Statement of Qualifications | Prepared by ARC Architects | August 22, 2022

FOR SOUTH WHIDBEY AQUATIC WELLNESS CENTER

South Whidbey
PARKS & RECREATION DISTRICT







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August 22, 2022

South Whidbey Parks and Recreation
5475 Maxwelton Road
Langley, WA 98260

RE: Statement of Qualifications for South Whidbey Aquatics and Wellness Center

ARC Architects appreciates the opportunity to submit its qualifications for the South Whidbey Aquatics and Wellness Center. Having served many municipal agencies in the Puget Sound region for the last 45 years, we bring a well-earned reputation for the thoughtful design of community aquatic and recreation facilities. This proposal demonstrates our expertise in creating buildings of this type and our familiarity working within the public sector of the Pacific Northwest. Building on the Ballard*King Feasibility Study, our collaborative approach will guide the South Whidbey Parks and Recreation district in developing an aquatics and wellness center that reflects the values of your community. We have included in this proposal project examples that showcase our most relevant aquatics and recreational work. We are committed to the success of this project, putting your needs first, and ultimately delivering an exceptional facility that will serve the Whidbey Island community for years to come.

Expertise

We specialize in the design of community aquatics and recreation centers that are welcoming places which encourage socializing, learning, health and wellness, play, and shared public values. Our firm supported South Whidbey on past studies in 1997 and 2007, and would value the opportunity to continue this relationship and learn more about Whidbey's unique community. ARC knows the complexity of aquatics facility design and construction, and has assembled a team of expert designers and engineers for your project. Our experience will guide the owner team through the process of design, system selection, and material specifications, to create an affordable and efficient new facility.

Partnership

Our process always begins with and builds upon our previous work as well as on insights brought forward by the Owner team. Initial steps will be to listen and understand the experience of those most familiar with the project needs and budget, and refine the program goals and concept ideas. We are well versed in the public design process and working with elected officials and citizen steering committees. This is an important project and we are ready to roll up our sleeves, listen, study, and develop plans that build on the character of Whidbey Island's community and create a welcoming and inclusive gathering place for everyone.

Commitment

We are strongly dedicated to our mission of "Architecture in Service." We strive to provide our clients with personal, individualized attention, design excellence, and technical competence—from programming through ribbon cutting. We appreciate your consideration and look forward to discussing the project details with you soon.

Sincerely,

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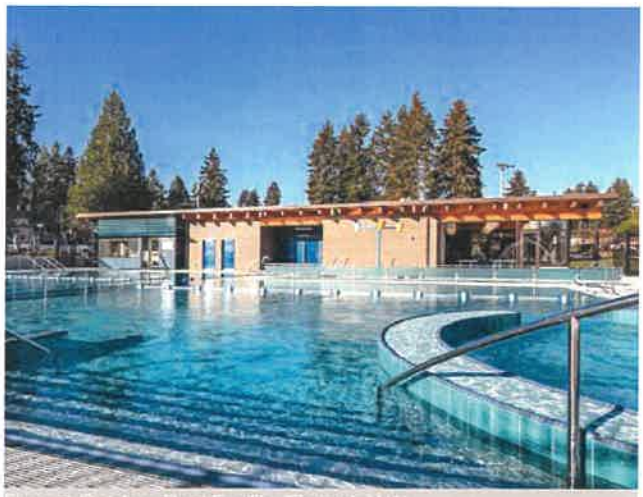
AQUATIC & RECREATION DESIGN

ARC Architects is a leader and award-winning Aquatic and Recreation Center design firm. We have designed or programmed more than 50 centers for master plans, feasibility studies, and full building design. Our centers range in size from 3,000 to 75,000 square feet in both new and renovation construction. The projects listed below in blue are relevant projects with aquatic scope.

RELEVANT PROJECTS

Auburn Youth & Community Center
BEST Gymnasium for Northshore School District
Bellevue Aquatic Studies 2009, 2019, and 2022
Bellevue Teen Center
Birch Bay Community Center Expansion Study
Burndale Community Center
Carol Edwards Community Center & Sports Fields
Centre at Norpoint & Aquatics
Eastside Tacoma Community & Aquatic Center
Eastside Terrace Community Center
Eckstein Community Center
Fidalgo Pool & Fitness Center Study
Fircrest Pool & Bathhouse
Fircrest Community Center
Firwood Circle Community Center
Greenlake Community Center and Evans Pool Study
Hiawatha Community Center Assessment
Jefferson Park Community Center
Lacey Community Center
Loyal Heights Community Center Assessment
New Holly Community Center
NE Tacoma Community Center
Old Redmond Schoolhouse Community Center
Peter Kirk Pool Renovation
Poulsbo Events and Recreation Center Study
Puyallup Elder Center and Pool
Rainier Beach Community & Aquatics Center
Redmond Pool Renovation
Renton Henry Moses Aquatic Center Study
Richland Community Center
Rosehill Community Center
Skagit County Community & Aquatics Center Study
South Bellevue Community Center
South Whidbey Community Center Study
Snohomish Carnegie Events Center Renovation
Springwood Youth Center
Suquamish Tribe Fitness & Youth Center
Suquamish Tribe Chief Kitsap Events Center
Tukwila Community Center
William Shore Memorial Pool Study
William Shore Memorial Pool Renovation & Addition


Shore Aquatic Center (Port Angeles, WA)


Fircrest Outdoor Pool Facility (Fircrest, WA)


Rainier Beach Community Center & Pool (Seattle, WA)

AQUATIC
DESIGN GROUP

FIRM PROFILE

Since 1984, Aquatic Design Group has worked with clients from around the globe to help bring their dreams to reality. The firm has worked on projects of all shapes and sizes in 43 states and 25 countries, producing quality, efficient design solutions on time and on budget. ADG is focused on architectural, structural, mechanical and electrical design services within a variety of market segments that includes parks and recreation. ADG specializes in all types of aquatic design including competition, recreation, leisure, therapy, and ornamental and natural water features.

The firm's experienced staff of 16 includes a third generation pool designer, a former distributor of pool equipment and chemicals, an All-American swimmer, and a pool contractor with more than 25 years of experience building pools. ADG has a highly trained group of talented designers, project managers, technicians and administrative staff, all guided by a passion for aquatic facilities and those who experience them.

REGIONAL EXPERIENCE

In the last five years, Aquatic Design Group has completed 13 aquatic projects in and around the Seattle region. The firm collaborated with the City of Seattle in the design of the Waterfront Seattle Pool Barge project in 2014 and worked with the surrounding communities of Bainbridge Island, Bellevue, Kirkland, Redmond, North Bend, and Port Angeles on their aquatic center needs.

Aquatic Design Group has collaborated with ARC Architects for the last 11 years on various aquatic projects, with four projects completed or in progress in the last two years. This working relationship will be an invaluable asset in the successful completion of the South Whibey Aquatics and Wellness Center Project.

