



City of Oregon City RFP for Architectural/Design Services

OREGON CITY OPERATIONS COMPLEX DEVELOPMENT

July 3, 2019 | Oregon City, OR



July 3, 2019

ATTN: JOHN LEWIS

Public Works Department | City of Oregon City
625 Center St, Oregon City, OR 97045



**RE: RFP PROFESSIONAL DESIGN SERVICES FOR ARCHITECTURAL/DESIGN SERVICES
OREGON CITY OPERATIONS COMPLEX DEVELOPMENT**

Dear John Lewis and Selection Committee:

It is with pleasure and enthusiasm that we submit our proposal to provide Architectural/Design Services for the Oregon City Operations Complex Development (OCOCD) project. A new Operations Center is instrumental to your vision of the future, and we would be honored to help you realize it.

We hope that through reading our proposal, you will get a sense of just how much we enjoy working with municipalities and on similar projects; with lots of moving parts, where “boots on the ground” are a must, and there is no detail too small. We are confident that our skills, experience and knowledge will be of benefit to you. After reviewing our work with Florence Public Works, Wilsonville Public Works, and Cornelius Public Works, we hope you will find that to be true as well.

Your project will be led by myself, Sid Scott, founding Principal of Scott | Edwards Architecture (S|E A). I have been the Principal-in-Charge of all of S|E A's public works projects, and will be responsible for design integrity and overall success of the project. I will work closely with Project Manager, Brandon Dole, who worked on the master plan for the Oregon City Public Works. Senior Associate and Project Architect Andrew Kraus, will be on the team who recently finished the Florence Public Works project. Brandon, Andy and I look forward to working closely with your project team. We will be joined by Susan Balogh, S|E A's Interior Design Director. She will work to bring your interiors vision to life.

The design team will be supported by sub-consultants with whom we have worked with for 10+ years, collaborations include the Tualatin Service Center and Wilsonville Public Works projects. Civil Engineering and Landscape Architecture will be led by Bruce Haunreiter of HHPR; Structural Engineering by Dale DiLoreto of WDY Inc.; M/E/P by Rob Matteson of Interface Engineering and Cost Consulting by John Drentlaw of JLD Construction Consulting.

The following pages will demonstrate our ability to work effectively with you to develop responsible design solutions through accurate and thorough investigation, insightful analysis, and collaboration. This is your project. We start by listening. We will then work closely with you to develop an improved Operations Complex that meets the performance objectives of serving the public's needs.

In checking with our references I trust you will find that we receive high marks for administration and follow through. Our firm has continually shown a willingness to go the extra mile to produce creative, high quality, logical solutions that are completed on time and within budget.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sid Scott', written over a horizontal line.

SCOTT | EDWARDS ARCHITECTURE, L.L.P.

Sid Scott, AIA, LEED AP, Principal
503-896-5302 | sid@seallp.com

ORGANIZATION



PEOPLE FIRST | DESIGN FORWARD

In 1998, Sid Scott and Kelly Edwards founded Scott|Edwards Architecture, LLP (SIEA) with the goal of providing the highest quality architecture and planning with exceptional customer service. A lot has changed over the last 20 years, but our commitment has remained the same, "People First. Design Forward."

CIVIC & PUBLIC SAFETY EXPERIENCE

- | Florence Public Works
- | Cornelius Public Works Facility
- | Wilsonville Public Works, In Progress
- | Tualatin Service Center, In Progress
- | Oregon City Public Library
- | Canby Civic Center & Library
- | Gladstone Civic Center, Under Construction
- | Tualatin Hills Park & Rec Headquarters
- | Washington County Public Safety Training

PUBLIC AGENCY EXPERIENCE

"SIEA has designed 150+ projects for public agencies across Oregon. This represents roughly one-third of our business. We understand the level of accountability and financial responsibility the residents of Oregon City have entrusted you with. We saw it first-hand working on the Oregon

OWNERS

Sid Scott, Alden Kasiewicz, Brian Mares, Jeff Hammond, Lisa McClellan, Peter Grimm, Rick Berry

CONTACT

2525 E Burnside St., Portland, OR 97214
503.226.3617 | www.seallp.com

COMPOSITION

Total Staff: 80, Architecture/Interiors: 65/7, Front Office: 8, Registered Architects: 27, LEED® AP: 23

City Public Library. Throughout that project we provided the service delivery, quality of product and clarity of communication necessary to uphold that trust."

SIEA LITIGATION

Our firm has never failed to complete any work awarded to it. There are no outstanding judgment claims, arbitration proceedings or suits against our firm or its officers. Within the last 7 years, we were included in one Owner claim where we were a sub-contractor to another architectural firm that in the end settled the matter. We have never been found in violation of a regulatory statute which has resulted in a fine, disbarment or other action by a regulatory agency.

PROJECT TEAM

Your design team will be led by Founding Principal of SIEA, Sid Scott, whose work includes numerous Civic projects, including multiple Operations Facilities. Civil and Landscape will be by HHPR, Structural by WDY, Inc., MEP by Interface Engineering, and Cost Consulting by JLD Construction Consulting. This team has worked together on many project of similar scope over the past 20 years.



SIEA

ARCHITECTURAL/INTERIORS

SID SCOTT
Principal, AIA, LEED AP | Principal-in-Charge

BRANDON DOLE
AAIA | Project Manager

ANDREW KRAUS
Senior Associate, AIA | Project Architect

SUSAN BALOGH
Director of Interiors, IIDA, NCIDQ | Interior Designer

CIVIL/LANDSCAPE

HHPR

Bruce Haunreiter
Principal, PE | Associate Principal

STRUCTURAL

WDY Inc.

Dale DiLoreto
Principal, PE, SE
Principal-in-Charge

MEP

Interface Engineering

Rob Matteson
Principal, PD, LEED AP
Principal-in-Charge

COST

JLD Construction Consulting

John Drentlaw
Principal | Principal-in-Charge

ARCHITECTURAL | SIEA

Sid Scott, Principal, AIA, LEED AP

Principal-in-Charge | Availability: 35%

Sid has 34 years of experience in a wide range of project types throughout the western US. He has extensive experience in the successful development and completion of a variety of architectural and planning projects for both public and private clients. His award-winning architectural work includes civic, social service, commercial and residential projects.

