

City of Snohomish

# Proposal for Hal Moe Remodeling Architecture and Engineering Services

November 7, 2016



*Hal Moe Community Center Concept*

**S O L A R C**  
ARCHITECTURE, INC

80 SE Madison Street, Suite 120  
Portland, Oregon 97214

**CONTACT:**

Galen Ohmart, AIA, LEED AP  
*Principal*

galen@solarc-a.com

503.223.5253



November 7, 2016

Denise Johns, Project Manager  
City of Snohomish  
116 Union Avenue  
Snohomish, Washington

Re: Proposal for Hal Moe Remodeling

Dear Ms. Denise Johns:

We are very interested in working with the City of Snohomish providing architecture and engineering services to help the City achieve your desired goals for the Hal Moe Building.

**SOLARC Expertise**

- Energy-Efficient Architectural Design
- Renovation and Tenant Improvement Expertise
- Existing building assessments and renovations
- Master Planning, Space Planning, Logistics Planning, Interior Design and Furniture Selection
- Planning for multi-phased projects
- Our most recent projects have been building renovations for public agencies including: Oregon Military Department (remodeled/renovated multiple armories to become community centers), State of Oregon Department of Administrative Services (remodeled/renovated offices, employment building, jail), and Marion County (renovation of health services building and jail)

As an architecture firm that mainly works on public projects, we have worked throughout Washington, Oregon and the Pacific Northwest in communities such as yours and hope that with this proposal we have demonstrated our experience, interest and commitment to your project.

SOLARC Architecture accepts all terms and conditions contained set forth in the City's Standard Consulting Services Agreement. I, Galen Ohmart, am the Principal of the firm and will represent SOLARC in any negotiations and will sign any contacts or agreements for the firm. Even though our office is located in Portland, Oregon, we will not charge for travel time to the City of Snohomish as we can do project work on the train ride.

If you have any questions, or would like to schedule an interview, please contact me at 503.223.5253 or at [galen@solarc-a.com](mailto:galen@solarc-a.com).

Sincerely,



Galen Ohmart, AIA, LEED AP  
Principal, SOLARC Architecture, Inc.



## 1. STATEMENT OF PROJECT UNDERSTANDING

We understand that you, the City of Snohomish, are seeking to remodel Hal Moe Building, a former pool building, into a multi-purpose indoor sports facility that will need to generate revenue to support its new function. As such the project will need to have a strong connection to the public and surrounding area with good design and sensitivity to the character of the City of Snohomish. One of our primary clients is the Oregon Military Department where we have been converting their Armory / Readiness Centers into spaces that can be better be used by the public. This involves all of the tasks that you have for your project such as 1) existing building systems analysis, 2) project phasing, 3) cost estimating, and 4) working with user groups and making presentations to the "top brass". As firm that specializes in and has the experience converting space for alternate uses, we understand that we will need to focus on the systems including:

- The HVAC system that will need to be altered and upgraded for the new functions
- Providing new LED lighting for better light quality and longevity
- Introducing the use of daylighting to support occupant comfort
- Cost Effect Improvement of the structural system to sustain a seismic event
- Good finishes that are cost effective to maintain

We know that one of your goals is to have a sustainable project using LEED as the tools with which to evaluate sustainability. SOLARC prides itself in providing energy efficient design since the mid-90s and was an early adopter of LEED. One of the ideas we have is to potentially cut out some of the pool sections and re-using these pieces by incorporating them into a skate park. Additionally, we believe that for public agencies sustainability means addressing the Life Cycle Costing of materials and systems. By evaluating important materials and systems through a Life Cycle Cost Analysis, (LCCA) that considers initial costs, maintenance costs, replace costs and longevity that also uses the Time Value of Money (TVM), we can give you the information you need to make the best decisions for this project.

Like any remodel project, you need to clearly understand the projects costs, address phasing / logistics and have an accurate schedule. Remodeling Design is very different than designing new buildings. SOLARC specializes in remodeling buildings for public agencies and has a tremendous amount of expertise in remodeling and renovation work. We also have completed multiple sports facilities. We understand the uniqueness of cost estimating remodeling and renovation work, and therefore provide our cost in-house. We understand indoor sports equipment from portable basketball nets to the indoor volleyballs. Because of our experience, we will make sure that that we are maximizing the benefit of your existing building and systems in support of desire to provide an awesome venue for indoor sports for your community

Last but not least, we understand that you are seeking an exemplary design for your City and growing community. We are very excited about your project and have begun thinking how wonderful this project can be. Rather than only show you other projects as examples of our work, we have included some design ideas that we have begun envision for your project. We hope that you find these enticing to the potential opportunity your renovated building can provide to the City of Snohomish.



## 2. PROJECT APPROACH

We believe that the most important area to focus on in the project approach is to make sure that all of us understand all the parameters that will affect the design and costs. Good information leads to good outcomes. As part of Task 1, we will want to assess the building system including structural, mechanical, plumbing, and electrical as well as finishes. We will want to scope the plumbing waste lines. Our assessment and recommendations will be provided to you in a report and will be used to assist in developing a design that responds not only to the programmatic needs of the project but also addressed the needs to provide a building that will last for many years to come. We will want to provide a code analysis and have review of the building and site for ADA compliance so that we can be assured that all barriers are removed for people with disabilities. As part of our programming work we will prepare what we call “space program” sheets. These are the sheets where we document every space and use. The sheet has a diagram of the space that includes all furnishings and equipment. This document forms the basis of design and allows us to move into design with the assurance that we understand all the functions of each space including: Comfort Criteria, Equipment, Finishes, Staff or Public Use, Hours of Operation and Security.

For our work, we begin immediately evaluating your budget. We provide our own cost estimates in Excel® format to match the Construction Specifications Institute (CSI). Because we provide our own cost estimating, we can provide immediate cost feedback on decisions we are making. Our approach to the project includes providing cost estimating about our decisions in real time.

