variety of public-use areas, with a fitness area on the upper level, all with views to the park. The remaining fee spaces are located on the lower level with a single control point. Facility parking is in a structured garage built into the hill, with extra parking provided for existing city amenities. The upper level extends the existing plaza space to the front door of the new center.



## PROJECT INFO

COST	\$28.2 Million (Construction Cost)
ROLE	Architecture, Interior Design
TEAM	Keith Hayes - Principal in Charge
REFERENCE	Jessi Bon, City Manager Mercer Island (Formerly) Director of Parks & Recreation (206) 275-7660

# RELEVANT EXPERIENCE

AQUATIC CENTERS





# LARKSPUR COMMUNITY CENTER NATATORIUM EXPANSION PROJECT

BEND, OR

The modern and transparent expansion provides a comprehensive compliment to the Senior Center, including 5,600 sf of new fitness space, a 3 lane run/walk track, two group exercise classrooms, a multipurpose classroom, a natatorium with locker rooms, and a new lobby with a cafe and lounge. The 10,000 sf natatorium features a single body of water that includes 4 lap lanes, a shallow depth training/class area, a lazy river and a soaking tub. The renovations provide additional offices, a break room, and new finishes for the existing multipurpose spaces.

Set in an existing park and inspired by the natural beauty that surrounds the City of Bend, the project was designed to bring the outdoors in. All of the spaces feature views to nature and in contrast with the introverted existing facility, the building turns itself inside out, making its programs visible and accessible from the outside. The pool looks out to the park, the fitness classrooms open up to gardens and the second floor fitness space features wall to wall glass that frames the Cascade mountain range.

## PROJECT INFO

COST	\$18.6 Million (Construction Cost)
ROLE	Architecture, Interior Design
TEAM	Keith Hayes - Principal in Charge Andy Stein - Project Manager
REFERENCE	Brian Hudspeth, Development Manager Bend Parks and Recreation District (541) 706-6137





# PROJECT APPROACH



# APPROACH

The RFM team's approach to conducting the South Whidbey Aquatics Wellness Center project for the South Whidbey Parks and Recreation District (SWPRD) is to **use proven, reliable tools for a smooth, predictable process.**

Your project is multi-faceted, as it involves a design stage and a public funding stage, a relatively large number of stakeholders, continual communications demands, and a schedule that must conform with grants that you have obtained. RFM develops a Management Plan designed to coordinate the team's resources to specifically serve your project.

## INTEGRATED TEAM

One of the most important factors to a successful approach to the South Whidbey Aquatic Center project is establishing an integrated team from the outset of the Conceptual Design Phase. The team should include the South Whidbey P&R staff, stakeholders, members of the Whidbey Parks and Aquatics Foundation, the design and engineering team, and potentially a third-party estimator and general contractor. We believe your project will be stronger and more successful if all these parties are part of the ongoing decision-making process early on and throughout design. The process must be designed such that this integrated team continuously collaborates to validate common goals, builds consensus quickly, and makes informed and timely decisions.

As a team, we start associating construction and operational costs with program elements during early meetings. We believe design discussions must incorporate continuous and "live" estimating associated with each design option being considered to allow for more informed and confident decisions on the part of the South Whidbey Parks and Recreation District (SWPRD) in order to maintain the budget. This process controls costs as we work together to move forward and minimizes the common one-step-forward/two-steps-back pattern. We provide data, case studies, information, history and back-up to educate the group. We teach, you decide.

## MANAGEMENT PLAN/SCHEDULE CONTROL

The first step we will undertake is to develop a detailed Management Plan based on knowledge we've gained from the community and significant experience with similar aquatic and recreation projects throughout the country. The key objectives of this document are to:

- Articulate a meaningful sequence of work activities and deliverables meant to maximize efficiency and facilitate the client decision making process
- Clarify specific objectives and participants for each Workshop (described below in more detail).
- Clarify work activities and deliverables for each Work Period between Workshops.
- Identify critical issues, milestones and dates that will provide a successful outcome for the Community
- Provide a framework for decision making and development of our Owner Decision Matrix (also described below).
- Keep the overall goals for the project at the center of all work and activity.
- Ensure that we are addressing the measurements of success for SWPRD.