- | Florence Public Works
- | Cornelius Public Works
- | Wilsonville Public Works
- | Tualatin Service Center
- | Tualatin Hills Park & Recreation District HQ

Brandon Dole, AAIA

Project Manager | Availability: 100%

Brandon Dole has practiced architecture for over 12 years, working on both local and regional projects. His role has been to lead projects from early design phases through construction with an emphasis in residential, mixed-use and commercial buildings.

- | Oregon City Public Works Master Plan
- | Oregon City Main St. Concept Development

Andrew Kraus, Senior Associate, AIA

Project Architect | Availability: 70%

Andrew has worked on a wide range of building

types, scales, occupancies, and styles. He has a broad range of experience with both private and public agencies and municipalities. He has worked on numerous public works, maintenance and operations facilities. His project management style is clear, direct, and well documented.

- | Florence Public Works
- | Wilsonville Public Works
- | Tualatin Service Center
- | Tualatin Hills Park & Recreation District HQ

Susan Balogh, Director of Interiors, IIDA, NCIDQ

Interior Designer | Availability: 15%

Susan has over 20 years of Interior Design and Space Planning experience in a variety of project types. She has significant experience in commercial, office, senior living, multi-family, health and wellness. Her attention to detail paired with a highly collaborative approach to design result in spaces that are both beautiful and inherently functional.

- | WCCCA 911
- | Chehalem Cultural Center Phase III

CIVIL | **HHPR**

Bruce Haunreiter, PE

Project Manager | Availability: 23%

Bruce is an associate principal and project manager with 24 years of experience. His skills include active and effective communication with clients, agencies, stakeholders, and a wide range of different subconsultants. He expertly manages design and document coordination across multiple disciplines, bringing his project in on time and within budget.

- | Oregon City Library (with SIEA)
- | SAIF Headquarters

- | Daimler Trucks North America Corporate HQ

Alex Simpson, PE

Project Engineer | Availability: 42%

Alex is a civil engineer with 8 years of experience. His comprehensive experience in site development includes understanding and analyzing for stormwater management, wetland mitigation, strategic site grading plans, extensive utility design, and accommodating for safe pedestrian paths and ADA compliance.

- | Gladstone Civic Center (with SIEA)
- | Milwaukie Ledding Library & Pond House
- | The Blackburn Building

Jeffery Creel, RLA

Landscape Architect | Availability: 42%

Jeffery's experience spans the stages of master planning to the details of construction documents. His work incorporates graphic design for easy interpretation for public outreach and buy-in. Jeffery's vast knowledge and expertise from diverse project types; from small courtyard to large streetscapes, enables his work to be flexible and responsive to the client's needs.

- | SAIF Headquarter
- | Westmoreland Park Pedestrian Bridges
- | Main Street Improvements

STRUCTURAL | **WDY, INC.**

Dale DiLoreto, Principal, PE, SE

Principal-in-Charge | Availability: Mr. DiLoreto has adequate capacity for this project.

Mr. DiLoreto has worked as a structural engineer for 35 years. Many of his public works projects have included offices, vehicle storage, and maintenance. His experience with Public

Safety and Assembly projects strengthens his background with Category III and IV buildings.

- | Florence Public Works (with SIEA)
- | Cornelius Public Works (with SIEA)
- | Canby Civic Center (with SIEA)
- | Oregon Department of Transportation Maintenance Facilities

MEP | INTERFACE ENGINEERING

Rob Matteson, CPD, LEED AP

PIC & Sr. Mech. & Plumb. | Availability: 15%

Rob has managed several of Interface's technical design teams for the last 20 years, including feasibility studies, energy analysis as well as provide full design and engineering services and construction administration for many of our large and small projects.

- | Portland Emergency Coordination Center
- | Washington County Public Safety Training Center Renovation
- | Portland Water Bureau Interstate Maintenance Facility Rehabilitation Project
- | Sandy Public Works and Transit Operations and Maintenance Facility

Mark O'Leary, PE

Project Manager/Lead Elec | Availability: 15%

Mark has significant experience in the design of electrical systems, particularly for public and government facilities. Mark's design strengths include power distribution, energy-efficient lighting and lighting controls, and complex remodels and retrofits.

- | Wash. County Public Safety Training Center (PSTC) (with SIEA)
- | Wash. County Fair Event Center (with SIEA)
- | Wash. County Fairgrounds Due Diligence

(with SIEA)

Jim McClelland, PE, LEED AP

Lead Mechanical | Availability: 15%

Jim focuses on high performance and energy efficient HVAC design for a variety of project types. His experience includes incorporation of innovative design strategies such as radiant heating and cooling, heat recovery systems, natural ventilation, and under-floor air distribution.

- | Florence Public Works Facility (with SIEA)
- | Beaverton Tenant Improvement
- | Wash. County Public Safety Training Center (PSTC) Renovation (with SIEA)
- | Wash. County Fair Event Center (with SIEA)
- | Wash. County Fairgrounds Due Diligence (with SIEA)

COST | JLD CONSTRUCTION CONSULTING

John Drentlaw, Principal

Principal-in-Charge | Availability: 20%

John will lead the cost estimating efforts for this project. He has led cost, estimating, design and construction management on multiple projects from \$200K-\$300M. His main goal is to fully collaborate with the project team, including CM/GC, to identify and develop opportunities to deliver the most value and reduce costs to Oregon City Operations Complex Development.

- | City of Florence Public Works Facility (with SIEA)
- | Washington County Public Safety Training Center (with SIEA)
- | Clackamas Community College Barlow Hall Automotive Shop (with SIEA)

INTERACTING WITH CITY STAFF



Oregon City Public Library Meeting

INTERACTING WITH KEY STAFF & STAKEHOLDERS

A love of civic projects doesn't come without a love for engaging city staff, elected officials, the general public and all of its stakeholders. Stakeholder engagement is a core competency at SIEA. We have developed an effective outreach process to garner input, inform our design, and build consensus. Our interviews and presentations are thorough, clear, and descriptive.