In the early part of the process, we prefer to use the “workshop” method in regards to design. What this means is that we like to have working meetings where we explore options with you, perhaps tape them on the wall to discuss and review rather than do all our work in our office and then formally present it to you. This collaborative approach leads to a much more successful project. For this to be successful, we will want to make sure that all of the important stakeholders are at the meetings. Because there will be many stakeholders, SOLARC always provides good and accurate meeting notes so that we have a record of the discussions, decisions made and any actions items that are required. We understand that LEED is part of this process. We will have one of the workshop meetings dedicated to LEED to understand and determine our sustainability goals and how LEED will be incorporated into the project. At each of our meetings, we will review a formal project schedule. As you will see by our preliminary work schedule for our tasks in Section 5 of this proposal, we believe we can complete the work in about 3 months.

Finally, our approach to the project involves an open discussion with you regarding our work, before it is “published”. We will prepare drafts for review with you in person, so that we can make the required changes so that when we publish the work or drawings we are assured they accurately represent the project.





## 3. THE A/E TEAM

The Architecture and Engineering Key Personnel are identified below. Their resumes are included in the Appendix of this proposal. We have identified and included a few representative samples of work from each of our sub-consultants in this section.

Galen Ohmart, AIA LEED AP	Principal-In-Charge, Project Manager	SOLARC Architecture, Inc.
Michael Wireman-Nothwang, AIA	Project Architect	SOLARC Architecture, Inc.
Steven Baldrige, PE	Project Mechanical Engineer	Enginuity Systems, LLC
Jesse Barksdale, LEED AP	Mechanical & Plumbing Designer	Enginuity Systems, LLC
Steve Hubbs, P.E.	Electrical Engineer of Record	Cross Engineers, Inc.
Gene Wentworth, PE LEED AP	Electrical Design Engineer	Cross Engineers, Inc.
Phil Cheesman, PE	Principal Civil Engineer	PACE Engineers, Inc.
Chris Anderson, PE, SE, LEED AP	Structural Engineer	PACE Engineers, Inc.

**SOLARC ARCHITECTURE, INC.** was incorporated in 2001. We are a firm with an expertise in energy efficient design and with a specialty in tenant improvements, remodeling and renovation projects. Our firm has provided services for new building, remodeling and renovation and for the past 15 years nearly all of this work has been for institutional and public sector clients such as yours. Our experience and those of our consultants gives us the expertise you are seeking for your project. SOLARC offers Architecture, Interior Design, Planning, Feasibility Studies, Graphic Design, and Grant Writing services. The planning services we offer include master, space, furnishing, and logistics. We are located in Portland, Oregon and hold professional licenses in Washington.



**Public Sector and Institutional Work:** SOLARC specializes in work in the public sector. Our clients include the Department of Administrative Services, Counties such as Marion County and Klamath County, Oregon Military Department, Public Districts such as Willamalane Parks and Recreation District, Kennewick Irrigation District, and City of Albany Public Works, Cities such as City of Portland and Eugene, and Educational Institutions such as Oregon Institute of Technology (OIT), Lane Community College (LCC), Oregon State University (OSU), University of Oregon (UO), Eugene District 4J, and Springfield School District. What this means for you is that we understand how to successfully work with convergent or divergent user groups to reach a common goal; we understand what it takes to deliver a successful public project. We have identified projects and references in Section 4.

**Project Management:** Effective project management ensures that your goals will be met, and that the process of working with our team will be smooth. This is an extremely important aspect of our work. SOLARC Architecture's Principal-In-Charge, Galen Ohmart, has played a pivotal leadership and management role on many of SOLARC's projects. His expertise in managing project budgets and schedules, and ensuring that Owners' needs are heard and met, made him the obvious choice to lead our team.

At each meeting, Galen Ohmart will prepare:

1. Agenda – By developing an agenda for each meeting, it ensures that all topics, needs and issues are addressed.
2. Meeting Minutes - Meeting minutes are created at each project meeting, with action items assigned. These minutes are distributed to each attendee, seeking their review and confirmation. This may seem a minor point, but we have found that tracking action items is a highly effective way of ensuring a project's success. Action items stay on the list until they are completed. Galen will be your primary point of contact. He will be your readily available liaison with the project team.

3. Project Schedule - Galen Ohmart utilizes Microsoft Project® to manage project schedules. The schedule is developed at the start of the project, is reviewed at all project meetings, and becomes a living document as the project progresses.
4. Cost Estimates – The cost estimates for the project will be revisited and confirmed at each meeting.
5. Current Document Set

**ENGINUITY SYSTEMS, LLC** was established to explore innovative engineering methodologies for HVAC and plumbing design, and to efficiently apply them to projects while utilizing sustainable principles and the integrated design process. Enginuity was founded in 2008 by a group of experienced professionals with the drive to deliver high quality and cost effective services. We are a certified woman-owned small business and have been steadily growing since our inception. We are located in Tacoma, Washington.

Enginuity facilitates the design of HVAC and plumbing systems. Additionally, we have a history of performing systems and energy analysis services for a variety of facility types and sizes. Above all else, we take pride in our ability to achieve successful project outcomes as a result of consistent communication with all of our design partners. We have found great benefit in working closely with design team members and stakeholders and look forward to continuing this tradition with the your next project.



Tacoma Boys and Girls Club - The Topping Center is a 44,900 sq. ft. facility that houses the Boys & Girls Club. The facility includes a gym, a computer lab, a kitchen, art and game rooms, and other general activity areas. Enginuity, as part of a design-build team, provided detailed HVAC systems analysis that resulted in the most cost effective approach to satisfy the LEED energy requirements. The contractor/engineer coordination went very well, enabling the Owner to achieve the LEED project goals with no additional cost.

Yelm Community Center - The Yelm Community Center was created as part of the Master Plan for Yelm City Park approved by the City Council in 2013. When the total budget could not be met, the decision was made to elevate development of a new community center to top priority. Enginuity provided HVAC and plumbing design for the 5,000 sq. ft., contemporary center which offers guests multi-purpose event spaces, a full commercial kitchen, and exterior restrooms.