RELEVANT PROJECTS

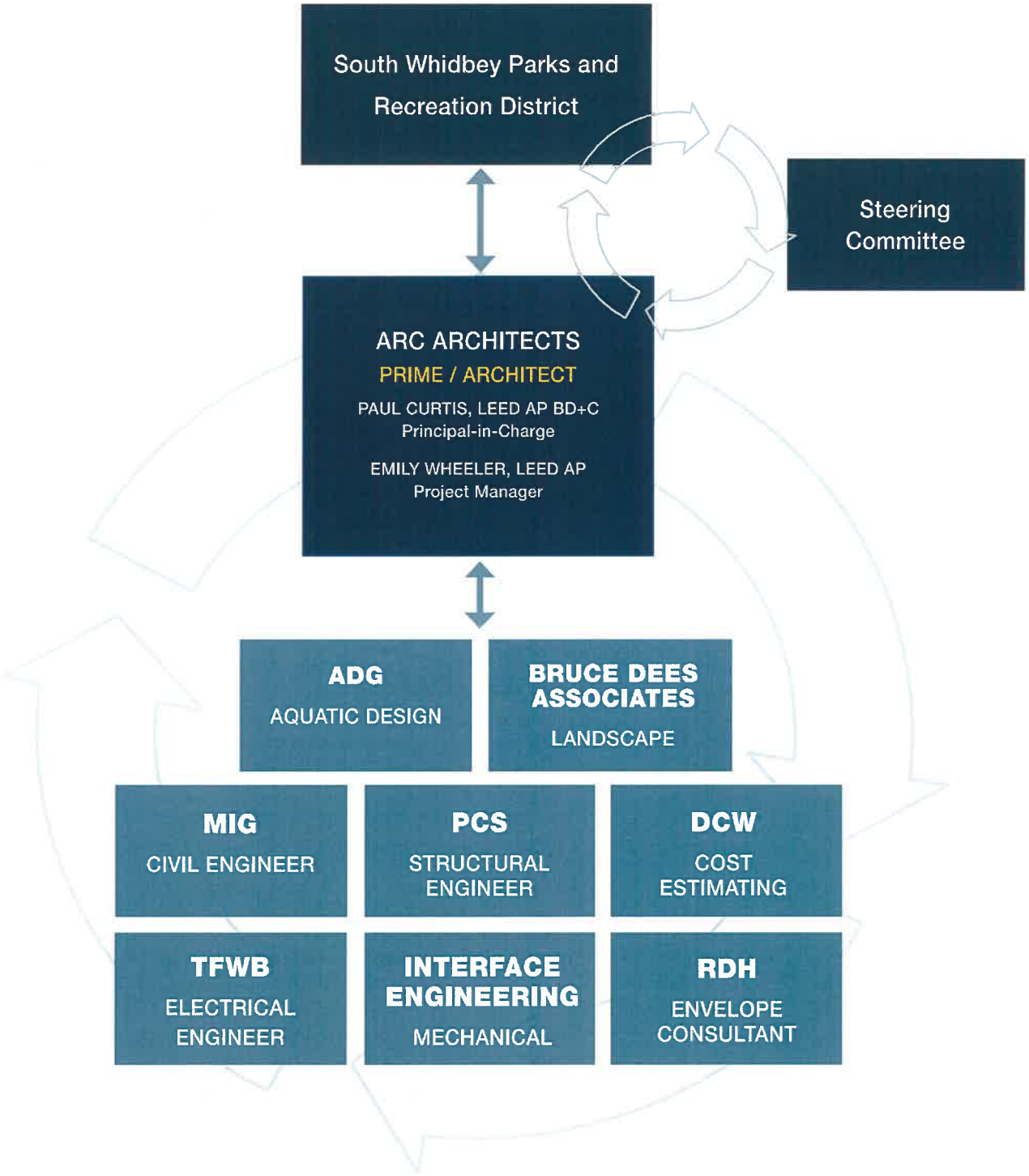
Annie Wright School Indoor Pool, Tacoma, WA
Bainbridge Island Aquatic Center Feasibility Study, WA
Bellevue Aquatic Center Study Update, Bellevue, WA
Boardman Recreation Center, Boardman, OR
Kirkland Aquatic Center Feasibility Study, Kirkland, WA
Lifebridge Senior Center Pool, Kirkland, WA
Madras Aquatic Center, Madras, OR
Metro Parks Tacoma Wet Playground Study, Tacoma, WA
Newport Aquatic Center, Newport, OR
North Bend Si View Aquatic Center Feasibility Study, WA
Ray Williamson Pool Feasibility Study, Bainbridge Island, WA
Redmond Community Center Study, Redmond, WA
Redmond Pool Phase II Renovation, Redmond, WA
St. Mary's Academy Competition Pool, Portland, OR
Swanson Park Aquatic Center, Albany, OR
University of Oregon Student Recreation Center, Eugene, OR
Waterfront Seattle Pool Barge, Seattle, WA
Shore Aquatic Center, Port Angeles, WA

PROJECT TEAM & QUALIFICATIONS

PROJECT TEAM & QUALIFICATIONS

TEAM ORGANIZATIONAL CHART

We have assembled an amazing team of architects, engineers, and professionals for the proposed South Whidbey Aquatics Wellness Center. ARC has worked closely and extensively with all of our team members before on similar aquatics and recreation facilities. Each team member will have varying levels of involvement during design depending on the project phase, and each firm has confirmed their availability and commitment to undertake South Whidbey's exciting community project!



TEAM INFORMATION

ARC ARCHITECTS: PLANNING AND ARCHITECTURE

ARC is the team leader and will set the tone for an integrated approach that engages the District, stakeholders, and community as needed. Emily and Paul lead the community, recreation, and aquatics arm of the firm. We have assembled a design team that has experience working with us and with the relevant project types and we are all committed to its success. ARC itself has experience working on Whidbey having provided studies for an aquatics center in 1997 & slightly more recently in 2007.

AQUATIC DESIGN GROUP: AQUATIC DESIGN

For more than 12 years, Aquatic Design Group and ARC Architects have collaborated throughout the Pacific Northwest on recreation and aquatic projects designed to enhance the community while also being fiscally responsible for generations to come. ADG has previously taken part in the recent study for South Whidbey's Aquatic Center and will collaborate with ARC to recommend program elements that fit the site, community needs, and benefit the operation recovery model.

BRUCE DEES & ASSOCIATES: LANDSCAPE ARCHITECTURE

Bruce Dees & Associates (BDA) is an expert in recreation landscape architecture with an impressive resume of sports fields, parks, wetland restoration, and spray parks throughout the region. BDA and ARC collaborated on the Eastside Tacoma Pool and City of Fircrest Pool. BDA emphasizes maintaining ecological balance while creating beautiful spaces focused on people. By establishing settings that unify activities and architectural features to reach a balance between community use and enhancing the environment.

MIG: CIVIL ENGINEERING

Founded in 1989, MIG SvR is a community of designers, planners, engineers, and scientists engaged in problem solving and collective action. They have worked with the Bayview community of South Whidbey reviewing infrastructure needs and coordinating with a steering group to develop a plan of action; as well working with WSDOT for future transportation development in the South Whidbey area.

PCS: STRUCTURAL ENGINEERING

PCS is a structural engineering firm founded in 1965. Their work is focused on public agency projects, with extensive experience designing recreation and community centers, pools, gymnasiums, stadiums, and other community gathering spaces across the Pacific Northwest. They frequently partner with ARC on community center and aquatic projects, including the Eastside Tacoma Community Center & Pool, Fircrest Community Center & Pool, Shore Aquatic Center, and City of Redmond Pool Renovation.

TEAM INFORMATION

DCW COST MANAGEMENT: COST ESTIMATING

DCW is an independent third-party cost consultancy providing managed solutions for their clients. They are experts in current cost climates and estimating future trends and potential cost issues. DCW has a proven track record of providing accurate cost planning and control services with estimates typically falling within 5% of low bid amounts and often within 3% of the bid. ARC values their input and honest evaluation of each project. Most recently, DCW has collaborated with ARC on the Shore Aquatic Center, a GC/CM project, and their efforts during reconciliation were invaluable.

INTERFACE ENGINEERING: MECHANICAL ENGINEERING

Interface Engineering is a multidisciplinary mechanical and electrical engineering firm focused on sustainable building sciences for energy and water efficiency. Our work demonstrates how integrated design and creative collaboration can produce outstanding results — for our clients, our community and our environment. Our experience with recreation and wellness focused projects, including aquatic centers, is extensive. We have designed recreation and wellness centers for healthcare facilities, communities, and education facilities all with an eye toward high performance design.

TF-WB: ELECTRICAL ENGINEERING

TFWB has worked on several hundred public projects ranging from aquatic & recreation centers to police departments and schools, fire stations to affordable housing. TFWB has teamed with ARC on many community projects and understands the complex requirements for electrical and data connections. TFWB understands the complex needs of aquatic equipment, pump rooms, underwater lighting, grounding, and on-deck power needs. Their projects have included work within the Whidbey Island Coupeville School District and Oak Harbor High School.

RDH: ENVELOPE CONSULTING

For over 20 years, RDH has continued to lead change in making buildings better through the integration of science, design, and construction expertise. RDH is defined by their passion for building science and their ability to provide a multidisciplinary approach to any project. Since its beginnings in 1997, RDH has grown through its commitment to excellence in the building industry.