We refer to the Management Plan regularly as the project progresses to help guide next steps, keep the project on schedule, and to properly plan for timely decision making.

## OWNER DECISIONS MATRIX

We understand that client team members and stakeholders have ongoing work responsibilities and other commitments that continue throughout the project process. Nonetheless, many decisions need to be made throughout the project. This can add to an already busy workload and present scheduling challenges. In response to this, we have developed a unique proprietary tool we call the Owner Decisions Matrix (ODM) that eases the decision-making process by ensuring you have the information you need, when your need it, to make timely decisions.

## CONSIDER. CONFIRM. COMMIT.

### THE RIGHT DECISIONS AT THE RIGHT TIME WITH THE RIGHT INFORMATION

The first step is the "Consider" stage where we introduce the team to a decision point, be it a material choice or an alternative design approach.

At the next workshop we will discuss the issue in depth, having had some time to understand the implications of the decision on "Confirm" the decision.

The following meeting we would "Commit" to the decision. This allows the client and the community to have enough time to fully understand the issues, research and consider alternatives and finally commit to the decision.

### PROGRAM VERIFICATION

**IMPORTANCE**  
Getting the program right from the start to clarify the vision and decisions to be made in designing a facility to best serve its users.

**IDEATION**  
Engaging project stakeholders with the right information about program element choices early on aids decision-making and consensus-building.

**IMPLEMENTATION**  
A commitment to the final program is easier to make when you know it meets the construction budget and achieves revenue and cost-recovery objectives.

The three decision-making stages of the Owner's Decision Matrix.



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ARCHITECTURE

RICEFERGUSMILLER

# SAMPLE MANAGEMENT PLAN

As part of our project management approach, we create a project management plan that shows the tasks needed to complete the project, the team members and their roles, and how they are more involved with the various task throughout the project lifespan. This plan, coupled with the schedule, will reflect how the project will be completed within the time allotted.

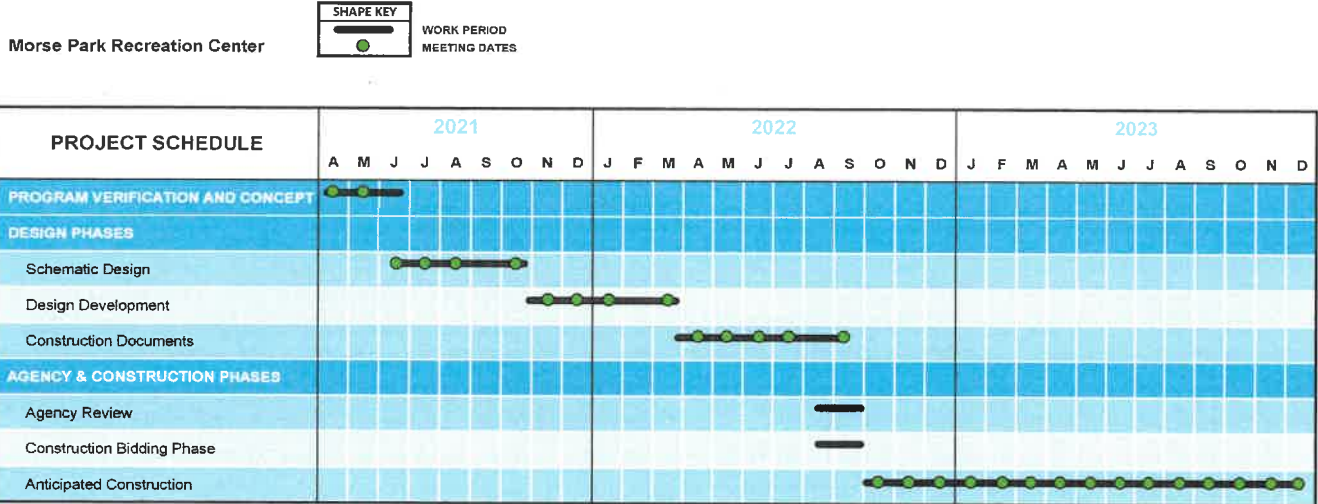
## TASK 1.1 - DRAFT MANAGEMENT PLAN:

### STAFFING

Our goal is to maintain team consistency and utilize the knowledge base and relationship our team establishes with the client from the beginning of the project to final delivery. The following illustrates the typical level of involvement of project team members during each phase.