#### Additional Relevant Projects:

- University Of Washington, Tacoma Campus, YMCA
- Weyerhaeuser King County Aquatic Center (WKCAC)
- Lakes High School
- Marshall Community Center Pool
- Lynnwood Recreation Center Pool
- Julius Boehm Pool
- William Shore Pool





**CROSS ENGINEERS, INC.** is an electrical and telecommunication consulting firm located at 6509 6th Avenue, Tacoma, WA. Cross Engineers' 50 plus years of experience consists of lighting (architectural, LEED, 3-D modeling, libraries, specialty controls, sports field and parks, marine terminals), power (overhead/underground, medium voltage up to 35KV, low voltage up to 600V, generator, fire alarm/mass notification systems, life safety systems and telecommunications (telephone, data, video, nurse call, homeland security, process system controls) design.

Yesler Community Center, Seattle, WA - CERTIFIED: LEED™ GOLD Cross Engineers was responsible for the electrical design of this 22,000 square-foot community center consisting of a computer center, teen room, offices and fitness center with a media lounge, reception area and a 7,000 square-foot below grade parking garage.

#### Additional Relevant Projects:

- Chehalis Tribe Community Center, Chehalis, WA
- Sprinker Ice Skating and Recreation Center, Spanaway, WA
- Makah Gym and Community Center, Neah Bay, WA
- YMCA Downtown, Tacoma, WA
- YMCA Pearl Street, Tacoma, WA
- YMCA, Aberdeen, WA
- Fort Lewis Recreation Center, Fort Lewis, WA



**PACE ENGINEERS, INC.** is excited about the opportunity to provide structural and civil engineering for City of Snohomish's Hal Moe Community Center. Our structural services include design and construction phase services for public safety buildings, critical infrastructure, building components, pedestrian bridges, and facilities for clients in the public and private sectors. PACE structural staff has successfully completed several projects that integrated FEMA standards (ASCE 31 & 41) and Oregon Emergency Management (OEM) requirements into our project approach and execution. When designing structures for our clients, our primary responsibility is life safety. Beyond meeting that requirement, the PACE structural team works to design public, industrial, commercial, and residential structures that are functional, efficient, and aesthetically pleasing. PACE is committed to meeting the needs of our clients with an efficient application of the latest building codes, design standards, and technologies available. PACE civil site engineers specialize in consulting and design services for both public and private clients on projects. We have experience in providing capital project design and construction engineering expertise, developing design, construction specifications, and as-builts for both facilities improvements and new construction, coordinating with state and federal agencies, facilities planning, developing cost estimates, providing plan review, and the many supporting engineering and on-going related tasks that are needed by a public agency for a public safety facility. We have offices in Kirkland, WA, Wenatchee, WA and Lake Oswego, OR. We enjoy working with SOLARC Architecture and look forward to working with you on this project.



Coal Creek YMCA, Newcastle, WA - CERTIFIED: LEED™ SILVER PACE provided civil engineering design for the 5.2-acre Coal Creek YMCA project, located in the City of Newcastle. Civil improvements included site grading, on-site storm drainage flow control and water quality treatment facilities, on-site and off-site storm conveyance systems, on-site water system, off-site water extension, off-site sewer extension, and an on-site side sewer line.

## 4. PROJECT EXPERIENCE

### Oregon Military Department Roseburg Armory - Remodel

The Roseburg Armory was constructed in 1977 at 20,011 square feet. The Project consisted of constructing additional square footage and remodeling existing spaces to meet the needs of the military tenants, lead paint and asbestos material abatement, bringing the facility electrical and mechanical systems into code compliance, enhancing the ability to lease the Armory to members of local communities, and improving community and user participation, enhancing the energy efficiency of the facility, and extending the useful life of the facility by 25+ years. In extending the usefulness of the facility, the priorities of work include: (1) Design services for the remodel of Roseburg facility, with that remodel consisting of utility and mechanical upgrades to meet current building codes and sustainment measures that include building insulation, window replacement and utility line repairs; (2) Modernization of the facility, which included providing emergency power and roof repair, as well as energy conservation measures in support of the net Zero goal; and (3) Cost effective energy conserving features which were incorporated into the design, including energy management.



### Oregon Military Department Medford Armory - Remodel

The goals of the Project included constructing improvements and remodeling existing spaces to meet the needs of the military tenants and a widely used rental facility for the local community. These settings have generated approximately 142,000 participants yearly. These participants enjoy such events as gun shows, musical concerts, weekly flea markets, and a women's roller derby. These events bring in an average of \$110,000.00 in additional revenue for the Oregon National Guard ("ONG"). The goals of the Project included: extending the useful life of the facility by an additional 25 years; constructing improvements and remodeling existing spaces to meet the needs of the military tenants; bringing the facility into conformance with the current Building Code; abatement / remediation of any regulated building materials; improving the facility's energy efficiency; making other improvements to the facility in support of the Agency's Net Zero Ready goal; and bringing the facility's electrical, mechanical, structural and additional building systems to code/seismic code compliance.

- ☑ Cost Effective, Long Lasting Materials
- ☑ Energy Efficient Design
- ☑ Historical Character with Inviting Entry
- ☑ Community Presentation
- ☑ Space Planning & Interior Design
- ☑ ADA Accessibility
- ☑ Leasable Community Space Design

Contact for both OMD projects above: Mark Williams, Project Manager, Oregon Military Department, Phone (503) 302-3855, Cell (503) 584-3536, [marcus.a.williams4@us.army.mil](mailto:marcus.a.williams4@us.army.mil)

## Oregon Department of Administrative Services Restack Project, Salem, Oregon

This project encompasses two buildings and several different agencies including Enterprise Goods and Services (EGS), State Financial Services (SFS), DAS Risk Management Enterprise Asset Management (EAM), Planning and Construction Management (PCM), and Real Estate Services (RES). SOLARC is working with DAS and the agencies on their spaces to improve their working environments by providing them space planning and interior design services.



Contact: DeeDee Knutson, Interior Project Manager, Oregon Department of Administrative Services (DAS), Phone (503) 551-0581, [DeeDee.A.KNUTSON@oregon.gov](mailto:DeeDee.A.KNUTSON@oregon.gov)

## Oregon Department of Administrative Services, The 550 Building, Salem, Oregon

This project is a Tenant Improvement Remodel project for OHA and ODOE. The ODOE project has multiple goals, the first major goal was space planning, design of the lobby, and design of the entry area by creating a branding image for moving ODOE into the first floor space. SOLARC has worked with DAS and ODOE to create a branding image in the lobby area that represents who ODOE is an organization. The second major goal was to provide a complete lighting upgrade for the entire building using LED fixtures and new controls.