APPROACH - SCHEDULE - QUALITY ASSURANCE

PROJECT PLAN & METHODOLOGY

The key to ARC's success in delivering responsive service within established time and budget limitations is embodied in our project approach. This multistep approach has been a catalyst for our focus on civic projects and is based on the simple and comprehensive design principles of (1) designing community-appropriate architecture, (2) providing places that are delightful, safe, and accessible, (3) designing projects that are affordable to build and operate, and (4) embracing and promoting sustainable design.

The design process can include public outreach and engagement as necessary and recommended by the Owner team. We are experienced in guiding this process and presenting to the public, steering committees, and city councils. We value the input of the community and steering committee and look forward to an integrative design process

The following task descriptions highlight some of the important aspects and milestones of each phase.

Task 1 - PROJECT MANAGEMENT AND IMMERSION

Project management and coordination is key to project success. Our first step is to develop a detailed project schedule including decision milestones. ARC also assists with:

- Coordinating meetings with user groups and staff
- Strategizing presentations for City Council and other leadership teams and public outreach as needed
- Reviewing existing known information including the Ballard*King / ADG market and feasibility study; synthesizing with the Owner Team's project goals

1

Task 2 - SCHEMATIC DESIGN

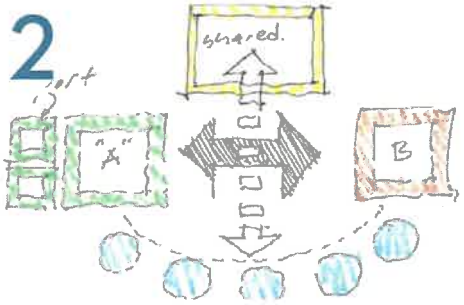
Task 2 starts with developing a thorough understanding of the operational objectives, performance criteria, and site constraints. Additional steps in this early design phase include:

- Identify site limitations - survey and geotechnical report
- Identify utility requirements and constraints

After understanding project parameters, ARC will generate building and site options from data collected, as well as identify any site opportunities, characteristics, and beneficial adjacencies by:

- Siting the building and pools for optimal environment conditions, including traffic flow, circulation and utilities
- Reviewing zoning, building code, and access requirements
- Understanding civil / environmental / landscape / accessibility requirements
- Impacts to and from neighboring uses
- Creating floor and site plans, massing, and form studies that support program goals and budget
- Budget discussions and detailed cost estimate
- Developing a low impact approach to site development

2



Task 3 - DESIGN DEVELOPMENT

Knowing the costs and preferred site layout, the design team will progress the design based on increased owner input. This will assist in:

- Refining the design to support program goals
- Meeting with city departments to confirm development standards
- Reviewing detailed design options with the City
- Developing interior materials and finish options

3

Task 4 – 75% CONSTRUCTION DOCUMENTS

Quality construction documents take time to develop, detail, and coordinate with the multiple trades and engineers. During this phase ARC will be:

- Coordinating consultant technical reviews
- Submitting for building and other permits
- Finalizing product selections and specifications
- Reviewing building envelope details and specifications
- Finalizing interior renderings for owner use in community engagement

Task 5 - 100% CONSTRUCTION DOCUMENTS

This time is important for Owner's final review of the documents before bidding. Tasks include:

- Owner to finalize contract language and Div 00 and 01 specifications
- Incorporating permit review comments within a bid set
- Quality control final review for consultants

Task 6 - BIDDING SUPPORT

ARC design team will support the Owner in their efforts to secure multiple qualified bids for the project. Bidding support includes:

- Facilitating site walks and page-turns for bidders
- Responding to questions and issuing addenda
- Reviewing substitution requests
- Attendance at bid opening and distribution of results

Task 7 - DESIGN SUPPORT DURING CONSTRUCTION

ARC will provide construction administration service by reviewing contractor progress, coordinating the design team, and overseeing construction on behalf of the owner. During construction ARC will:

- Attend regular OAC meetings (we recommend weekly)
- Review submittal and shop drawings
- Answer field questions, coordinate engineer responses
- Review change orders and pay applications

Task 8 - PROJECT CLOSEOUT

ARC will provide support by reviewing contractor progress at substantial completion and coordinate the design team to:

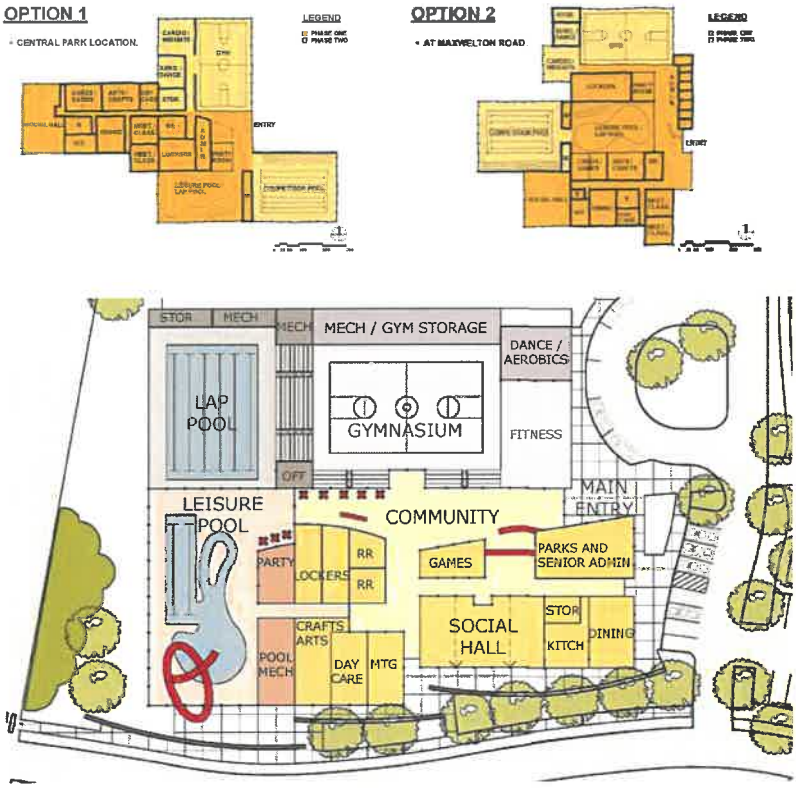
- Review O&M's and warranty information
- Create initial punch and back punch lists
- Compile as-built information as record documents
- ATTEND GRAND OPENING !!!

PRIOR EXPERIENCE: S. WHIDBEY AQUATIC STUDY 2007

ARC has used our design and communication skills as well as project delivery methodology to work with South Whidbey in previous years. Our office provided design study options and program criteria in both 1997 and 2007. Within those studies, the team provided preliminary and schematic program options to assist in project conception. It would be a privilege to continue our partnership by providing full design services to see the new proposal to fruition. While we expect the needs and community on Whibey have grown and changed since 2007, ARC will be able to uniquely address both the past and future in it's design efforts for the new facility and its program.

SITE PLANNING

During ARC's previous collaboration with South Whidbey, our office met with the project steering group in order to provide multiple site planning and section diagrams. These diagrams assisted in choosing a suitable location for the proposed program, as well as helped to conceptualize how the new building would interface with its surrounding community.



CONCEPT DESIGN

After a preferred program and site had been identified, ARC prepared three schematic design options for a steering group to select from. A similar approach will be used to assist with the new facility, site and programming.

Once a preferred program and design option are selected, ARC develops a conceptual design even further to assist in understanding the challenges and opportunities the site presents. In each step of the process, our office will hold regular meetings with the ownership team to determine the best path forward.