	TASK 1 PROJECT PLANNING PUBLIC OUTREACH SCHEMATIC DESIGN	TASK 2 DESIGN DEVELOPMENT COST ESTIMATES SHORLINE PERMIT	TASK 3 SHORLINE PERMITS CONSTRUCTION DOCUMENTS	TASK 4 BID SUPPORT CONSTRUCTION (NOT IN RFQ)
<b>DESIGN TEAM</b>				
<b>RFM ARCHITECTURAL TEAM</b>				
<b>PRINCIPAL IN-CHARGE STEVE RICE</b>	The Principal-in-charge will be heavily involved during the beginning of the project and will stay involved as the project makes progress while client goals and objectives are established.			
<b>PROJECT MANAGER LORIE LIMSON COOK</b>	The Project Manager's involvement remains constant throughout the project and will be the main point of contact between the City of Port Orchard's team, the design team and later, the General Contractor. The Project Manager will develop and regularly update the Management Plan which will include the budget, schedule and tasks. The Project Manager will also work closely with the authority having jurisdiction over the selected project site to align with their permit process and expected submittals.			
<b>PROJECT DESIGNER</b>	The Project Designer will be involved from the initial stages of design through Construction Documents. The Project Designer will be available for consultation during the permitting and construction process.			
<b>PROJECT ARCHITECT</b>	The Project Architect will have minimal involvement during conceptual design and will ramp up as we move into the Design Development and Construction Documents phases. The Project Architect will also be the primary Construction Administration staff coordinating on a regular basis with the General Contractor.			
<b>INTERIOR DESIGNER</b>	The Interior Designer is engaged early in the design to make sure the overall design from exterior to interior speaks a similar language. The Interior Designer will also be involved in Construction Administration as they progress into the interior building work.			
<b>PRODUCTION STAFF</b>	Rice Fergus Miller has staff with a variety of experience levels in design and construction. They will be brought in as needed to support the Project Manager and Project Architect during the Design Development and Construction Documents phases.			
<b>OTHER DESIGN &amp; ENGINEERING TEAMS</b>				
<b>UPLANDS CIVIL &amp; SHORLINE KPF</b>	The Civil Engineer will be involved from the beginning, in collaboration with the Architect, to provide site planning and shoreline permitting prep to submittals. They will be heavily involved during the first part of construction while sitework is under progress.			
<b>TRANSPORTATION, LANDSCAPE &amp; STREETScape KPG</b>	The Transportation Engineer will be involved at the beginning of planning and design to conduct their studies and provide reports necessary for permit submittals to the jurisdiction. Landscape and Streetscape design will progress simultaneously with the Civil and Architectural site design. The Landscape Architect will be involved in Construction Administration as the site construction is completed.			
<b>ENVIRONMENTAL BIOLOGIST ELS</b>	The Environmental Biologist will be involved at the beginning of planning and design to conduct assessment and mitigation studies and provide reports necessary for permit submittals to the jurisdiction. They will also be involved in the beginning of the Construction Administration phase as site work begins.			
<b>OPERATIONAL CONSULTANT COLUMBIA HOSPITALITY</b>	The Operational Consultant will work in conjunction with the Architectural and Interior Designer at the beginning of the project to help establish the program, design goals and CEC operational objectives. They will be available for consultation throughout the project, especially towards completion and turnover for operation of the facility.			
<b>STRUCTURAL</b>	The Structural Engineer will be involved throughout the design process, providing support and structural guidance in developing the design and documents. The Structural Engineer will be involved at the beginning of the Construction Phase for structural shop drawings and submittals review and will continue through the completion of the building shell.			
<b>MECHANICAL, ELECTRICAL &amp; PLUMBING</b>	The Mechanical, Electrical and Plumbing Engineer will be involved throughout the design process, providing support and guidance in developing the design and documents. They will be involved during the Construction Phase for shop drawings and submittals review and will continue through the installation of MEP systems.			