Contact: Steve Ponce, Senior Project Manager, PMP, Oregon Department of Administrative Services (DAS), Enterprise Asset Management, Phone (503) 373-7167, Cell (503) 510-2980, [Steve.T.PONCE@oregon.gov](mailto:Steve.T.PONCE@oregon.gov)

## Academy of Arts and Academics Addition and Renovation, Springfield, Oregon

As the project architect and project manager, Galen Ohmart's role included space planning, classroom design, building design and contract administration. This project included leading a very involved user group. The design schedule was aggressive and was met within one day of the original plan. Using a brick façade and entry design the project was designed to fit into the City's character while providing an inviting entry from the street.

SOLARC met all project timelines and achieved a cost that met the project budget. This was an approximately \$2,000,000 remodel and addition for the Springfield School District. The project doubled the size of the school and included three large classroom/studios including a science classroom, a commons area, an audio video editing room, staff rooms, a new reception area, restrooms and a rehearsal/dance space. Limiting sound transmission between spaces was essential.



Contact: Laurie Adams, Springfield School Board, Phone: (541) 729-3321, [lauriejadams@yahoo.com](mailto:lauriejadams@yahoo.com)



## Regional Sports Complex, Springfield, Oregon

The Regional Sports Center is an ongoing project with two existing phases, one phase in design development and one future phase. The complex is an enclosed multi-use sports facility that houses basketball courts, volleyball courts, an inline hockey arena, pole vaulting area, fitness center, administrative spaces and accessory spaces to support these activities. The Willamalane Community Center partnered with the Owner, and is attached to this complex. Each phase of this project came in under budget with a reimbursement check being sent to the owner at the end of each construction phase.



Contact: Bob Keefer, District Superintendent, Willamalane Park and Recreation District, Phone (541) 736-4544, BobK@willamalane.org (Reference Letter is the last page of the Appendix.)

## 5. WORK SCHEDULE

TASK 1	<p>SOLARC will provide the scope of work for task 1 in compliance with the RFP. We envision leaning about and then evaluating your budget, purpose and goals and space programming objectives in the kick off meeting. Our work will include an overall assessment of the how the existing building can be used to meet your needs. It will also include a code analysis for the work to be done inside and outside the building. The space program document will include a furnishings, equipment, sustainability goals and environmental requirements for each space. Following the kick off meeting we will prepare draft documents. These will be presented to you for your review and comment at a subsequent meeting. Final documents will be prepared based your comments of the drafts.</p> <p><i>Deliverables will include:</i></p> <ul style="list-style-type: none"> <li>• Prepare meeting notes of all meetings with action items(8 ½ x 11 document)</li> <li>• Space Program Document to include programming for each space (Diagrams and narratives)</li> <li>• Building Systems analysis (structural, HVAC, Lighting, Electrical, Materias)</li> <li>• Code Analysis (Tabulated narrative)</li> <li>• Budget Analysis (Narrative supported by square foot costs)</li> <li>• Revenue Narrative</li> <li>• Project Schedule (Gantt Chart using MS Project)</li> </ul>	Duration - 4 Weeks
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TASK 2	<p>SOLARC will provide the scope of work for task 2 in compliance with the RFP. Following approval of the Task 1 work. We will prepare 3 alternatives for you review. As demonstrated in this proposal we have an exceptional design staff with ability to generate great graphics. Additionally, SOLARC provides their cost estimating in-house. As a firm that specializes in remodeling and renovation work we understand the unique issues with cost estimating remodeling projects. We also understand the unique issues with logistics planning and project phasing. Finally, Mr Ohmart has been a LEED consultant since 2001 for including several LEED gold projects. We will have two meetings during this task. The first meeting will be to review our draft documents. The second meeting will be to review the final documents that will have been modified based on your comments ahead of the presentation to the City Council.</p> <p><i>Deliverables will include:</i></p> <ul style="list-style-type: none"> <li>• <i>Prepare meeting notes of all meetings with action items( 8 ½ x 11 document)</i></li> <li>• <i>Drawings including plans, sections, elevations and renderings</i></li> <li>• <i>Phasing and Logistic plans(prepared as tabulated narrative and in drawings)</i></li> <li>• <i>Cost Estimate (using the CSI format and in MS Excel)</i></li> <li>• <i>LEED score card and narrative for each option</i></li> <li>• <i>Narratives of project uses (8 ½ x 11 document)</i></li> <li>• <i>Project Schedule (updated as needed)</i></li> </ul>	Duration - 4 Weeks
TASK 3	<p>SOLARC will provide the scope of work for task 3 in compliance with the RFP. Following approval of Task 2 SOLARC will finalize the work to provide presentation quality drawings. As a firm that provides where nearly all of our clients are in the public agencies or institutions we have experience in making presentations to boards, commissioners, City councils and public user groups.</p> <p><i>Deliverables will include:</i></p> <ul style="list-style-type: none"> <li>• <i>Presentation Drawings</i></li> <li>• <i>Board Packet to include previous work such as cost estimates, schedule, LEED scoring</i></li> </ul>	1 Week
TASK 4	<p>SOLARC will provide the scope of work for task 4 in compliance with the RFP. Following approval of Task 3 and selection of the approved option SOLARC will finalize the work to provide presentation quality drawings for the final option. The duration of 4 weeks is given with the understanding that the City Council meetings are usually schedule monthly</p> <p><i>Deliverables will include:</i></p> <ul style="list-style-type: none"> <li>• <i>Presentation Drawings</i></li> <li>• <i>Board Packet to include final cost estimate, schedule, LEED scoring</i></li> </ul>	4 Weeks





# Appendix

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SOLARC Architecture, Inc.





**GALEN OHMART, AIA, LEED AP | Principal Architect, PIC**  
**SOLARC Architecture, Inc.**

Galen Ohmart developed his passion for architecture while attending the University of Colorado from 1979 to 1982. After receiving his Bachelor of Environmental Design, he went on to the University of Oregon and received his Masters of Architecture in 1987. Over the last 25 years, Galen has designed a wide range of award winning commercial and institutional projects with sensitivity toward environmentally responsible construction practices and a personal commitment to aesthetic quality through elegant design solutions.