STARTING NEW -

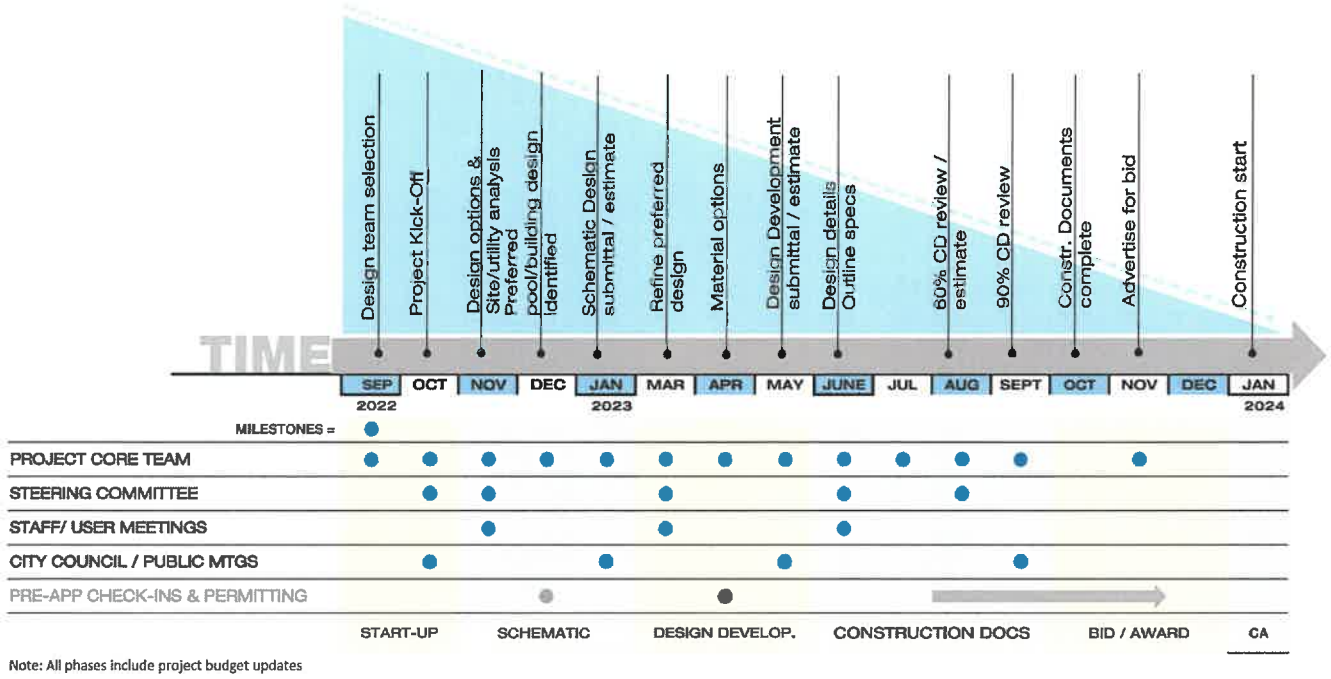
As part of our approach to the new Aquatic and Wellness Center, ARC has already reviewed the 2022 program study from Ballard*King. We have worked with Ballard*King on many projects and appreciate their expertise and recommendations. We will work with the Owner team to evaluate the report, clarify project goals, and set expectations for the design. Together we will evaluate the specified program options, identifying challenges and opportunities along the way - the end goal being a tailor made program that matches the user group needs, department and community goals.

Space	Option #D
Lap Pool Room	7,000
Instructional Pool Room	3,000
Therapy Pool Room	-
Hot Tub / Spa	250
Men's Locker Room	1,500
Women's Locker Room	1,500
Family Changing Rooms (4)	400
Lobby	750
Front Desk	100
Administrative Area	1,100
Lifeguard Office	150
Storage	750
Custodial Closet	50
Pump Room	1,000
Chemical Rooms (2)	200
Chemical Closet	50
Classroom	800
Fitness	-
Multi-Purpose Room	-
Therapy Office	-
Programmable Square Footage[5]	18,600

SCHEDULE

PROPOSED PROJECT TIMELINE

As a small architecture firm, ARC is able to meet our clients' constrained and/or shifting timelines. As an experienced firm with a primary focus on service, we are committed to providing quality results in a timely fashion. The preliminary schedule below reflects how ARC might approach this project. It is open to refinement based on Owner needs and information that is unearthed as we start the immersion process. Included in the schedule are key milestones and touchpoint meetings culminating in the anticipated start date of construction. This prelimnary schedule anticipates, starting with project design award in September, a 12 month design process, followed by a 3 month bidding & contracts phase. The project could begin construction on the turn of 2024 year, or as projected within the RFQ, in July 2024 or later.



Note: All phases include project budget updates

IN-HOUSE OFFICE SCHEDULING

ARC uses Microsoft Project to coordinate multiple tasks and consultants at once while providing tailored service to each client. Its primary use in office is for developing a schedule for each project as well as assigning office staffing to project phases.

Individual Project Schedule - Our Project Managers maintain an up-to-date schedule for every project that includes all design disciplines (architecture, engineering, specialty consultants). These schedules provide the framework for owner decisions, design team coordination, bidding and construction. ARC is rigorous in maintaining and, when needed, accelerating project schedules. We track each task by phase, identifying deliverables, document milestones, owner meetings, agency reviews, and permitting deadlines.

Milestones and Durations - While we initially anticipate a 12 month duration for the Architectural & Engineering Design services outlined in the RFQ project scope, coordinating our multi-step approach and key project milestones with durations along the way, this project duration is flexible. After project award, a more detailed schedule will be prepared expanding the milestones to include client input as well as fine tuned dates (as needed) for public meetings, council sessions, breaks in phasing for funding / approvals, etc.

QUALITY ASSURANCE

PROJECT GOALS

Each project is unique and will have its own set of parameters. We will work with you to determine overall project design goals and strategies. We will have office critiques during concept development to make sure design ideas are strong, creative, and match your project goals. 3D computer modeling will be used to communicate design concepts with client and user groups. Our preferred tool for modeling is Revit, an advanced drawing software that enables three-dimensional visualization of building components. While sketching is still preferred for quick studies, building information modeling (BIM) is the norm for creating renderings and construction documents.

CONSULTANT COORDINATION

Project and client goals will be clearly communicated to all subconsultants. We define each consultant's scope of work with them and keep updated project schedules for the design team. We are always available for consultants and we make sure our team members meet deadlines. An important tool for all our projects is our in-house financial software supplied by Deltek. Finances are coordinated between the project manager and our accounts/ billing manager to track consultant efforts and phase billing parity. The software doubles as our full office project scheduling tool so that at any point in time, labor and fee are managed, keeping us all on track.

CONTROLLING ERRORS OF OMISSION

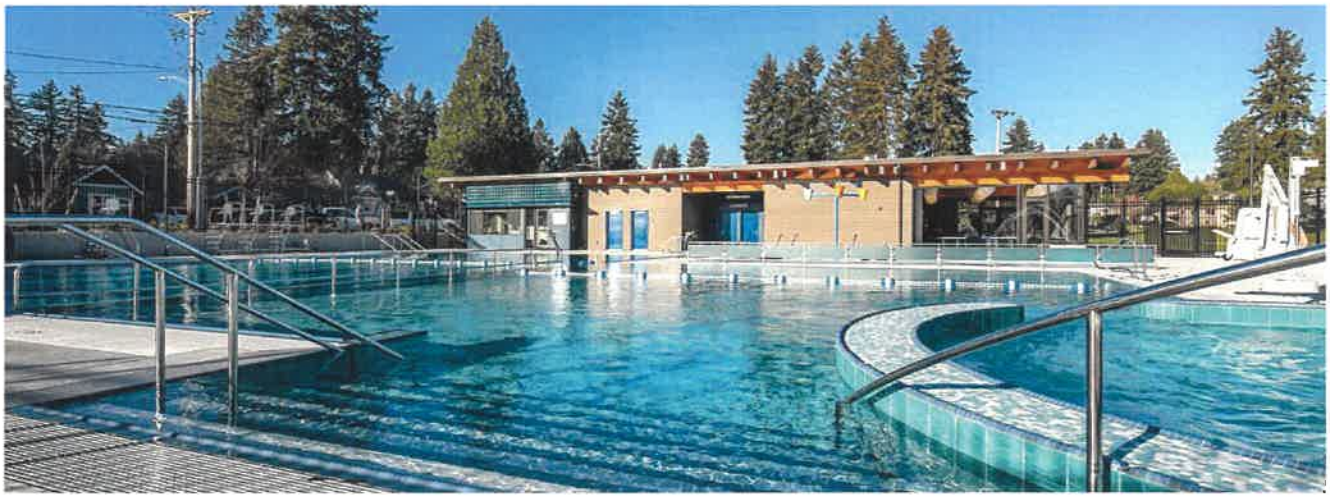
To control errors of omission, the principal and project manager keep updated scope, permit, and space program checklists. We conduct, with our consultants, multiple site visits that test the design against existing conditions. The design team meets regularly to coordinate disciplines and discuss design decisions and impacts to each trade.