# SAMPLE SCHEDULE



The schedule above was one that was used for the Morse Park Recreation Center. It shows the different design phases and the cadence of meetings through each phase.

## BUDGETS & COST CONTROL

Between RFM and BRS, we have completed over 500 publicly funded projects. As a result, we have a great deal of experience achieving budget objectives and maximizing value for our clients. Public projects require a combination of innovative design, functional planning and long-term fiscal sustainability which is a challenge on which we thrive. Our Lean Project Management process is customized to control costs. We believe the key to cost management is transparent and proactive “live” estimating with a goal of designing to a budget instead of the traditional process of estimating an already developed design.

In today’s construction economy, a successful budget starts with the project schedule. Construction inflation in the Pacific Northwest area has been as high as 3% per quarter during the recent past. It is critical that we be proactive in both schedule and cost control on the project so that we can do our best to maintain the overall programming for the center developed early in the design process.

In addition to construction costs and budgets, we also understand that recreation and aquatic centers are expected to simultaneously provide the programming spaces desired by the constituents they serve and to establish and meet realistic expense and revenue projections. For some centers, 100% cost recovery may be an operational goal. For other centers, a 60%, 70% or 80% cost recovery may be the goal. If desired, we have in-house expertise to help advocate balancing your service objectives with revenue considerations. We believe a good recreation project offers “something for all” yet should be planned to minimize subsidy requirements. Making patron utilization projections a visible part of the early planning process can help decide which programs and amenities to include in your project. We have integrated cost recovery into our designs for decades. We understand the importance of meeting your goals and having a center that functions physically, aesthetically and economically.

# QUALITY ASSURANCE / QUALITY CONTROL

Another system in place to avoid unexpected issues throughout all phases of the project is our Quality Assurance Program which is based on consistent application of review and documentation processes throughout all phases of the project. Quality assurance extends beyond the drawings to the project program, budget and schedule. The key areas of this program include:

- Owner's participation in decisions affecting the quality and cost of the Project.
- Regular scheduled meetings with the Owner's representatives where our responsibility is to present understandable documents and information for review and decision.
- Detailed analysis of regulatory requirements prepared in written form and maintenance of positive communications with the agencies that interpret and enforce these regulations.
- Regular coordination meetings and detailed delineation of tasks with our consultants during the design phases of the work.
- In-house independent quality assurance documents review by Principals of our firm.
- Office critiques of the Project at key points during its design by all our design staff.
- Careful maintenance of the written record of the Project. We will maintain an electronic record of all meeting notes, correspondence, reports, spreadsheets, schedules and other written documents of the project accessible to the entire design team and project team staff. Timely distribution of progress documents to the Owner and other participants as appropriate.

We have developed systems and tools which ensure our team's high level of design quality is met. Our BRS QA/QC System is fundamental to our project approach and is integral to our day-to-day operations. This QA/QC System was developed from and is continually updated using perspective gained from our most recent experiences. We are deeply committed to consistently achieving a very high level of quality services and architectural products. We are reliably able to meet these high expectations in part through the application of established operational procedures and standards.

Continual Quality Control meetings amongst the BRS team will focus attention on the most recent innovation, trusted products and technology available in the marketplace. Complete team commitment, including that of the project engineers, and respect for each team member's involvement lead to higher quality design and construction.

## ACHIEVING THE GREATEST VALUE / REALIZING YOUR VISION

We recognize the importance in creating a vision, a story, and narrative that captures the vision of the project's stakeholders and the broader community. Conveying the mission and goals for the new aquatic center through the architectural design is at the heart of our work. The foundation of each of our projects begins with one key aspect - LISTENING.

We understand the fundamental value that all parties want to be heard. From key stakeholders to recreation staff, to the citizen at a community meeting, everyone has a voice. We believe that building consensus and support from the bottom-up fosters success and helps bring projects to life. We look forward to listening to you!



# WORKING WITH THE PUBLIC SECTOR

As a combined design team, Rice Fergus Miller (RFM) and Barker Rinker Seacat (BRS) have worked on over 1000 projects for cities, counties, states, special taxing districts – fire districts, library districts, and park and recreation districts, as well as other public and governmental agencies. We are familiar with their procedures and protocols and, also, what their needs and capabilities are.