**Education:** Bachelor of Environmental Design, University of Colorado, 1982; Masters of Architecture, University of Oregon, 1987; LEED, 2001

**Registration:** Registered Architect No. 3176, Oregon, 1991, No. 6835, Washington, 1996, No. C32064, California, 2009, No. 7617485-0301, Utah, 2010, LEED Accreditation, 2001

**Awards:** BetterBricks Multi-Disciplinary Team Award: Slocum Orthopedic Health Center, 2010; AIA People's Choice Award, First Place – Multi-Family Housing: The WaterShed, 2008; Oregon Parks and Recreation Design Award 2007 for Willamalane Community Center; AIA People's Choice Award, First Place – Commercial Design: Co-motion Cycles, 2001; AIA Architecture + Energy Sustainable Design Award: Food for Lane County, 2001

**Relevant Experience:**

**Cottage Grove City Shops, Cottage Grove, OR** This project involved a shop campus design for multiple buildings. Services included the gut and remodel of a 14,000 square foot Maintenance Shop Building, as a tenant improvement. Part of the building was removed and the main floor was in filled to accommodate the Public Works and Vehicle Maintenance Area along with support spaces such as offices, a conference room, meeting room, reception area, lunch room and employee lockers. All materials were selected for heavy use and durability.

**Building 6 Performance Hall, Lane Community College, OR** SOLARC under Galen Ohmart's leadership renovated the College's performance hall. Working with user groups, the space configuration was modified to better meet the needs of users.

**Regional Sports Complex, Springfield, OR** The Regional Sports Center was designed to be completed in three phases. The building is a metal building system which includes metal foamed insulated panels for the walls and roof, creating a highly energy efficient envelope. The enclosed multi-sports complex houses basketball courts, volleyball courts, an inline hockey arena, pole vaulting area, fitness center, administrative spaces and accessory spaces for these activities.

**Willamalane Community Center, Springfield, OR** Galen was lead architect and project manager for a 22,000 square foot community center with administrative offices and an early childhood center, as an addition to the south side of the Regional Sports Center. The project was completed on time and under budget. Energy efficient lighting automatically dims as outside ambient light increases. Sunshades were provided to limit solar gain. Community rooms have state of the art sound systems with assisted listening capability.

- The Portland Building, Project Manager, Retro-Commissioning, Lighting Design, LEED EBOM Gold, OR
- Peter Stott Hall Renovation, Project Manager, Commissioning, Portland State University, Portland, OR
- Clark County Public Services Center, Project Manager, Gap Analysis, LEED EBOM, Vancouver, WA
- Multiple Buildings Renovations Project, Project Manager, Eugene 4j School District, Eugene, OR
- Corvallis Soccer, Indoor Sports LLC, Corvallis, OR: Principal-in-Charge, Design and Construction Phases



**Michael Wireman-Nothwang, R.A., NCARB | Associate Architect**  
**SOLARC Architecture, Inc.**

Mike is a registered Architect in Oregon with more than 14 years of varied project experience. He has been a design lead and project architect on a variety of commercial projects, public projects, LEED Certified College projects, and large mixed-use/ multi-family, master planning projects, as well as numerous smaller tenant improvement projects. Mike has extensive interior design and space planning experience which includes reviewing and updating state space planning, furnishing and design standards.

**Education:** Masters of Architecture, University of New Mexico, 2002; Bachelors of Arts in Architecture, University of New Mexico, 2000

**Registrations / Affiliations:** Registered Architect No. 5851, Oregon; National Council of Architectural Registration Boards (NCARB) Certification #67667; Council of Educational Facility Planners International (CEFPI) Member

### **SOLARC Experience:**

- Oregon Department of Administrative Services (DAS) Restack Project, Salem, Oregon – Schematic Design of new office layouts/interior design.
- Oregon Department of Administrative Services (DAS) 550 Building Remodel, Salem, Oregon
- Kennewick Irrigation District, Administrative Building, Kennewick, WA
- Oregon Military Department Medford Armory Renovation, Medford, Oregon
- Oregon Military Department Roseburg Armory Renovation, Roseburg, Oregon
- Roseburg Armory Solar Study, Roseburg, Oregon
- Marion County Health Services Building Renovation, Salem, Oregon

### **Project Experience with Previous Architecture Firms:**

- Central New Mexico Community College Facility Assessments, Albuquerque, NM
- Coutin Professional Building, Bend, Oregon
- Deschutes Children's Foundation, East Bend Campus Bend, Oregon
- Mercato, Bend, Oregon
- Mt. Bachelor Administration Building, Mt Bachelor, Oregon
- College Place Community Bank, Walla Walla, Washington
- Oregon Department of Transportation Plan Delivery Building, Bend, Oregon
- City North Masterplan, Scottsdale, Arizona
- The Residences at Grand Boulevard Sandestin, Destin, Florida
- Beechwood Business Park, Fort Worth, Texas
- Hayden Ferry, Tempe, Arizona
- New Mexico State University, Institute For Public Policy And Branson Library Renovation, Las Cruces, NM
- Eastern New Mexico University, Jack Williamson Literary Arts Building Renovation Portales, NM
- Riverside Indian School Anadarko, Oklahoma
- Santa Ana Tribal Administration Building, Pueblo Of Santa Ana, New Mexico
- Crownpoint Family Empowerment Center Crownpoint, New Mexico



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**Chris Anderson, PE, SE, LEED AP | Structural Engineer**  
**PACE Engineers, Inc.**

Chris has 12 years of professional engineering experience completing structural designs in the consulting engineering field. As a Structural Engineer, Chris is responsible for monitoring project scopes, schedules, and budgets; verifying design criteria and materials of construction; providing input to the selection of structural systems; coordinating with team members; executing the development of structural designs; and construction drawings, structural calculations, as well as performing construction phase services. Chris has experience in a wide variety of project sectors, including public works, industrial, and commercial projects. Project types have included new construction, renovations, seismic evaluations, structural analysis, and upgrades.