You provide the space and we'll provide the tools and organization to engage your project team in provocative design sessions that invariably solicit a wonderful range of ideas and fuel enthusiasm. Our team guides the discussion and documents the input in concise, usable criteria which we use to develop a plan that truly reflects the project's goals and what is best for the Oregon City community.

The following represents how we recently worked very successfully with the City of Oregon City to develop their new public library, as well as the Chehalem Parks District in developing the Chehalem Aquatic and Fitness Center.

Both projects were complex in program, had a significant amount of public interest and involved both renovation and new construction. We use this same outreach and engagement process for many of our public projects.

Mind-Breaking Sessions

We conducted mind-breaking sessions that were open meetings with the stakeholders and community at large to show relevant images to provoke outside-of-the-box-thinking, listen, discuss ideas and goals. The format allowed all participants to contribute in a creative way. We



"Ask-the-Architect" day at CAFC

reported back to the community and elected officials as the design progressed, solicited input on the design and kept them fully informed on the direction of the project.

Stakeholder Workshops

Worked with each specific stakeholder group to understand their specific needs and goals and develop a plan to integrate them into the overall project.

Monthly Working Sessions

We held monthly interactive workshops with the stakeholders to foster open communication and to demonstrate community design input.

Elected Officials Engagement

We invited all elected officials to the Mind-Breaking sessions and made public council meetings and presentations open to all at key milestones and decision points.

On-Site Studio

We set up a working studio space on-site where the community and stakeholders could come and engage the architect by offering their opinions, comments, and critiques in a casual and relaxed atmosphere. This gave the larger community and staff the opportunity to participate real-time in the process, and see the project develop.

The net result of this process was that the projects truly reflected the community they serve.

EFFECTIVE USE OF STAFF TIME

We understand a building project shouldn't be all-consuming. After all, you and the rest of the City Staff involved in this project must shoulder your normal workload during this process as well. We try to be sensitive about your time, and make

our interactions as efficient and effective as possible. We anticipate meeting briefly with your project team on a regular basis, with select one-on-one communication in between as needed. As our relationship evolves, our communication will evolve as well. We look forward to discovering what works best for your individual schedules and needs.

AVAILABILITY

Our team has the time and availability to begin working on the Oregon City Operations Complex project as soon as the project is ready to begin.



Cornelius Place Public Meeting
with Mayor Ted Wheeler

TECHNICAL APPROACH



ABILITY TO PROVIDE REQUESTED SERVICES

Our Design Team (DT) will meet with you and other stakeholders to analyze needs, determine objectives and discuss issues, opportunities and/or challenges with the proposed facility. A matrix of programming priorities will be presented and discussed. The results of these discussions will be the outline for the design program.

Once the needs and desires have been identified, they will be prioritized by what is acceptable and preferred. The list will then be arranged by highest to lowest priority. The DT will then use that list to develop the preliminary concept design that is within a specific footprint and budget. This is reviewed with the building committee to reach consensus, it will then be developed by the DT.

WORK PLAN

The following outlines the work plan that we propose to use as a starting point for developing your project. This is based on similar projects that we have completed and outlines each phase of the design process, key tasks and deliverables.

1 | RESEARCH & ASSESSMENT (R&A)

Kick-Off Meeting with the Project Team (PT) Made up of City of Oregon City Staff & Stakeholders

- | Introduce the Design Team (DT) and clarify roles and responsibilities.
- | Formalize understanding of project goals, schedule, budget, and funding requirements.

- | Establish lines of communication and define roles and responsibilities.
- | Refine the Work Plan to meet your needs and expectations for the project.
- | Create a clearly defined process for decision making, prioritization of project elements and how issues or concerns will be addressed and resolved.
- | Discuss desired services, functions, character and overall concepts for the Oregon City Operations Complex (OROC).

Program Development

- | Move-in and understand each of your current

facilities by spending a day observing. Learn how they function and evaluate what works and what could use improvement.

- | Tour similar facilities with the PT. This is a great opportunity for the DT to understand what the PT likes/dislikes and what works/doesn't work for each facility.
- | Meet with staff to understand the new site, it's constraints, parameters of working on site, challenges and any lessons learned from prior similar developments.
- | Meet with the PT to discuss aspirations and ideas to take the facility to the next level.
- | Space programming work sessions with the PT to establish current and future needs. Establish specific space needs including size, adjacencies, flow, technology, equipment.

Conduct a Sustainability Workshop to establish goals for sustainable design, energy efficiency, and incentive programs.

Due-Diligence Research & Survey

- | Review current documents and any prior assessment studies for the project.
- | Review current zoning and building code restrictions/opportunities with the Authority Having Jurisdiction (AHJ) and determine Land Use criteria.
- | Assist in obtaining and/or reviewing existing survey, topographic and geotechnical information.
- | Determine specialty consultant needs.

Review & Collate Assessment Information

- | Compile a written documentation outlining results of assessment phase.
- | Meet with the PT and review findings of the Research and Assessment Phase.

DELIVERABLE: R&A Document including; project goals, recap of tours and meetings, work plan, space program, due-diligence development

opportunities/constraints, existing site condition analysis, and site base plans.

2 | SCHEMATIC DESIGN (SD)

Based on the Program and R&A Phase approval, we will begin development of the SD documents consisting of drawings and outline documents, for the site and building. After review with the PT, we will update the documents in preparation for CM/GC (assumed delivery method) pricing to help ensure project is on target with the budget. A detailed project schedule will be developed at this stage to establish major milestones, and the schedule will be updated over the course of the remaining phases to reflect any changes in timelines.

Weekly discussions with the PT and/or the Community will help to convey progress and document decisions made.

DELIVERABLE: SD documents and updated project schedule.

3 | DESIGN DEVELOPMENT (DD)

At DD, we bring the concepts together for the integration of all building systems including structural, heating, ventilating, plumbing, and electrical using BIM. Along with materials, furniture layouts, design elements, room data sheets and security plan. Costs are carefully verified and value engineering scrutinized. If prioritization is required, now is the time to use our decision-making process.

We will conduct weekly presentations to the Owner and employees, along with illustrative materials to present through outreach programs to the public as needed.