## **PUBLIC FUNDING**

This deep experience has also given us a unique specialty with projects that use public funding and grants. We understand the requirements needed by these agencies for every phase of the design and construction process. Some of the funding sources we've worked with include Bureau of Indian Affairs Funding, FEMA Grants, Low Income Housing Tax Credits, New Market Tax Credits, CARES Act, Washington State Low Income Housing Trust Fund, CDBG/HOME grants, HUD, Native American Housing Assistance and Self-Determination Act (NAHASDA), and many other funds, grants, and private trusts and foundations.

## **WORKING WITH MULTIPLE STAKEHOLDERS**

Projects for Cities, Counties or States and their agencies involve many stakeholders. These start with the users of the facilities, the agency leaders and administrators, elected officials, and community groups. It is important to start the project with a kick off meeting with these groups present. We will leave this first meeting with everyone having the same information – what the project goals and objectives are, what work has been done to date, and who is in charge of what. RFM will establish roles, tasks, budget and schedule early in the process. Regular updates to all stakeholders will minimize challenges and confusion along the way. Identifying the project's key decision makers, and the aspects of the project important to each of them, will help ensure we channel information to the right people.

Together, Dean Kelly, Principal-in-charge and Design Team Project Manager Lorie Cook will pool their position and expertise to bring SWPRD a management team with energy, attentiveness, and know-how.

Many of our public clients are without in-house facilities or capital project staff. Lorie will serve as your Owner's Representative and main point of contact, bridging the gap between city staff and the design/construction team. She will direct the day-to-day coordination of the design team, and provide regularly scheduled progress updates to SWPRD staff, alerting them of key decisions that need their input.

Every client is different—some like to know all the daily details, while some just want high-level progress updates at regular increments. RFM remains flexible to accommodate each client's needs. We plan to understand your preferences so that we meet your expectations.

## **TRANSPARENCY AND COMMUNICATION**

We know SWPRD staff and key stakeholders are busy and need sufficient notice for meetings and decisions that require their participation. At the beginning of the project, we will schedule those recurring meetings and milestone dates so you can plan for them.

### **Project Management Summary**

Prepared in the frequency established in the schedule and milestones for distribution to designated stakeholders.

### **Project Progress Reports to SWPRD and Key Stakeholders**

Available at workshops and open meetings monthly, or by request.

### **South Whidbey Aquatics Wellness Center Meeting Hub**

RFM plans to establish a meeting venue in South Whidbey that could double as a setting for public and stakeholder input sessions, and as a place to maintain a constant, open, and interactive public presence for the project as part of our Community Outreach Plan. Considering ongoing COVID-19 concerns, we are prepared to set up virtual meetings, which are proving to work very well for our teams and our clients.

Communication and transparency build trust and confidence. Those are the foundation of a strong project team, and consequently a successful project. Our firm regularly performs community-based, joint-use projects with multiple stakeholders and distinct phases. Typically, phases draw out, or are re-instituted quickly. Your project conditions may change, requiring us to be flexible in our delivery. We expect this and will be effective with the project and stakeholder demands.







Welcome

Fourth St.  
Workshop

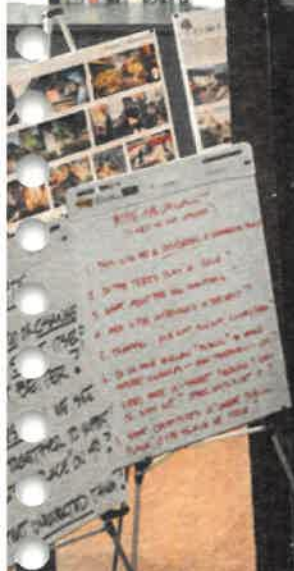
Afternoon  
1:00 - 4:00

Evening  
5:00 - 7:30

GOALS  
PROGRAM STATEMENT

Opportunity

TO CREATE AN URBAN  
PUBLIC THAT INV. BE  
ALIVE, LEARN OR BEYOND,  
AND LOVES THE PROCESS  
OVER!