Education: BS, Civil Engineering, Oregon State University, 2005

Professional Registration: PE, Civil Engineer: Washington, 2013, #50358; Oregon, # 76414PE; Colorado, 2010, #PE.0044233; SE, Structural Engineer: Washington, 2013, #50358; LEED® Accredited Professional

Affiliations: American Institute of Steel Construction (AISC), Structural Engineers Association of Oregon (SEAO), Precast/Prestressed Concrete Institute (PCI)

Project Experience:

- South Cooper Mountain High School Structural Utility Supports, Beaverton School District, Beaverton, OR
- Woodin Creek Village Roadway & Pedestrian Bridge, Woodinville, WA
- Echo Lake Reservoir Design, Cross Valley Water District, Snohomish County, WA
- Mountlake Terrace Gateway, Mountlake Terrace, WA

**Phil Cheesman, PE | Vice President, Senior Principal Civil Engineer**  
**PACE Engineers, Inc.**

Phil has over 31 years of experience in all aspects of land development, including municipal, street, park, and recreational projects. Phil typically designs and manages a broad spectrum of projects, including those with parking, grading, drainage, and utility improvement requirements depending on specific site needs. He has successfully and cost-effectively completed site development projects with millions of square feet of commercial space, over 50 educational facilities, and many large residential projects. Throughout his diverse project experience, Phil has effectively coordinated complex site issues and addressed regulatory agency concerns leading to expedient project permit approvals on schedule and within budget.

Education: BS, Civil Engineering, University of Washington, 1985

Professional Registration & Certification: PE, Civil Engineer: Washington, 1990, #26901; LID Certification, Post Graduate Studies, Washington State University Extension, 2009

Affiliations: American Council of Engineering Companies, Council of Educational Facility Planners International

Project Experience:

- Coal Creek YMCA | YMCA of Greater Seattle | Newcastle, WA | Awarded LEED Silver Certification
- Covington Community Park, City of Covington
- Whittier Elementary School Modernization, Everett School District No. 2, Everett, WA
- North Tapps Middle School Addition, Dieringer School District, Bonney Lake, WA
- Chief Kanim Elementary School, Gym Addition, Snoqualmie Valley School District, Fall City, WA
- Lakota Park Master Plan, City of Federal Way, Federal Way, WA



**JESSE BARKSDALE, LEED AP**

**President**

**Mechanical and Plumbing Designer**

## **EDUCATION**

Mechanical Engineering Design,  
Clover Park Technical College,  
Tacoma, WA

Computer Aided Drafting,  
Pierce College, Tacoma, WA

## **REGISTRATIONS/CERTIFICATIONS**

City-Multi Diamond Designer Level 1  
Seminar-2007

LEED AP

## **EMPLOYMENT**

2008–Present:  
Engenuity Systems, LLC

1997–2008:  
Tres West Engineers, Inc.

Jesse Barksdale, LEED AP, President at Engenuity Systems, LLC, has been an industry professional for 18 years, as well as a designer and project manager since 1998. He has participated in the design, estimating, and construction management of projects in Washington, Oregon, Idaho, and Colorado, including many for city and county clients.

Mr. Barksdale has extensive experience in the design of HVAC, hydronic, steam, plumbing and piping systems, in addition to project management and interdisciplinary coordination, both in-house and out. His expertise is often requested for the engineering of natatorium air handling systems and pool water systems. His depth of knowledge and skill has made him an integral part of many parks and recreation projects.

## **PROJECT EXPERIENCE**

### **LYNNWOOD RECREATION CENTER**

*Owner: City of Lynnwood*

The 2011 remodel of the Lynnwood Recreation Center left the building's HVAC system with operational issues concerning equipment and control systems operation. These issues impacted the building envelope and resulted in discomfort to staff and users due to insufficient ventilation and excessive air recirculation. In 2013, Engenuity Systems, provided engineering services to replace the natatorium HVAC systems. Air handlers with air-to-air heat reclaim and a chiller-based heat reclaim system were used to provide improved ventilation as well as recover heat to both the air systems and pool water systems. Construction was completed within the same year and has resulted in vastly improved indoor air quality and better temperature control.

### **POINT DEFIANCE PAGODA**

*Owner: Metro Parks Tacoma*

Major upgrades were undertaken as part of the rebuild effort after a fire damaged much of the community event space. Major structural and accessibility upgrades were performed, classroom spaces were added to the lower level, and kitchen areas were added to the upper and lower levels. A completely new HVAC system was installed to serve the entire building, which incorporates radiant floor heating to provide efficient space conditioning and enhance occupant comfort. Engenuity worked as part of the design and engineering team to provide the community with a rebuilt and restored version of this historic facility incorporating several new and energy-efficient technologies.

**PROJECT EXPERIENCE**

**JIM WILEY COMMUNITY CENTER**

*Owner: King County Housing Authority*

While employed at Tres West Engineers, Mr. Barksdale provided full HVAC and plumbing design in addition to project management services for this community center and gym. The project received the Excellence in Construction Award from the Associated Builders and Contractors of Western Washington. It also received an Award of Excellence for renovation and an Award of Merit for design from the National Association of Redevelopment Officials.

**THE CENTER AT NORPOINT**

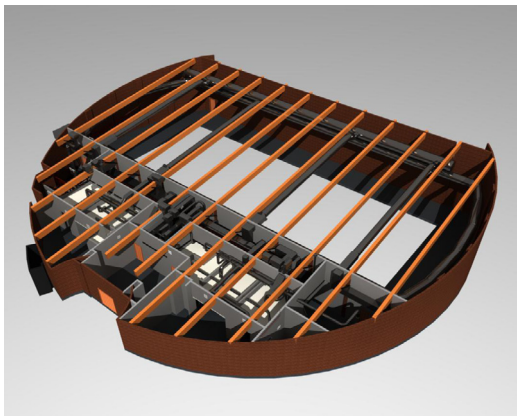
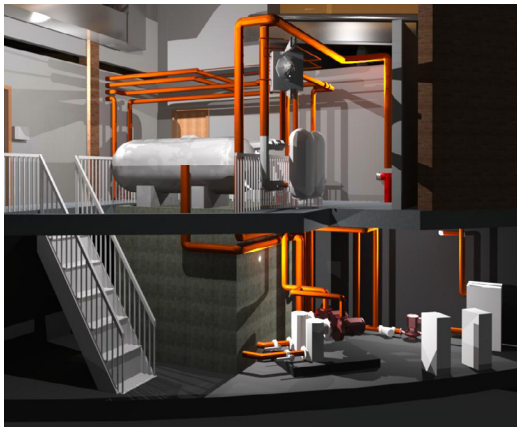
*Owner: Metro Parks Tacoma*