We will meet with AHJ to review plans to make

sure we are on the same page regarding code issues. This will ensure a timely permitting time frame. Our internal Quality Assurance team looks at the construction and operational logistics to determine what cost-effective means can be employed during construction. We will assist the owner to work with the cost consultant to develop a statement of probable construction cost and modify as needed.

DELIVERABLE: DD plans including architecture and building systems, room data sheets, security strategy, draft specifications, and updated project schedule.

4 | CONSTRUCTION DOCUMENTS (CD)

Based on approval of the DD package and schedule, and CM/GC cost estimates, we will provide the technical detailing, drafting and specifications for a complete, accurate and well-coordinated set of CDs. Based on our quality control procedures, we have gained recognition for accurate documents that simplify construction and keep change orders to a minimum. We will prepare alternative bid packages if required and participate in weekly PT meetings. We'll assist the CM/GC to develop CDs that conform with the approved GMP.

DELIVERABLE: Progress CD review sets at 50%, 90% and 100% with updated project schedule.

5 | BIDDING & PERMITTING

Here we will assist the CM/GC and Owner to prepare and distribute the documents, instructions and forms required to competitively bid and permit the project. We'll work with relevant parties to address and resolve planning and code issues, and lead the effort in land use permitting, with the intention of providing timely

responses and minimize "surprises" that might affect function, life-safety, or budgetary issues.

We'll work with the CM/GC, to provide collateral material required to bid the project, including conducting a pre-bid meeting, interpreting bidding documents, responding to bidder questions and substitution requests, and issuing and required changes and/or addenda.

6 | CONSTRUCTION ADMINISTRATION (CA)

We believe that understanding and embracing a team approach with the CM/GC and PT is key to addressing and resolving issues that arise during construction. We will work closely with the team to monitor the quality and progress of the construction work, maintain the project schedule, review submittals and respond to field questions, review payment applications, issue RFI's and review change orders when warranted. Our goal is to maintain a working relationship with the contractor to help ensure good communication and work flow.

SIEA will attend weekly construction meetings throughout the construction process and as the project approaches completion we'll coordinate a punch list review and monitor its progress through final completion. We'll review closeout documents for completeness prior to acceptance and initiate a follow-up walk-through to identify issues requiring resolution prior to reaching the industry-standard one-year warranty period.



PROJECT UNDERSTANDING

We recognize that a well-supported Operations Facility is vital to the health and operation of any city. We see the goal of this project as helping the City realize a new facility to accomplish just that. Upon completion, office space, warehouse space, fleet maintenance, and sufficient parking, including the Parks Maintenance Division, will be designed and implemented so that they complement each other; providing efficient maneuverability and operation, and meeting the long-term needs of the City.

Based on the project site, we understand this Operations Complex project will provide a consolidated facility to better serve the needs of Oregon City's community.

We understand this project is intended to illustrate an effective and efficient consolidation of the Engineering Group and the Operations Group, all on to one cohesive site.

We are also aware that the facility will be designed as a Critical Facility (Category III or IV) along with keeping sustainability and aesthetic considerations in mind.

Through our experience working on similar facilities, the SIEA-led design team has accumulated a wealth of specific design considerations that apply directly to Operations Facilities. We consult this database of ideas

throughout each project and use our past experience to inform our future work.

CONTINUED UNDERSTANDING

The following are several Operations Facility considerations that our experience suggests should be considered;

- | Shared vs dedicated services and resources
- | Public vs private functions, spaces and access requirements
- | Hours of operation/multi-function spaces
- | Safety; minimizing pedestrian/vehicular conflict
- | Maneuvering and equipment requirements
- | Security
- | Sustainability
- | Resiliency
- | Emergency operations and redundancy of systems
- | System controls, particularly regarding mechanical system design and fresh air
- | Hazardous material handling and containment (fuel and petroleum products, pesticides, magnesium chloride)
- | Stormwater management
- | Fine grading (control vehicle rolling, door swings and material flow)
- | Landscaping (aesthetics and function)



Our approach is client-centered. We understand this is your project, not ours. We check our ego at the door. We bring quality architectural understanding, professional guidance and technical expertise, and apply that to your particular project goals to create a state-of-the-art facility for Oregon City.

PROJECT MANAGEMENT

The quality of each project is of paramount importance. We internally monitor each step of a project to ensure that the client's program, budget, and schedule are maintained. Each project is reviewed by a principal and project manager on a regular basis to assure that design integrity and technical excellence is upheld. Additionally, we have an in-house QA/QC process that ensures each project's drawings and specification sets are checked by a reviewer.

In addition, your SIEA Project Manager conducts on-going quality checks of all sub-consultant work as well as periodic formal check sets by the principal-in-charge. We often perform in-house design charrettes utilizing another project manager. This allows for outside individuals not entrenched in the project to look at the design with "fresh eyes," ensuring that drawings are clear and free of errors.

MUNICIPAL PROJECTS

We have gained extensive planning and architectural experience at the municipal level

which gives us a broad base of understanding of typical departmental needs for a wide range of government functions. We have experience with municipal offices and council chambers; libraries; land-use, building and transportation departments; finance, taxation and elections facilities; health and human services agencies.

CM/GC PROJECTS

SIEA has had numerous projects follow the CM/GC process, both small and large projects, private and public. In many of these projects, we have assisted the owner and/or owner's representative to set the criteria from which to analyze prospective contractors so the evaluation criteria is constant, thus easy to compare preconstruction services, general conditions, overhead, and profit. It is the perfect opportunity for the owner to stipulate bonding, insurance and liability. We have worked with the A133 & B133 AIA Contracts as well as amendments to the standard A101 & B101 AIA Contracts. The underlying purpose is to foster shared values between the AE/CMGC and Owner/Owner's Rep. The process provides potential to uncover problems before they occur.