CONTROLLING TECHNICAL ERRORS

To control technical errors, an experienced project manager who is not involved in the project development process, reviews drawing checksets and specifications for clarity, completeness, and cross referencing. Our ADA expertise helps in our review of ADA code requirements. We work with technical assistance from manufacturers' representatives in order to develop quality details. Each project's core team is responsible for specifications.

CONSTRUCTION MANAGEMENT

Quality assurance continues until a project has its grand opening. Within the year before warranty expirations, ARC provides a warranty walk-through with the contractor and owner. ARC's project manager and principal in each project will have a strong presence during construction to assure that the contractor and their team understand the documents and provide quality construction. We will be involved in construction field meetings where schedule, regulatory, and construction issues are discussed and monitored. We will manage the design team's responses to RFIs, change order proposals, and submittals in order to help the contractor meet their schedule.



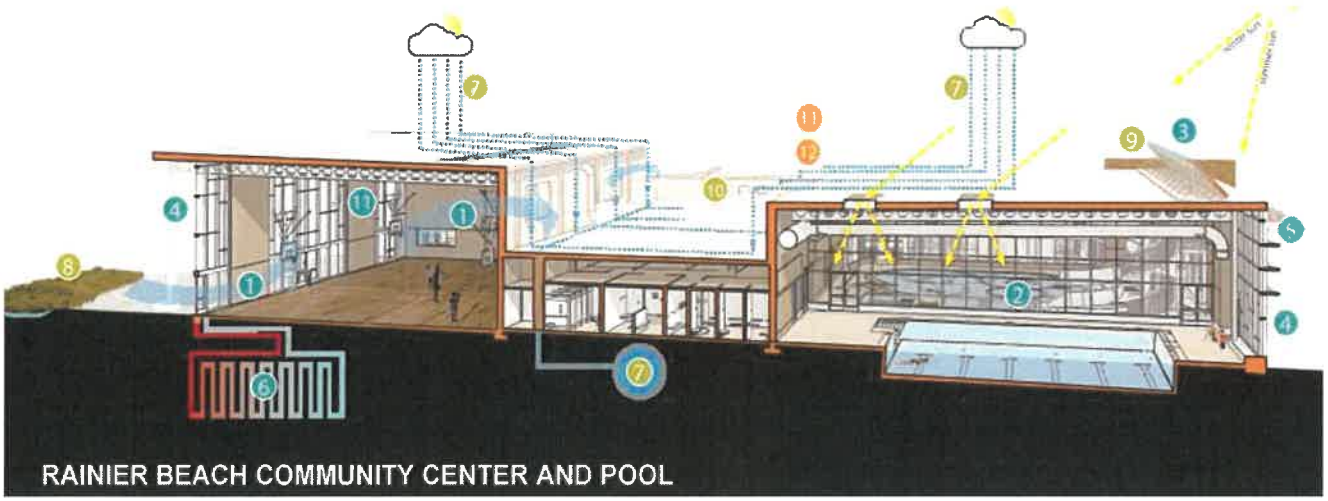
SUSTAINABILITY

ARC and our design team members all support and encourage sustainable design and construction practices, not only for the greater benefits to the environment and the world but because we believe, when done correctly, it greatly benefits the Owner's operating budget by limiting maintenance needs, reducing utility expenses, and decreasing facility and system replacement costs. We will work with the South Whidbey Parks District to pursue sustainable design opportunities as identified within the project parameters. ARC believes sustainable design should be practical, impactful, and specifically tailored to the opportunities presented by the site and the program at Community Park.

Community centers are uniquely positioned to set the standard in their area in regards to how new construction will responsibly address its surrounding environment and neighborhood. As part of quality control, and in partnership with our consultants, ARC offers support in determining investment return on energy saving systems, including solar panel arrays. We also assist the ownership team in recommending comissioning services to help assess installed systems once the building is in use. Each site and project can have unexpected challenges and commissioning serves the dual purpose ensuring systems are functioning at full capacity, assisting maintenance staff, as well as providing documentation to achieve sustainable certifications such as LEED. It can also serve to generate presentation material to help promote and provide education opportunities regarding sustainable systems throughout the project.

ARC Architects has significant experience with incorporating sustainable features as evidenced by the projects we have shepherded through the LEED certification process:

Rainier Beach Community Center and Pool - LEED Gold
Eastlake Biotechnology - LEED Gold
Lynnwood Neighborhood Center - LEED Gold (in design)
Mukilteo City Hall - LEED Gold
Auburn Community Center - LEED Silver
Eastside Tacoma Community Center and Pool - LEED Silver
Fircrest Community Center - LEED Silver
Port Townsend City Hall - LEED Silver
Sammamish City Hall & Police - LEED Silver
Shore Aquatic Center - LEED Silver
Springwood Youth Center - LEED Silver
Chehalis Elders Center - LEED Silver



RAINIER BEACH COMMUNITY CENTER AND POOL

RELEVANT PROJECTS & EXPERIENCE

SHORE AQUATIC CENTER RENOVATION & ADDITION

ARC has been involved with the renovation and addition to the William Shore Pool since the late 1990s. Our early pre-design efforts investigated options for improvements to the original 1961 facility, including enhanced aquatic programming and improved building and site design. The early studies set the stage for 2013 mechanical system improvements that reduced energy use and costs.

In 2017, the owner requested that ARC and its design team advance the design for construction under a GC/CM delivery method. The design of the new pools include a renovated competitive pool with diving well, the addition of a leisure pool with vortex and lazy river, a 3-lane warm-water therapy pool that also provides flexible programming such as swim lessons and free swim, and a large spa.

The architecture of the building is unique to Port Angeles and requires careful consideration of new construction that respects the existing mid-century style while providing a sense of contemporary, climate-sensitive design. An important feature of the addition is exposed steel beams and CLT that are compatible with existing wood beams and decking. Additionally, there are views into key activity areas, reuse of stormwater for rain gardens, protection of existing walls, and entrances with deep overhangs.

PROJECT DETAILS

Owner: Shore Metro Park District
Client Type: Public
Location: Port Angeles, WA

PROJECT DURATION

Design (excluding pre-design): 03/2018 - 06/2019
Construction: 07/2019 - 10/2020

PROJECT SIZE

Pool (Cumulative): 9,800 SF
Existing Facility: 16,900 SF
Renovation & Addition: 30,700 SF

CONSTRUCTION

Original Construction Budget: $16,000,000
Total Value of All Change Orders: $534,000 (3.3%)

REFERENCE

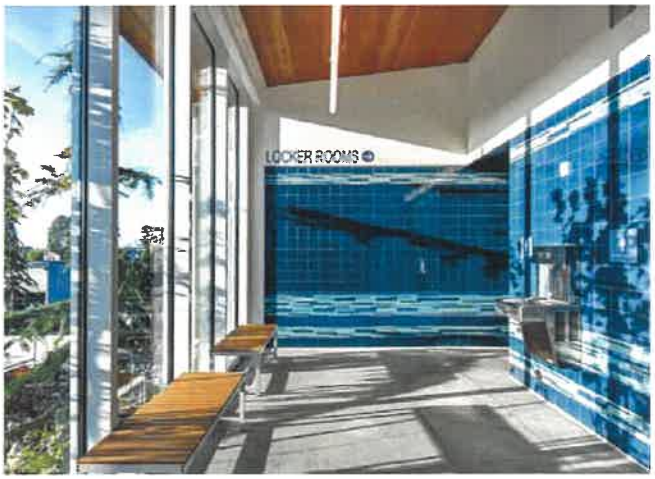
Shore Metro Park District
Steven D. Burke, Executive Director
225 East 5th Street, Port Angeles, WA 98362
(360) 417-9767
steve@sacpa.org

Neeley Construction, GC/CM Contractor
Mitch Neeley
111 23rd St SE Bldg. B, Puyallup, WA 98372
(253) 845-8838
Mitch@neeleycorp.com

TEAM MEMBERS

Paul Curtis, Project Manager
PCS Structural, DCW Cost Estimator,
TFWB- Electrical, RDH - Envelope


SHORE


LOCKER ROOMS

RAINIER BEACH COMMUNITY CENTER & POOL

PROJECT DETAILS
Owner: Seattle Parks & Recreation
Client Type: Public
Location: Seattle, WA
Completed: September 2013

PROJECT SIZE
48,000 sf

CONSTRUCTION (LOW-BID)
Original Construction Budget: $17,400,000
Construction Cost: $16,550,000

AWARDS
LEED Gold Certified
AIA Civic Merit Award 2014
WRPA Spotlight Facility Award 2014
Aquatics International Dream Design 2014
Athletic Business Magazine 2016

TEAM MEMBERS
Emily Wheeler, Project Manager
Paul Curtis, Project Architect
DCW Cost Estimator, TFWB- Electrical

The intersection of Rainier Avenue South and Henderson Street is the physical and symbolic center of one of the most diverse and vibrant neighborhoods in Seattle. The Rainier Beach Community Center and Pool anchors this intersection and enables people from all backgrounds to come together to socialize, play, and learn.