The Center was renovated to fix damage to the building envelope due to moisture intrusion. The renovation included architectural elements and the majority of the HVAC and pool water systems. HVAC design included replacement of spa and natatorium air handling systems to provide better humidity and temperature control, activity room HVAC systems for improved energy performance, and a destratification fan in the main entry for improved comfort. The entire pool water system was replaced to include pool tank retrofits that complied with the Pool and Spa Safety Act.

**UNIVERSITY PLACE CIVIC CENTER**

*Owner: City of University Place*

The mechanical system for the Civic Center had to accommodate the complex nature of the building while demonstrating energy efficiency. The building was equipped with a dedicated outside air system with high efficiency heat reclaim and a variable refrigerant flow heat pump system for space conditioning. The two systems were proposed to save the city approximately 30% of the HVAC operating costs yearly and resulted in Tacoma Public Utilities providing the project with energy rebates.



The images featured above represent the design process of the Lindbergh Pool project, for which Mr. Barksdale provided services as a project manager for the large mechanical scope of work. In order to address the redesign of HVAC systems located in an overcrowded mezzanine, a 3D model was built in-house. The model allowed designers to place systems efficiently with a complete understanding of how they would impact the space. The resulting construction freed up considerable space and allowed maintenance crews the ability to reach areas which were previously inaccessible.

**ADDITIONAL EXPERIENCE**

- VA Bldg. 18, Tacoma, WA
- VA Bldg. 2 Retrofit, Lakewood, WA
- Puget Sound Naval Shipyard, Bremerton, WA
- Stewart Heights Pool UV System Retrofit, Tacoma, WA
- VA Bldg. 3 Retrofit, Lakewood, WA
- King Co. Aquatics Center, Federal Way, WA
- Julius Boehm Pool, Issaquah, WA
- Lindbergh Pool, Renton, WA
- Shoreline Pool Analysis, Shoreline, WA
- Tahoma & Renton Pool Water Feature, Renton, WA
- Tahoma & Renton Pool Boiler Replacement, Renton, WA
- Reaney Park Pool Upgrades, Pullman, WA
- Tukwila Pool, Tukwila, WA
- Reaney Park Pool Upgrades, Pullman, WA



**STEVEN BALDRIDGE, PE**

**Project Engineer**

## **EDUCATION**

Bachelor of Science,  
Engineering Technology,  
California Polytechnic State University-  
College of Engineering, San Luis Obispo

## **REGISTRATIONS/CERTIFICATIONS**

Professional Engineer: WA, OR, CA

## **PROFESSIONAL AFFILIATIONS**

NCEES

ASHRAE

CSI

## **EMPLOYMENT**

2015–Present: Engenuity Systems, LLC

2012: PSF Mechanical, Inc.

2011: R&A Engineering Solutions, Inc.

1989–2010: Capital Engineering  
Consultants, Inc.

Steven Baldridge has worked in the practice of consulting mechanical engineering since 1989 with a specialty in the design of educational facilities. His career includes many years in Sacramento, CA prior to joining Engenuity Systems.

Mr. Baldridge has a history of managing projects of varying types and sizes, from inception through project close-out, with a focus on practicality, energy efficiency, and LEED green building design in accordance with the USGBC. He is very knowledgeable and experienced in mechanical HVAC applications, packaged and hydronic systems, energy analysis, domestic plumbing systems, and fire protection applications.

As a Project Engineer, Mr. Baldridge has demonstrated his value in project completion, delivery, and coordination, earning him the respect of the clients, owners, contractors, and building inspectors with whom he has worked.

## **PROJECT EXPERIENCE**

### **MEADOWVIEW COMMUNITY CENTER**

*Sacramento, CA*

This 18,000 sq. ft. facility included meeting rooms, a 350 person community room, and kitchen facilities. Mr. Baldridge served as project manager for this project, which involved air conditioning with packaged electric DX cooling and indirect fired gas heating units serving the community room, meeting rooms, and general common spaces. Siemens EMS controls and a full, cooking kitchen with hooded cooking facilities were also included in the scope of work.

### **YUBA COMMUNITY THEATER**

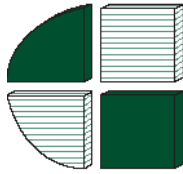
*Marysville, CA*

Mr. Baldridge served as Project Manager for this 15,000 sq. ft. facility. The scope of the project included the replacement of a 75 ton, triple-deck multizone DX cooling unit with a new 90 ton triple-deck multizone DX cooling unit with the EMS controls system upgraded from Barber Colman to Alerton. The project cost was approximately \$2,600,000.

## **ADDITIONAL EXPERIENCE**

Santa Teresa HS Auditorium Modernization, San Jose, CA  
Modesto Junior College West Student Center, Modesto, CA  
Yuba College Bldg. 100A HVAC Upgrade, Marysville, CA  
Columbia College Manzanita Bldg. Reno., Sonora, CA





# CROSS ENGINEERS, INC.

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## Gene L. Wentworth Electrical Design Engineer

### EDUCATION

1978 University of Washington  
BS Electrical Engineering  
Electrical Power Engineering

### PROFESSIONAL AFFILIATION

LEED™ Accredited Professional  
Illuminating Engineering Society  
Society of American Military  
Engineers

### EMPLOYMENT

1984 – Present Cross Engineers, Inc.  
1982 – 1984 Seifert & Forbes, P.S. -  
A/E Firm, Tacoma, WA  
Electrical Engineer  
1978 – 1981 Sparling & Associates -  
Consulting Electrical  
Engineers, Seattle, WA

### BACKGROUND

Gene Wentworth has over 30 years experience as an electrical engineer. Mr. Wentworth has extensive experience with power, lighting (large and pedestrian scale), and communications assessments, planning, cost estimating and design for various types of sensitive environmental, sustainable and culturally oriented projects.