Chehalem Aquatics & Fitness Center
2019 | \$23 m | Newberg, OR | Triplett Wellman

Garlington Center
2018 | \$17.5 m | Portland, OR | Colas
Construction

Canby Public Library & Civic Center
2016 | \$7.2M | Canby, OR | Triplett Wellman

Town Center Courtyards
2016 | \$10.5 m | Clackamas, OR | Walsh
Construction

Oregon City Public Library
2015 | \$10.5 m | Oregon City, OR | P&C
Construction

COMMUNICATIONS

We will work very closely with you throughout planning and design, advising, contributing expertise but above all, listening. We pride ourselves on our ability to really hear our clients. We believe that each individual's contribution to the process is invaluable in ensuring that the final result exceeds all expectations.

Our team will be led by our founding principal, Sid Scott. Sid actively promotes open lines of communication during the development of a project through regularly scheduled team meetings to review project issues and progress.

Brandon Dole will be your day-to-day contact for this project. He will be the link between the design team, the City, and subcontractors.

Scope, schedule, and budget will be firmly established at the outset of the project, carefully reviewed with all team members, and maintained and updated regularly. Our team also has significant experience working in your size of community and knows what it takes to successfully get a public project completed.

PROJECT CHALLENGES EXAMPLE

Oregon City Public Library

The recently completed Oregon City Public Library had a similar scope and faced many challenges in both the design and construction. The project included renovation of the historic Carnegie Library and a large addition that more than tripled the original size.

The Owner, CM/GC and A/E worked together from beginning to end to create an award-winning project that required creativity and collaboration every step of the way.

Starting with the public's concern about losing park space and the charm of the historic library, the entire team conducted multiple community outreach events, engaged with elected officials, held tours, met with every neighborhood association in the City, met every month with the historic McLoughlin Neighborhood Association, created a project website and set up an on-site studio. This unprecedented effort to gather input and include the public led to a community-wide consensus in the strategy to develop the project.

During the design phase the team developed a sophisticated phasing and public access plan to accommodate the needs of the library and park to stay open during construction.

The park had a significant number of large trees that the public wanted to preserve. We worked with an arborist to develop a protection plan that allowed construction within the drip line, and were able to save more trees than expected. The trees that needed to be removed were milled and used for art and furniture.

These are a few examples of the many challenges that were successfully resolved by our team.

PROJECT EXPERIENCE & REFERENCES

FLORENCE PUBLIC WORKS

Florence, OR | 13,700 sf | 2017 | Mike Miller, Public Works Director, 541-997-4106

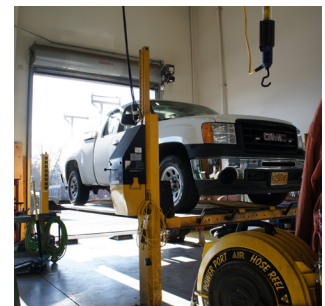


The City of Florence constructed a new Public Works campus on a 3-acre site. The scope included a new 5,900 sf administrative office building and a 7,800 sf, vehicle maintenance building.

The vehicle maintenance building consists of a 4-bay service facility along with a service office. All bays are drive-through; allowing flexible use by day, while providing secure storage of vehicles and equipment by night. The office building is designed to incorporate sustainable design features including extensive use of natural daylight, photovoltaic solar panels, high ceilings for natural airflow and ventilation, a “green” roof area and site lighting generation via combination solar/wind turbines.

CORNELIUS PUBLIC WORKS

Cornelius, OR | 4.4 acres | On-Going | Mark Crowell, Public Works Director, 541-357-2011

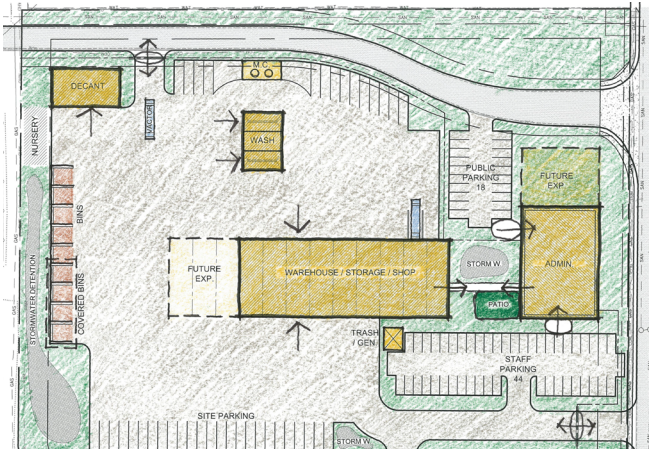


SIEA, working with WDY and HHP, developed a master plan for the existing Public Works facility to assess the needs of the city, for the next 20 years. Services we provided include an existing facility analysis, space needs assessment, departmental interviews, and cost estimating.

Implementation of the master plan included construction of the new Public Works Facility including a 9,000 sf Administration Building housing Engineering, Operations and Maintenance, and Parks Departments. The building contains central reception for all departments, conference rooms, offices, crew rooms, locker/showers and fireproof document storage. In addition, the facility includes a fleet maintenance shop, de-watering center, warehouse, outdoor storage, and service yard.

WILSONVILLE PUBLIC WORKS

Wilsonville, OR | 24,000 sf | In Progress | Martin Montalvo, Public Works Ops Mgr., 541-570-1560



The City of Wilsonville acquired a 7.6-acre property with the intention of consolidating office, warehouse, equipment storage and yard functions into a single Public Works Complex. We have been contracted to develop a Master Plan for the property, including a detailed site assessment, conceptual plans, phasing diagrams and detailed cost estimates.

Upon completion, the Master Plan will accommodate existing and near-future needs, and provide cost/benefit options for

accommodating anticipated growth for the next 20 years. The Plan is expected to include a 13,000 sf Administration building, an expandable 11,000 sf warehouse of approximately, and associated service yard functions to include parking, maneuvering areas, material storage, de-watering, a wash station, high-volume water distribution and chemical and magnesium chloride containment.

TUALATIN HILLS PARK & RECREATION HEADQUARTERS

Beaverton, OR | 100,000 sf | On-Going | Peter Foster, Construction PM, 503-614-4016



Outgrowing their current facilities, Tualatin Hills Park and Recreation District purchased a former industrial bakery facility to unite their operations and maintenance departments under one roof. SIEA provided a due diligence analysis of the existing site and building prior to purchase, as well as providing Programming, Design, Construction Document and Construction Administration services for the project.