Seattle Parks and Recreation recognized that this diverse community needed additional efforts for outreach in order to hear from as many people as possible. Starting in 2011, we helped facilitate five public meetings and five dedicated focus group meetings to individual communities. The community input was critical to the design of many parts of the building, including the gym for large gatherings, proximity and size of the teaching kitchen, and location of the playground.

The Community Center creates a beautiful edge to the street and connects to the southern public plaza - a local gathering place. The facility has a large gymnasium, two pools, social hall, classrooms, party room, fitness, and daycare. The building is organized along a central corridor that provides visual control as well as natural daylighting and ventilation for the rooms and hallway. The daylit gym has a refined aesthetic that makes it appealing for sports and social events.

The competition lap pool includes a diving board and wide stairs for teaching. The recreation pool includes a toddler play area, vortex, current channel, spa, waterslide, and wide stairs for teaching.


rainier beach

FIRCREST COMMUNITY CENTER & POOL

PROJECT DETAILS
Owner: Fircrest Parks & Recreation
Client Type: Public
Location: City of Fircrest, WA

PROJECT DURATION
Combined Design: 3/18 - 3/19
Phase 1 Pool & Bathhouse CA: 9/19 - 9/20
Phase 2 Community Center CA: 10/20- 10/21

PROJECT SIZE
Pool: 11,000 SF & Bath House: 4,900 SF
Community Center: 15,000 SF

CONSTRUCTION
Original Pool Construction Bid: $5,043,000
Total Value of Change Orders: $ 309,548 (6%)

REFERENCE
Scott Pingel, City Manager
115 Ramsdell Street, Fircrest, WA 98466
(p) (253) 238-4121
(e) spingel@cityoffircrest.net

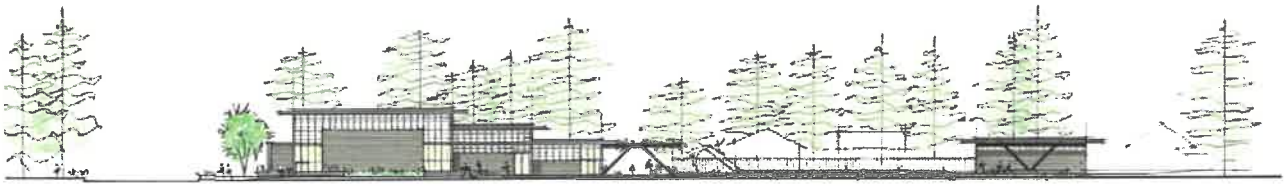
TEAM MEMBERS
Emily Wheeler, Project Manager
PCS Structural, DCW Cost Estimator, TFWB- Electrical, RDH - Envelope, BDA - Landscape

The City of Fircrest identified the aging community center and recreation pool as the highest priority in their PROS plan. Together with Councilman-Hunsaker, ARC was tasked to revitalize the existing facility. To gather community input, the design team facilitated five public meetings throughout concept planning and design phases.

The site is a beloved and well used park in the heart of Fircrest. The design places the buildings at the edge of the park to preserve the green space for events, sports, and community activities. The building design uses simple roof forms that step down to the park with exposed wood structure that connect with the surrounding natural landscape.

Fircrest hosts many community events at the park and these new buildings are a wonderful community asset for generations.

The competition pool is connected to a large open swim area that is 3 to 5 feet deep with vortex, wide stairs for teaching and play, ADA lift, and a bench seat. The tot pool has zero beach entry, steps, and play features. A low railing separates the two pools for safety.

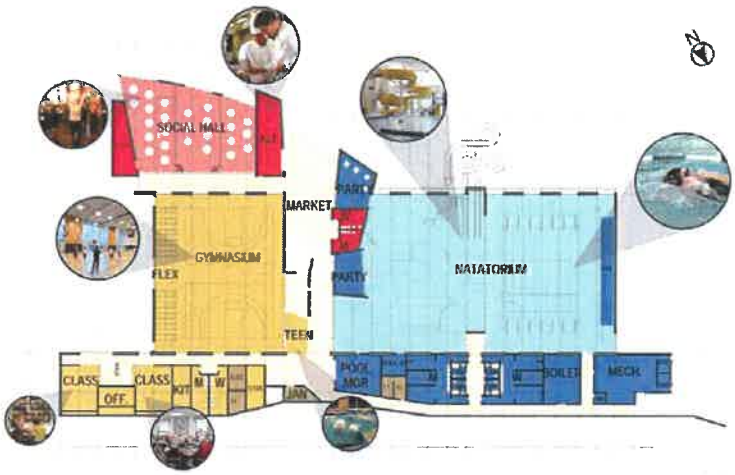



COMMUNITY CENTER

EASTSIDE TACOMA COMMUNITY CENTER & POOL

In 2014, ARC completed a pre-design, operations plan, and site study for the new Eastside Community Center and Pool. The site selection priorities included proximity to the new First Creek Middle School, to a recent Tacoma Housing Authority development, and to transit and pedestrian access. The program evolved from broad community input, representing the Eastside's multi-generational and diverse community.

In 2015, Metro Parks Tacoma and ARC, in partnership with Councilman-Hunsaker, began the design for the new facility, looking at several siting opportunities on the selected property with input from two public meetings and regular meetings with a large steering committee. The selected site shares a parcel with the middle school. As a result the building design connects primary program spaces with the school as well as and out to the south-facing plazas and wetlands.



Pool program features include a 25-yard lap pool, a shallow play area, spray features, a drop-slide, a spa, a large vortex, a zip line, party rooms, a child watch room overlooking the pool, with mens, women's and family changing locker room facilities. The lobby and fitness room on the upper floor looks into the natatorium.

PROJECT DETAILS
Owner: Metro Parks Tacoma
Client Type: Public
Location: Tacoma, WA

PROJECT DURATION
Design (excluding pre-design): 5/15 - 11/16
Construction Ph 1 (School Bus Loop): 12/16 - 4/17
Construction Ph 2 (Building): 5/17 - 9/18

PROJECT SIZE
Pool: 5,750 SF
Building: 55,400 SF

CONSTRUCTION
Original Construction Budget: $20,700,000
Total Value of All Change Orders: $621,000 (3%)

AWARDS
LEED Silver
AIA Civic Design Merit Award, 2019
WRPA Spotlight Award, 2019
WA AGC Civic Award, 2019

REFERENCE
Metro Parks Tacoma
Hunter George, Policy & Government Relations
4702 South 19th Street, Tacoma, WA 98405
(253) 686-9553
hunterg@tacomaparks.com

TEAM MEMBERS
Emily Wheeler, Project Manager
Paul Curtis, Project Architect
PCS Structural, DCW Cost Estimator, TFWB- Electrical,
RDH - Envelope, Interface- Mech/ Pumbing,
BDA - Landscape

APPENDIX :
TEAM MEMBER RESUMES
REFERENCES

TEAM QUALIFICATIONS

ARC ARCHITECTS PAUL ROSS CURTIS, AIA, LEED BD+C PRINCIPAL-IN-CHARGE

EDUCATION

University of Oregon

BA in Architecture, 1999

Minor in Fine Arts, 1999

REGISTRATION

State of Washington, 2013

State of Oregon, 2003

LEED AP BD+C, 2006

AFFILIATIONS

WA Recreation and Parks Association

AIA Seattle

Paul is an experienced architect and project manager, responsible for leading architectural design, managing internal team progress, and guiding owners through review of options and decision-making. Paul is particularly adept at creating and maintaining an enjoyable dialogue between all the players of a project including owner, user groups, community groups, and consultants throughout the entire design and planning process. He is skillful in guiding a project from feasibility through construction administration while keeping a project on schedule and within budget.