### SELECTED PROJECTS

#### **Sprinker Ice Skating and Recreation Center, Spanaway, WA**

Cross Engineers provided the electrical design for this 74,000 square foot recreational facility. Design included lighting, power, fire alarm and sound system upgrades.

#### **Yesler Community Center, Seattle, WA**

**Certified: LEED™ Gold**

Cross Engineers was responsible for the electrical design of this 22,000 square-foot community center consisting of a computer center, teen room, offices and fitness center with a media lounge, reception area and a 7,000 square-foot below grade parking garage.

#### **Makah Tribe Gymnasium and Community Center – Neah Bay, WA**

Cross Engineers provided the electrical design for this 14,500 square foot multi-purpose facility. The facility included a gym, locker rooms, small kitchen, storage, and restrooms. Cross Engineers responsibilities included site and building power, interior/exterior lighting, site security and back-up generator

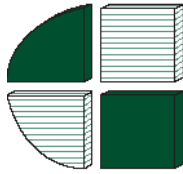
#### **Chehalis Tribe Community Center, Chehalis, WA**

Cross Engineers was responsible for the design of this 55,000 square foot community center consisting of two (2) regulation basketball courts, pool, spa, kitchen, gathering area, classrooms, offices, computer labs and Tribal Arts storage, exterior recreation areas include a basketball court and two (2) regulation baseball/softball fields.

#### **Point Defiance Waterfront Improvements, Tacoma, WA**

Cross Engineers (Gene Wentworth) is currently designing the removal, conversion and undergrounding of an existing 4.16KV (5KV) electrical system to a 12.47 (15KV) electrical back bone system for Metro Parks Point Defiance and the Tacoma Yacht Club. Coordination and scheduling of stake holders includes Metro Parks, City of Tacoma, City of Ruston, Environmental Protection Agency, Tacoma Public Utilities and Tacoma Yacht Club.





# CROSS ENGINEERS, INC.

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## **STEVE HUBBS, P.E.** **Electrical Engineer of Record**

### **EDUCATION**

Bachelor of Science in Electrical Engineering – Brigham Young University, 1983

### **EMPLOYMENT**

2009 – Present Cross Engineers, Inc.  
1990 - 2009 DLR Group

### **REGISTRATION**

Registered Professional Engineer,  
Electrical Washington

### **PROFESSIONAL AFFILIATIONS**

LEED™ Accredited Professional

### **BACKGROUND**

Mr. Hubbs' experience as an electrical engineer encompasses parks and recreational facilities, educational facilities and underground/overhead primary and secondary systems, fire alarm, security, and communication systems.

### **SELECTED PROJECTS**

#### **Sprinker Ice Skating and Recreation Center, Spanaway, WA**

Cross Engineers provided the electrical design for this 74,000 square foot recreational facility. Design included lighting, power, fire alarm and sound system upgrades.

#### **Point Defiance Park Pagoda Restoration, Tacoma, WA- Historical**

In April of 2011 a fire damaged the historical Point Defiance Pagoda located in Tacoma, WA. Cross Engineers provided electrical assessment/design services to include the restoration and upgrades of slab radiant heating, lighting, power, and fire alarm. The restored Pagoda re-opened to the public January 2013.

#### **Makah Tribe Gymnasium and Community Center – Neah Bay, WA**

Cross engineers provided the electrical design for this 14,500 square foot multi-purpose facility. The facility included a gym, locker rooms, small kitchen, storage, and restrooms. Cross Engineers responsibilities included site and building power, interior/exterior lighting, site security and back-up generator

#### **Pioneer Park, Aberdeen, WA**

Pioneer Park in Aberdeen, six (6) ball fields (2 Little League, 1 Babe Ruth, 3 softball) were damaged by high winds in 2007 and the electrical systems condemned due to extensive damage and age. The City of Aberdeen selected Cross Engineers as the prime consultant to design field lighting and new electrical infrastructure for the park. Cross Engineers along with GeoTech and Structural sub-consultants prepared electrical and field lighting bid documents, specifications and construction cost estimates for all fields within a 60 day period. **The project was funded by FEMA.**



**Willamalane Center for Sports and Recreation** | 250 S. 32nd St., Springfield OR 97478-6302  
**541-736-4544** | [willamalane.org](http://willamalane.org)

February 6, 2013

RE: Letter of Reference for SOLARC Architecture and Engineering

To Whom It May Concern:

Willamalane Park and Recreation District has had an outstanding relationship with SOLARC since 2005 when the District began our endeavor to construct a Community Recreation Center at the Regional Sports Center complex in Springfield. Since that time, we not only completed construction of our 24,500 square foot recreation center on time and on budget, we contracted with SOLARC to complete engineering and design for a new HVAC system at the Willamalane Adult Activity Center and remodeling of the Regional Sports Center.

The Regional Sports Center remodel project allowed the District to incorporate the assets of the recreation center with those of the sports center, creating one seamless 97,000 square foot building now known as Willamalane Center for Sports and Recreation. SOLARC's expertise, quality management, openness to input from a variety of stakeholders (staff, user groups, elected officials, etc.), and attention to detail were vital in the success of the project.

One of the highlights of working with SOLARC is their passion for and expertise in creating spaces that are well lit, energy efficient, and cost effective. These efforts have made our buildings enjoyable places to work and play.

When constructing the Community Recreation Center in 2005, SOLARC did an outstanding job developing plans for our pre-school classrooms and multi-purpose "kinders" room. The rooms were designed and furnished to meet the needs of 2-5 year olds with colorful tiles, appropriately sized toilets, secured access to the playground and the classrooms, ready access to prep areas with sinks and to a kitchen and storage areas. This portion of the facility may very well be the best designed portion of the entire facility.

As Superintendent of Willamalane, I encourage you to strongly consider contracting with SOLARC for architectural and engineering services.

Sincerely,

A handwritten signature in blue ink that reads "Bob Keefer". The signature is fluid and cursive, with the first letters of the first and last names being capitalized.

Bob Keefer  
Superintendent