The renovation provides 25,000 sf of future expansion space, more than 17,000 sf of operations space, and 60,000 sf of indoor space

for maintenance functions. Service areas include carpentry, metal, paint and sign shops, as well as a seven-bay vehicle maintenance garage.

The project site is divided between two outdoor soccer fields, staff and public parking, and a large outdoor maintenance yard. The secure outdoor yard includes fleet vehicle and equipment storage, a vehicle wash rack, and construction and landscape material storage areas.

APPENDIX

ARCHITECTURAL | SIEA

**SID SCOTT**

Principal, AIA, LEED
AP, ASHE

Principal-in-Charge

EDUCATION

Masters of Architecture
Magna Cum Laude

Montana State
University, 1985

**YEARS IN
PROFESSION**

Total Years	34
Years as Principal	21
Founded SIEA	1998

CERTIFICATIONS

Registered Architect in
23 states including; OR,
WA, CA

Architecture Foundation
of Oregon

National Council
of Architectural
Registration Boards

MSU School of
Architecture Advisory
Council

American Society of
Healthcare Engineers

Sid has 34 years of experience in a wide range of project types throughout the western United States. He has extensive experience in the successful development and completion of a variety of facility reports, planning and architectural projects for both public and private clients. Planning projects range from city halls, civic centers, mixed-use communities and wellness campuses to commercial and residential developments. His award-winning architectural work includes civic, social service, commercial and residential projects. He is an honors graduate of Montana State University and is registered in Oregon and twenty-three other states.

Sid will lead the team from beginning to end and will provide the team with superior communication, programming and design development skills. He provides design oversight on all office projects, constantly challenging the team to produce insightful and creative architectural solutions.

RELEVANT EXPERIENCE**Florence Public Works**

Florence, OR | 5,942 sf office + 7,800 sf Maintenance Bldg | 2017

Oregon City Public Library

Oregon City, OR | 20,200 sf | 2016

Tualatin Hills Park & Recreation District Headquarters

Tualatin, OR | 100,000 sf | 2011

Tualatin Service Center

Tualatin, OR | In Progress

Wilsonville Public Works

Wilsonville, OR | In Progress

Canby Public Library & Civic Center

Canby, OR | 35,000 sf | 2017

Klickitat County Pioneer Center

White Salmon, WA | 24,500 sf | \$4.43M | 2006

Hillsboro Public Works Master Plan

Hillsboro, OR | 83,000 sf | \$6.8M | 2011

City of Cornelius Public Works Facility

Cornelius, OR | 13,500 sf | 2001



BRANDON DOLE

AAIA

Project Manager

EDUCATION

Bachelor of Science
in Architecture
from Portland State
University, 2007

Master of Architecture
and Urban Architecture
Specialization from
University of Oregon,
2016

**YEARS IN
PROFESSION**

Total Years 12
Started at SIEA 2019

CERTIFICATIONS

AAIA

Brandon Dole has practiced architecture for over 12 years, working on both local and regional projects. His role has been to lead projects from early design phases through construction with an emphasis in residential, mixed-use and commercial buildings. He has extensive experience in project management including project staffing, staff mentoring, and an over-arching knowledge of land-use and building permitting processes.

Brandon’s experience prior to joining SIEA was primarily in public-sector projects, including federal and local agencies, universities, and telecommunications. These projects require a high level of technical proficiency and effective management of resources. Brandon has a proven track record in building relationships that result in successful projects. He was recognized in 2003 as a Portland Emerging Designer and was a recipient of the 2004 Oregon Space Grant Scholarship.

RELEVANT EXPERIENCE

Oregon City Public Works Department Master Plan*
Oregon City, OR | 62,000 sf | 2017

Oregon City Main St. Concept Development*
Oregon City, OR | 35,000 sf | 2018 (unbuilt)

Woodburn Fire District Station 21 Seismic Upgrade and
Renovation*
Woodburn, OR | 20,000 sf | 2019

Portland Fire & Rescue Station 19 Renovation*
Portland, OR | 10,000 sf | 2018

Tigard Tualatin School District Templeton Core Seismic
Upgrade*
Tigard, OR | 30,000 sf | 2018

Chehalis Tribal Public Safety Building*
Woodburn, OR | 10,000 sf | 2015

*work completed prior to joining SIEA

ARCHITECTURAL & INTERIORS | SIEA

**ANDREW KRAUS**Senior Associate,
AIA

Project Architect

EDUCATIONBA in Architectural
Studies from University
of Wisconsin**YEARS** 29

Throughout his career, Andrew has worked with a broad range of both private and public agencies and municipalities. He has worked on many manufacturing, maintenance and operations facilities; with varying scopes of work from Programming to Post-Occupancy Evaluation. His project management style is clear, direct, and well documented. Capturing the iterative design process in a linear manner, his project documentation is often requested by clients as a means of monitoring a projects progress.

RELEVANT EXPERIENCE**Florence Public Works**

Florence, OR | 5,942 sf office + 7,800 sf Maintenance Bldg | 2017

Tualatin Hills Park & Recreation District Headquarters

Tualatin, OR | 100,000 sf | 2011

Tualatin Service Center

Tualatin, OR | In Progress

Wilsonville Public Works

Wilsonville, OR | In Progress

**SUSAN BALOGH**

IIDA, NDCIDQ

Director of Interiors

EDUCATIONBachelor of Interior
Architecture from
University of Oregon**YEARS** 21

Susan has over 20 years of Interior Design and Space Planning experience in a variety of project types. She has significant experience in commercial, office, senior living, multi-family, health and wellness. Her attention to detail paired with a highly collaborative approach to design result in spaces that are both beautiful and inherently functional.