TEAM



# RICE FERGUS MILLER

BREMERTON, WA

Rice Fergus Miller is an architecture and interior design practice founded in Bremerton, Washington in 1987. The firm is led by Principals Greg Belding, Jennifer Fleming, Dean Kelly, and Gunnar Gladics. Former Principals Steve Rice, Dave Fergus, and Mike Miller recently retired from the firm.

**For over three decades, we have committed our practice to performing meaningful work that builds and strengthens community.**

We serve clients in five markets across the Pacific Northwest, including Washington, Oregon, and Alaska. Our team of over 50 professionals specialize in design for Housing, Hospitality, Healthcare, Community Impact and Civic clients.

In 2022, Rice Fergus Miller is celebrating 35 years in business, and six years as a Certified B Corporation. We believe that good reputations are gained over time and we are proud to have earned client endorsement for our commitment to excellent service and great design.

# BRS

DENVER, CO

Designing great places for communities has been the driving passion of Barker Rinker Seacat Architecture (BRS) since its early beginnings more than 47 years ago. By putting the client's needs first and remaining true to architectural excellence, we have been at the forefront of innovative design. **We have assisted more than 350 organizations across the country in the strategic planning, programming and design of community and recreational facilities. Aquatic facilities, recreation centers, and athletic complexes are the focus of our practice. The thread that runs through them all is our commitment to an interactive process that includes our clients in the design and development of their project.** Decision makers must often navigate through a maze of stakeholder groups and agency review, trying to balance the needs of all. We help facilitate "best-value" decisions unique to each organization. How do we do it? We wear many hats. We're artists and analysts, mapmakers and MacGyvers, sages and band leaders, shepherds, and scouts. We design places that bring people together. We get our inspiration from the communities and clients with whom we work. We'd love to work with you.

## RECOMMENDED CONSULTANTS

We are including information about our primary subconsultants here, but as we develop the project scope with you, additional subconsultants may be added on as needed. Upon award of contract, we will work with you to finalize our list of subconsultants so we are aligned on scope of services and to give you the opportunity to select the full team who will be serving you.



### Civil and Structural Engineering

Davido Consulting Group, Inc. (DCG) has significant experience performing civil, structural, marine, and environmental science engineering services. DCG has an office on Whidbey Island and has worked with SWPRD.



### Aquatics

The WTI team is a highly qualified group of individuals comprised of creative architects, landscape architects, engineers, designers, business developers and administrators, all with a passion for aquatics.



### Mechanical, Electrical, Plumbing and Fire Protection

Glumac specializes in the cost-effective, sustainable design of institutional, commercial, advanced technology, and life science facilities worldwide. We have extensive experience in designing pool facilities and fitness centers for recreational district, higher education, K-12, and commercial clients.



### Cost Estimating

RLB's North American practice has been bringing imagination to life in the AEC industry for nearly thirty years. By combining local market knowledge with regional expertise, they deliver advisory, cost management, and project management services that shape the future of the built environment.



**DEAN KELLY**  
PRINCIPAL IN CHARGE  
Rice Fergus Miller

**EDUCATION**

Master of Architecture,  
Louisiana State University

Bachelor of Science in Technology,  
Construction Technology  
Texas State University,

**BACKGROUND**

Dean has over a decade of experience focused on master planning and design of community centered projects, as well as senior and multi-family housing, mixed-use, and tribal projects. He thrives on the challenge that is presented with each new project and is well versed in navigating the design process with a wide range of stakeholders including public officials, community members, staff, users, and jurisdictions.

**RELEVANT PROJECTS**

Port Orchard Community Event Center, Port Orchard, WA

Panorama Aquatic Center Renovation, Lacey, WA

Emerald Heights, Redmond, WA

Vista Park and Victory Terrace Housing, Naval Air Station Whidbey Island, WA



**LORIE LIMSON COOK**  
PROJECT MANAGER, LEED AP  
Rice Fergus Miller

**EDUCATION**

Bachelor of Science, Architecture,  
University of the Philippines

**BACKGROUND**

With 29 years of industry experience, including 19 years in the Project Manager role, Lorie leads RFM projects with budgets between \$5M and \$45M in the firm's Community, Hospitality, Housing and Civic studios. As a project manager, Lorie inspires confidence in her clients and her colleagues who readily recognize the unique combination of her technical skills and management experience.