Paul's depth of knowledge of engineering systems, team inquiry process, and experience with a variety of construction methods ensures the team is well-managed and documents are well-coordinated.

RELEVANT EXPERIENCE

Auburn Community and Youth Center - LEED Silver

Bellevue Aquatic Center Feasibility Study 2009 , 2019, 2022

Chehalis Tribe Elder Center (in construction)

Covington Park Facilities

Eastside Tacoma Community Center and Pool - LEED Silver

Evergreen State Fairgrounds Community Center Study

Mukilteo Lighthouse Park Buildings

Rainier Beach Community Center and Pool - LEED Gold

Redmond Pool Renovation

Rosehill Community Center

Shore Aquatic Center Renovation and Addition

Skagit County Recreation and Aquatic Center Study

Suquamish Tribe Fitness and Youth Center

Suquamish Tribe Chief Kitsap Academy Commons

Rosehill Community Center

ARC ARCHITECTS

EDUCATION

University of Washington
Master of Architecture, 1999
University of Maryland
Bach.of Science in Architecture, 1994

REGISTRATION

State of Washington, 2004
LEED AP, 2004

AFFILIATIONS

WA Recreation and Parks Association
Housing Development Consortium
AIA Seattle

EMILY WHEELER, AIA, LEED AP — PROJECT MANAGER

Emily is a principal and architect with more than 20 years of experience. She brings creative vision and organization to every project. Her experience as a team leader and consensus builder provides clients with the assurance that their concerns will be addressed in a thoughtful manner in the design process.

For the South Whidbey Aquatic Wellness Center Project, Emily will guide the exploration of potential sites and program options. The clarity of her design solutions and graphic explanations guarantees that stakeholders will be informed and that they can come to agreement about project direction.

RELEVANT EXPERIENCE

Bellevue Aquatic Center Feasibility Study 2019, 2022

Eastside Tacoma Community Center and Pool - LEED Silver

Fidalgo Pool and Fitness Center Study

Fircrest Pool and Bathhouse

Fircrest Community Center - LEED Silver

Jefferson Park Community Center Gym, Seattle Parks

King County Housing Authority Community Buildings

Lynnwood Neighborhood Center - LEED Gold (in design)

Port Townsend City Hall and Historic Renovation - LEED Silver

Puyallup Tribe of Indians Elder Housing

Puyallup Tribe of Indians Elder Center (with wellness center)

Rainier Beach Community Center and Pool - LEED Gold

Snohomish Carnegie Building Renovation

Suquamish Tribe Early Learning Center

Suquamish Tribe Fitness and Youth Center

Rainier Beach Community Center & Pool

ADG

JUSTIN CARON, MBA

AQUATIC DESIGN

Justin has spent much of his life in and around pools. He was a six-time All American and two-time captain for Auburn University's swim team, which won four SEC titles and one national championship title while he was there. He has also coached at elite camps around the country and spends most of his free time now in the pool with his two young children. His unique combination of passion for swimming and technical knowledge enables him to relate to all members during the design process. Justin is responsible for project management, programming, and planning.

EDUCATION

Capella University, MBA, 2009

Auburn University
BA in Communications, Psychology, 2003

AFFILIATIONS

Certified Aquatic Facility Operator

College Swimming Coaches Association

National Recreation & Parks Association

Wash. Recreation & Parks Association

RELEVANT EXPERIENCE

Annie Wright School Indoor Pool, Tacoma, WA

Bellevue Aquatic Center Study 2019, Bellevue, WA

Newport Aquatic Center, Newport, OR

Oregon State University Dixon Recreation Center Pool Renovation, Corvallis, OR

Parker Recreation Center Expansion, Parker, CO

Puyallup Tribe of Indians Elder Center and Therapy Pool, Puyallup, WA

Redmond Aquatic Center Study, Redmond, WA

Shore Aquatic Center Renovation and Addition, Port Angeles, WA

Si View Aquatic Center Feasibility Study, North Bend, WA

University of Oregon Student Recreation Center, Eugene, OR

BDA LANDSCAPE

SHAWN JENSEN, PLA, ASLA

LANDSCAPE ARCHITECT

Shawn Jensen is a landscape architect with 30 years of experience with Bruce Dees & Associates, working on virtually every large scale BDA project. He has been a key part of every project from master planning through construction documents and record drawings. Shawn's attention to detail in research, design, and production of our work has been a key to our success on large scale master planning and development projects. His experience includes natural area park projects, restoration projects, waterfront parks, trails, and athletic, and education facilities.

EDUCATION

Architectural Drafting and Design
Phoenix Institute of Technology

REGISTRATION

Landscape Architect (WA#1408)

AFFILIATIONS

American Society of Landscape Architects

American Society of Civil Engineers (Affiliate Member)

Sports Field Management Association

RELEVANT EXPERIENCE

Eastside Community Center & Pool, Tacoma, WA

Fircrest Community Center & Pool, Fircrest, WA

Gig Harbor Sports Complex Master Plan, Gig Harbor, WA

Heritage Athletic Complex, Puyallup, WA

Pendergast Regional Park, Bremerton, WA

Poulsbo Event & Recreation Center Study, Poulsbo, WA

PNW Salmon Center, Belfair, WA

Regional Athletic Complex, Lacey, WA

SERA Campus, Tacoma, WA

STAR Center,Tacoma, WA

Starfire Sports Center, Tukwila, WA

MIG SVR

DAVE RODGERS, PE, LEED AP — CIVIL ENGINEERING

Since 1992, Dave has practiced in the areas of civil site, utility and transportation design. Dave manages park, street, pedestrian, bicycle, environmental restoration, utility, and transit access projects. Dave's experience includes site selection analysis, infrastructure renovation in urban areas, site development, park engineering and environmental clean-up projects. An innovative designer and team thinker, Dave's more than two decades of experience make him a go-to resource for collaborative ideas and "outside the box" money-saving designs.

EDUCATION

Clarkson University, BS in Civil/ Environmental Engineering

REGISTRATIONS

Professional Engineer: WA #34446

LEED ACCREDITATION

RELEVANT EXPERIENCE

Green Lake Community Boathouse, Seattle WA

Green Lake Way Cycletrack Concept Development, SDOT, Seattle, WA

Holly Park Community Center, Seattle WA

Mapes Creek (SPU/Parks) Flow Control and Habitat Restoration – Design Commission Design in Excellence Award

Lynnwood Neighborhood Center, Lynnwood, WA

Bellevue Aquatic Center Study, Bellevue, WA

South Lynnwood Park, Lynnwood, WA

PCS

DOUGLAS A. GOODWIN, S.E. — PRINCIPAL-IN-CHARGE

A creative force with a knack for out-of-the-box solutions, Doug has operated at the highest caliber of structural design innovation over the course of his career at PCS spanning nearly three decades. He has provided decisive leadership on many of the firm's Aquatic and community-centric projects, including new construction utilizing a wide variety of structural materials and systems. Doug works with the highest respect for the owner's vision and aesthetic, seeing structural design as a part of the holistic vision that creates treasured community spaces. Appreciated by design partners for his good-natured personality and commitment to creative and timely service, Doug will be a valuable asset to ensure the success of the South Whidbey Aquatic Wellness Center project. The firm has also completed several dozen projects out on the island including many with the school district and the naval air station.