RELEVANT EXPERIENCE**Washington County Sheriff's Office Training Center**

Hillsboro, OR | 70,000 sf | \$10.5M | 2018

Oregon State Capital – Courtroom Renovation*

Salem, OR

Chehalem Cultural Center Phases 2

Newberg, OR | In Progress

(*work completed prior to joining SIEA)



**BRUCE
HAUNREITER**

Associate Principal,
PE

Project Managing
Engineer

EDUCATION

Bachelor of Science in
Civil Engineering from
Portland State University

**YEARS IN
PROFESSION**

Total Years 24

CERTIFICATIONS

Civil Engineer, Oregon
#58581, Washington
#42496

Environmental Engineer

Bruce, an associate principal and project manager with HHPR, is recognized for his ability to lead the design of complex multi-disciplinary projects in constrained and environmentally sensitive environments. His skills include active and effective communication with clients, agencies, stakeholders, and a wide range of different subconsultants, and he expertly manages design and document coordination across multiple disciplines, bringing his projects in on time and within budget.

RELEVANT EXPERIENCE

Oregon City Library | Oregon City, OR (with SIEA)

Bruce was project manager for this project. HHPR provided survey, civil engineering and structural engineering services on the Oregon City Library project. This project included renovations and seismic upgrades to the library's existing building and a two-story addition that more than tripled the library's previous square footage. Civil engineering included replacement of all utilities serving the site as well as providing stormwater treatment through new vegetative facilities. Site improvements included bringing the public splash park and library access up to ADA standards. The project included public street improvements and replacement of an existing water main.

Daimler Trucks North America Corporate HQ | Portland, OR

Bruce was the project manager for the Daimler Trucks North America (DTNA) 23-acre Corporate HQ, located in NE Portland. The project included a nine-story building, improvements to multiple existing surrounding buildings, a parking garage, multiple surface lots, a greenway trail, recreational fields, and connections to its on-site daycare facility. DTNA's primary goal was to bring its employees together, connect to the community and environment, and create a sense of openness and accessibility, while maintaining campus safety.

SAIF Headquarters | Salem, OR

Bruce served as the project manager and HHPR provided civil engineering, construction/permit assistance, environmental engineering and survey services for the construction and renovation of the SAIF Headquarters building and site. The project constructed the headquarters building, reconstructed existing parking lots, installed pedestrian walkways and plaza areas, Church Street and High Street improvements, provided stormwater management and installed utilities.

CIVIL | HHPR

**ALEX SIMPSON**

PE

Project Engineer

EDUCATION

Bachelor of Science in
Civil Engineering from
Oregon State University

**YEARS IN
PROFESSION**

Total Years 7

CERTIFICATIONS

Civil Engineer, Oregon
#87502

Alex's experience includes site development for a range of project types across the Portland metropolitan area. He has comprehensive experience in stormwater management, including analysis and design (LIDA facilities, water quality and quantity, detention, hydraulic routing, conveyance calculations, and technical report writing). He is also adept at site layout and grading, understanding and accommodating ADA accessibility, wetland mitigation, and extensive utility design.

RELEVANT EXPERIENCE**Gladstone Civic Center | Gladstone, OR (with SIEA)**

Alex served as the project manager and project engineer for the construction of a new City Hall and Police facility for the City of Gladstone. The project includes a new 20,000 sf City Hall with both a public and secured police parking lot. The site features plazas, landscaping, vegetated stormwater management, and ADA compliant design. As part of the project HHPR designed a brand new public roadway and half-street improvements on adjacent roadways with new sidewalks, street trees and ADA ramps. Under construction, Estimated project completion is Fall 2019.

Milwaukie Ledding Library & Pond House | Milwaukie, OR

This project includes a new 15,000 sf+ library, outdoor plaza, seating spaces, and new parking lot with vegetated stormwater management. HHPR provided site layout, grading, ADA compliance, and utility coordination for new sanitary, water, fire, and stormwater services. Under construction, estimated completion of Summer 2019. Alex served as the project engineer.

Central City Concern Blackburn Center | Portland, OR

This six-story, 110,000 sf facility contains ground-level retail, a pharmacy, health care facility, and 175 units of transitional and long-term housing. Alex served as the project engineer and provided civil engineering services which included site layout, grading, stormwater management design, new sanitary, water and fire services. Located in NE Portland, HHPR also designed new half-street improvements for the site's three public street frontages. Project complete, grand opening in July 2019.



JEFFERY CREEL
RLA

Landscape
Architect

EDUCATION

Master of Landscape
Architecture, California
State Polytechnic
University, Pomona

**YEARS IN
PROFESSION**

Total Years 17

CERTIFICATIONS

Registered Landscape
Architect, Oregon #747,
Washington #1356,
Idaho #LA-16823

As a landscape architect, Jeffery’s experience spans the conceptual stages of master planning to the details of construction documents for implementation. Over the years, Jeffery has collaborated with design teams to integrate the outdoor space into the project space as one seamless site. His work can be enjoyed in both public and private settings; including the recent SAIF Headquarters in Salem, Oregon with the open spaces and network of pathways for visitors and employees to enjoy while on-site; to the subtle nuances of streetscape design such as Tigard’s Main Street Improvements.

His work incorporates graphic design and communication for easy interpretation to the public for outreach and buy-in on conceptual ideas to move forward to final design. Jeffery’s vast knowledge and expertise from diverse project types enables his work to be flexible and responsive to the client’s needs.

RELEVANT EXPERIENCE

SAIF Headquarters | Salem, OR

Jeffery served as the landscape architect on the new SAIF Building HQ. The project included the HQ, reconstructed existing parking lots, installed pedestrian walkways and plaza areas, Church and High Street improvements, provided stormwater management, landscape design and installed utilities.

Westmoreland Park Pedestrian Bridges | Portland, OR

The City of Portland Bureau of Parks and Recreation is replacing two deteriorated pedestrian bridges that cross Crystal Springs Creek in Westmoreland Park. Crystal Springs Creek is a spring fed perennial stream that provides spawning and rearing habitat to ESA-listed salmonids. The creek has recently been restored within the park to enhance fish habitat. Jeffery provided the restoration planting design.

Main Street Improvements | City of Tigard

Landscape architect for multimodal streetscape improvements on Main Street in downtown Tigard. The design included greenstreet stormwater facilities, colored concrete at intersections to provide a distinct gateway feeling, decorative luminaires to provide a safe and inviting downtown, and widened sidewalks to provide space for pedestrians and outdoor restaurant seating.