**RELEVANT PROJECTS**

Port Orchard Community Event Center, Port Orchard, WA

Emerald Heights, Redmond, WA

Central Kitsap Fire & Rescue, Multiple New Fire Stations, Silverdale, WA

4th Street Façade, Bremerton, WA



**KIRSTEN DAHLQUIST**  
PROJECT ARCHITECT, LEED AP  
Rice Fergus Miller

**EDUCATION**

Bachelor of Arts in Architecture,  
Florida Agricultural and Mechanical University

Master of Arts in Architecture,  
University of South Florida

**BACKGROUND**

For the past 13 years of her career, Kirsten has committed to imagining solutions for the social, political, and environmental issues of the 21st century through community engaged design and place making. Specific to community facility design, she believes that architecture is not only a built product but an inclusive process that brings all voices to the table, creating a built solution that connects and promotes wellness for all.

**RELEVANT PROJECTS**

Port Orchard Community Event Center, Port Orchard, WA

Silverdale Water District Administration Expansion Silverdale, WA

Cowlitz 911 Center, Cowlitz, WA

Quincy Square, Bremerton, WA

Quinault Medical Office  
Quinault, WA



## LEAH DELANEY

INTERIOR DESIGNER  
Rice Fergus Miller

### EDUCATION

Bachelor of Science in Design  
Interior Design, University of  
Nebraska Lincoln

### BACKGROUND

With a primary design focus on community impact projects, Leah has spent years working on very complex projects with numerous stakeholders like public officials, public agencies, and grass-root community organizations to identify their project goals and to create space that reflects a communities sense of place and values.

She is a storyteller who uses interior design to work through every detail to ensure the design story is being illustrated at the highest level of quality.

### RELEVANT PROJECTS

Port Orchard Community Event  
Center, Port Orchard, WA

Kitsap Regional Library  
Poulsbo Branch Poulsbo, WA  
Silverdale Branch, Silverdale, WA

Cowlitz 911 Center, Cowlitz, WA

Mile Hill Homeless Shelter  
Port Orchard, WA

Coastal Community Action Program  
Aberdeen, WA



## KEITH HAYES

PRINCIPAL ARCHITECT, AIA, LEED AP  
BRS

### EDUCATION

University of Washington  
Master of Architecture  
Architecture in Rome Program

University of Colorado at Boulder  
Bachelor of Environmental Design

### BACKGROUND

Keith Hayes has been with the firm since 1995 and became a Principal in 1999. He has more than thirty years experience designing public architecture including community and recreation centers, municipal office buildings, visitor centers and schools. Keith's strength lies in his commitment to his clients to assure that they are heard and their facility needs are met. Keith excels in his attention to details and his ability to juggle the many tasks necessary to assure an excellent project.

### RELEVANT PROJECTS

Sammamish Community Aquatic  
Center, Sammamish, WA

Tumwater Recreation Center Study  
Tumwater, WA

Des Moines Aquatic Study Des  
Moines, WA

Federal Way Recreation Center  
Federal Way, WA

Larkspur Community Center  
Bend, OR



## ANDY STEIN

PROJECT MANAGER, LEED AP  
BRS

### EDUCATION

University of Colorado Denver  
Master of Architecture

University of Minnesota  
Bachelor of Science in Finance

### BACKGROUND

Andy believes that thoughtful design can affect one's life at every moment. Whether for work, play, or rest, he strives to create designs that simplify and enhance peoples interactions with the built environment. He has a wealth of experience in community architecture including recreation centers. He believes community architecture should be inclusive, healthy and responsive to the unique culture and context of each particular project.

### RELEVANT PROJECTS

Juniper Swim and Fitness Natatorium  
Renovation Bend, OR

Douglass Park Recreation Center  
Oklahoma City, OK  
Findlay Recreation Center Cincinnati, OH

Thornton Active Adult Center  
Thornton, CO

H20brien Pool and Bathhouse Remodel  
Parker, CO