EDUCATION

B.S., Civil Engineering (Structural Emphasis), 1984

Washington State University

REGISTRATION

Structural Engineer, WA

AFFILIATIONS

APA - The Engineered Wood Association

American Society of Civil Engineers

Structural Engineering Institute

Structural Engineers Association of Washington, Past State President, Past Southwest Chapter President, Past Southwest Chapter Board Member

Western Council of Structural Engineers Association, Past Board Member, Registered Agent for Non-Profit

RELEVANT EXPERIENCE

Eastside Tacoma Community Center and Pool, Tacoma, WA

Nisqually Market, Lakewood, WA

Muckleshoot Indian Tribe Recreation Complex Design, Auburn, WA

Muckleshoot Indian Tribe Natural Resources Center, Auburn, WA

Gordon Family YMCA, Sumner, WA

Stanwood-Camano YMCA, Stanwood, WA

Everett YMCA, Everett, WA

Skagit Valley Family YMCA, Mount Vernon, WA

Bay Terrace Community Center, Tacoma, WA

Redmond Pool Renovation, Redmond, WA

Shore Aquatic Center, Port Angeles, WA

DCW

TRISH DREW, CPE, LEED AP

COST ESTIMATOR

Trish brings 30+ years of construction industry experience to our team, with over 20 years in construction management. She has been an active member of the design team achieving maximum design to budget results. Beginning at the programmatic level, Trish works with the team to provide "live" budgetary feedback on design concepts, thus significantly reducing redesign. She has a thorough working knowledge of labor efficiencies, market fluctuations, project budgeting, competitive estimating, and contract negotiation.

EDUCATION

Marketing and International Business Studies, University of Washington, 1982

CERTIFICATIONS

Certified Professional Estimator (CPE)
LEED AP
Women Business Enterprise, Washington Women Business Enterprise, Oregon
King County Small Contractor
Women Owned Small Business

AFFILIATIONS

American Assoc. of Cost Engineering American Society of Professional Estimators
American Institute of Architects

RELEVANT EXPERIENCE

Auburn Arts & Cultural Center Building Renovation, Auburn, WA

Auburn Community and Youth Center, Auburn, WA

Ballard & Ravenna Community Centers, Seattle, WA

Camp Korey Historic Renovation, Carnation, WA

Chehalis Elder Center, Oakville, WA

Eastside Tacoma Community and Aquatics Center, Tacoma, WA

Fidalgo Pool & Fitness Center Study Anacortes, WA

Fircrest Pool & Community Center, Fircrest, WA

Hal Moe Pool Building, Snohomish, WA

Magnolia & South Park Community Centers Evaluation Study, Seattle, WA

Magnuson Community Center, Seattle, WA

Redmond Pool Renovations, Redmond, WA

Renton Library, King County Library System, Renton, WA

Seattle Central Library Facilities Renewal & Upgrades, Seattle, WA

Shore Aquatic Center Renovation & Addition, Port Angeles, WA

Snohomish Carnegie Library, Snohomish, WA

Squaxin Island Tribal Aquatic and Community Activity Center, Shelton, WA

Tacoma Youth Shelter, Beacon Senior Center, Tacoma, WA

Eastside Tacoma Community Center

INTERFACE

ANDREW LASSE

PRINCIPAL | MECHANICAL ENGINEER

With nearly two decades of experience in the industry as a Mechanical Engineer and Project Manager, Andrew leads an innovate team of engineers, designers and modelers at Interface. His work focuses on finding long term, practical solutions to optimizing energy conservation, resiliency, and life cycle costs on a wide variety of recreation, commercial, institutional, and industrial projects.

EDUCATION

Bachelor of Science, Mechanical Engineering
University of Illinois at Urbana Champaign

REGISTRATION

Mechanical: State of Washington
State of Oregon
State of California
LEED Accredited Professional
US GBC Certified Assessor
Oregon Department of Education

AFFILIATIONS

Architecture Foundation of Oregon
ASHRAE Engineers
Am. Society of Mechanical Engineers

RELEVANT EXPERIENCE

Metro Parks Eastside Community Center / Leed Silver, Tacoma, WA

Chehalem Aquatic Center Renovation and Expansion, Newberg, OR

Lake Oswego Recreation and Aquatic Center, Lake Oswego, OR

Snohomish Aquatic Center, Snohomish, WA

Creekside at Young Life's Washington Family Ranch and Pool, Antelope, OR

Mountain Park Recreation Center and Pool Renovation, Lake Oswego, OR

Forest Grove Aquatic Center Assessment and Concept Design, Forest Grove, OR

Nike World Campus Bo Jackson Sport and Fitness Center, Beaverton, OR

Fircrest Roy H. Murphy Community Center and Pool Feasability Study, Fircrest, WA

Canby Swim Center Locker Room Concept Study, Canby, OR

Muslim Education Trust Classroom Natatorium and Sports Facility, Tigard, OR

Tualatin Hills Park and Recreation District 112th Street Bldg TI, Beaverton, OR

TFWB

APRILLE BALANGUE

PRINCIPAL | ELECTRICAL ENGINEER

As principal at TFWB Engineers, Aprille Balangue has led the team on numerous community and youth centers with pools, as well as on several school projects with pools. She has over 14 years of electrical design experience in power distribution, communications systems, audio visual, fire alarm, security, access control, and architectural lighting design. She enjoys working closely with the client and the design team to deliver integrated solutions that are smart, sustainable and within budget.

Aprille is the lead lighting designer for TFWB and enjoys collaborating with architects and interior designers to create an illuminated environment that meets both aesthetic and functional goals. She keeps abreast of the latest trends and technologies in lighting design and brings innovative solutions to the table, such as human centric lighting and disinfection lighting systems.

EDUCATION

B.S., Electronics and Communications Engineering
University of Baguio, Philippines

REGISTRATION

Lighting Certified Professional (NCQLP)

RELEVANT EXPERIENCE

Fircrest Community Center & Pool, Fircrest, WA

Olympic High School & Pool Renovation, Bremerton, WA

Auburn Community Center and Youth Center, Auburn, WA

Eastside Tacoma Community Center and Pool, Tacoma, WA

Whidbey Island Bank Administration Building

Child Development Center Whidbey

Suquamish Health and Fitness Center, Poulsbo, WA

Liberty High School Phase 1, 2, and 3, Renton, WA

RDH ANDREW DILLENBECK ASSOCIATE I SENIOR PROJECT MANAGER

EDUCATION

B.S., Civil Engeneering, Clemson University

M.S., Civil Engineering (Sttructural Emphasis), Virginia Polytechnic Institute & State Univeristy

REGISTRATION

Registered Professional Engineer (WA, VA)

Seattle Building Enclosure Council (SeaBec)

Andrew is a leading expert on the design and constructability of high-rise building enclosures in new construction. As a Senior Project Manager, he has consulted on numerous types of building enclosures, including unitized and stick-built curtain walls, window walls, precast concrete, masonry, and more. In addition to managing the construction phase on new construction projects, he plays a key role in the design, development, and review of construction documents. He assists owners, developers, architects and contractors in the selection of building enclosure systems to meet water penetration, airtightness, structural adequacy, energy efficiency, cost, constructability and maintenance goals. Andrew has traveled domestically and internationally to review unitized glazing facilities to assist in the performance testing and quality assurance review of new and custom enclosure systems.

In addition to his work on new construction projects, Andrew has provided due diligence review to support client purchases of several high-rise buildings. He also performs condition assessment and leakage investigation services for existing building projects.

RELEVANT EXPERIENCE

Eastside Community & Aquatic Center, Tacoma, WA

Western Washington University Carver Hall, Bellingham, WA

1200 Stewart Street, Seattle,WA

929 108th Ave NE Office Tower, Bellevue, WA

Health Sciences Building T, Bellevue, WA

3rd & Lenora, Seattle, WA

Sky Terrace, Tacoma, WA

Continental Place, Seattle, WA

2200 Westlake Ave, Seattle, WA

Shore Aquatic Center

REFERENCES

SHORE AQUATIC CENTER

Shore Metro Park District
Steven D. Burke, Executive Director
225 East 5th Street, Port Angeles, WA 98362
(360) 417-9769
steve@sacpa.org
https://www.sacpa.org/

EASTSIDE TACOMA COMMUNITY CENTER & POOL

Metro Parks Tacoma
Hunter George, Policy & Government Relations
4702 South 19th Street, Tacoma, WA 98405
(253) 686-9553
hunterg@tacomaparks.com
www.metroparkstacoma.org/place/eastside-community-center/

FIRCREST COMMUNITY CENTER & POOL

Fircrest Parks & Recreation
Scott Pingel, City Manager
115 Ramsdell Street, Fircrest, WA 98466
(253) 238-4121
spingel@cityoffircrest.net

POUSLBO EVENTS & REC CENTER STUDY

City of Poulsbo
Karla Boughton, Planning & Economic Development Director
(360) 394 - 9748
kboughton@cityofpoulsbo.com