STRUCTURAL | **WDY, INC.**



**DALE
DiLORETO**
Principal, PE, SE

Principal-in-Charge

EDUCATION

Oregon State University

Bachelor of Science in
Civil Engineering, 1983

**YEARS IN
PROFESSION**

Total Years 35

REGISTRATIONS

Registered in 24 states
including Oregon

Mr. DiLoreto has worked as a consulting structural engineer for 35 years. He started his career with a local engineering firm for 4 years before joining R.A. Walker Engineering in 1987 and becoming a principal in 1990, at which time the firm was incorporated as WDY. Mr. DiLoreto is familiar with designing masonry, concrete, steel and wood structures. Many of his public works projects have included offices, vehicle storage, and maintenance uses. His experience with Public Safety and Public Assembly projects strengthens his background with Category III and Category IV buildings. Mr. DiLoreto has worked with SIEA for over 20 years on a variety of public and private projects including Canby Civic Center and multiple projects for Washington County. His current work load allows time to provide services on this project.

RELEVANT EXPERIENCE

- City of Florence Public Works Facility (with SIEA)
Florence, OR | 5,942 sf office + 7,800 sf Maintenance Bldg | 2017
- City of Cornelius Public Works Facility (with SIEA)
Cornelius, OR | 13,500 sf | 2001
- Wasco County PUD: Phase I, II
- Phase 1 was a 14,000 sf conventional wood framed office building exposed to Columbia River winds, a 5,200 square foot manufactured building maintenance shop, and 17,000 square feet of manufactured building vehicle storage. Phase 2 was multiple additions for increased office space, board room, and additional vehicle storage. Mr. DiLoreto provided project structural engineering and construction administration.

- Tillamook County Transit District Bus Maintenance and Storage Facility
- Phase 1 was 11,000 square feet of vehicle storage in three buildings and remodel of existing transit district offices. Phase 2 included a 6,000 square foot office and maintenance facility including maintenance lift bay and bus wash bay. New covered walkways between existing vehicle storage buildings. Mr. DiLoreto provided project structural engineering and construction administration.

MEP | INTERFACE ENGINEERING



ROBERT MATTESON

CPD, LEED AP,
Principal

Principal-in-Charge,
Senior Mechanical
& Plumbing
Engineer

EDUCATION

Associate of Science,
Portland Community
College

Portland State University

YEARS IN PROFESSION

Total Years 39

REGISTRATIONS

LEED AP, USGBC

AFFILIATIONS

American Society of
Heating, Refrigerating
and Air-Conditioning
Engineers

American Society of
Plumbing Engineers

Architectural Foundation
of Oregon

Since joining the firm in 1979, Rob has been responsible for the design and construction oversight of HVAC and plumbing systems. He has managed several of Interface's technical design teams for the last 20 years, which participate in feasibility studies, energy analysis as well as provide a full complement of design and engineering services and construction administration for many of our large and small projects. Rob also works with architects, engineers and clients to develop sustainable strategies and system alternatives for many of our projects with significant energy efficiency goals.

RELEVANT EXPERIENCE

Portland Emergency Coordination Center, LEED Gold | Portland, OR

Washington County Public Safety Training Center Renovation | Hillsboro, OR

Portland Water Bureau Interstate Maintenance Facility Rehabilitation Project, LEED Gold | Portland, OR

Madras City Hall | Madras, OR

National Park Service and U.S. Forest Service East Jemez Fire Operations Center | Los Alamos, NM

Sandy Public Works and Transit Operations and Maintenance Facility | Sandy, OR

Beaverton Tenant Improvement | Beaverton, OR

Portland Property and Evidence Warehouse | Portland, OR

Portland Building, Building Systems and Interior Assessment | Portland, OR

Public Utility Commission Call Center Tenant Improvement | Salem, OR

Portland Parks & Recreation Mt. Tabor Central Maintenance Yard and Nursery, LEED Gold Goal | Portland, OR

Sherwood Cultural Arts Community Center | Sherwood, OR

Deschutes County Public Safety Building Sheriff's Office Tenant Improvement | Bend, OR

TriMet Ruby Junction Expansion Maintenance Facility Modifications | Gresham, OR

MEP | INTERFACE ENGINEERING

**MARK O'LEARY**

PE, Associate
Principal, Sr. Elec.
Engineer

Project Manager,
Lead Electrical

EDUCATION

BS, Physics, PSU

BS, Electrical
Engineering, PSU

YEARS 14

With Interface since 2004, Mark has significant experience in the design of electrical systems, particularly for public and government facilities. Mark's design strengths include power distribution, energy-efficient lighting and lighting controls, and complex remodels and retrofits. Mark's strong communication skills and responsiveness coupled with innovative design solutions provide an excellent asset to any design team.

RELEVANT EXPERIENCE

Washington County Public Safety Training Center (PSTC)
Renovation | Hillsboro, OR (with SIEA)

Washington County Fair Event Center | Hillsboro, OR

Washington County Fairgrounds Due Diligence | Hillsboro, OR

Clallam County Public Utilities District New Administration Building |
Sequim, WA

Cowlitz County Public Utility District Building, LEED Silver |
Longview, WA

**JIM
McCLELLAND**

PE, LEED AP,
Associate Principal,
Senior Mechanical
Engineer

Lead Mechanical

EDUCATION

BS, Mech. Engineering,
University of Missouri -
Columbia

YEARS 13

With 13 years of experience as a mechanical engineer, Jim focuses on high performance and energy efficient HVAC design for a variety of project types. His experience includes incorporation of innovative design strategies such as radiant heating and cooling, heat recovery systems, natural ventilation, and under-floor air distribution. Jim's design expertise also includes complex VAV systems, VRF systems, and chilled water plant design.

RELEVANT EXPERIENCE

City of Florence Public Works Facility; Florence, Oregon (with SIEA)

City of Beaverton Tenant Improvement; Beaverton, Oregon

Washington County Public Safety Training Center (PSTC)
Renovation | Hillsboro, OR (with SIEA)

Washington County Fair Event Center | Hillsboro, OR

Washington County Fairgrounds Due Diligence | Hillsboro, OR

Thank you for your consideration

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