

**WASCO COUNTY BOARD OF COMMISSIONERS
WORK SESSION / AGENDA WEDNESDAY, JULY 8, 2015
LOCATION: Wasco County Courthouse, Room #302
511 Washington Street, The Dalles, OR 97058**

Public Comment: Individuals wishing to address the Commission on items not already listed on the Agenda throughout the meeting; please wait for the current speaker to conclude and raise your hand to be recognized by the Chair for direction. Speakers are required to give their name and address. Please limit comments to five minutes, unless extended by the Chair.

Departments: Are encouraged to have their issue added to the Agenda in advance. When that is not possible the Commission will attempt to make time to fit you in during the first half-hour or between listed Agenda items.

NOTE: With the exception of Public Hearings, the Agenda is subject to last minute changes; times are approximate – please arrive early. **Meetings are ADA accessible.** For special accommodations please contact the Commission Office in advance, (541) 506-2520. TDD 1-800-735-2900.

10:00 a.m.

CALL TO ORDER

Items without a designated appointment may be rearranged to make the best use of time. Other matters may be discussed as deemed appropriate by the Board.

10:00 a.m. [Public Works Building Reconfiguration](#)

**NEW / OLD BUSINESS
ADJOURN**

If necessary, an Executive Session may be held in accordance with: ORS 192.660(2)(a) – Employment of Public Officers, Employees & Agents, ORS 192.660(2)(b) – Discipline of Public Officers & Employees, ORS 192.660(2)(d) – Labor Negotiator Consultations, ORS 192.660(2)(e) – Real Property Transactions, ORS 192.660(2)(f) To consider information or records that are exempt by law from public inspection, ORS 192.660(2)(g) – Trade Negotiations, ORS 192.660(2)(h) - Conferring with Legal Counsel regarding litigation, ORS 192.660(2)(i) – Performance Evaluations of Public Officers & Employees, ORS 192.660(2)(j) – Public Investments, ORS 192.660(2)(m) –Security Programs, ORS 192.660(2)(n) – Labor Negotiations



WASCO COUNTY BOARD OF COMMISSIONERS
SPECIAL SESSION
JULY 8, 2015

PRESENT: Scott Hege, Commission Chair
Rod Runyon, County Commissioner
Steve Kramer, County Commissioner

STAFF: Kathy White, Executive Assistant
Tyler Stone, Administrative Officer
Arthur Smith, Public Works Director
Angie Brewer, Planning Director

At 9:00 a.m. Chair Hege opened the Special Session of the Board of Commissioners with the Pledge of Allegiance.

Public Works/Planning Facility

Chair Hege explained that this topic has been discussed at a previous Board session; the Board has already seen the two submitted proposals. At that meeting, the Board was not prepared to make a decision and asked have some additional time to review the proposals. He asked Mr. Smith and Ms. Brewer what their vision was for an outcome.

Ms. Brewer replied that they are seeking a more functional work space for staff and a more welcoming environment for customers. She said they would like to integrate, as much as possible, what a typical applicant would need to complete the process. She said that there needs to be a presence at the counter to help people get started. Ideally, building codes would also have staff available on-site. Currently, the building is fragmented and not welcoming. She stated that there needs to be an open flow between departments – right now, they are siloed. She suggested that they could overlap some administrative functions and share equipment if they were not so

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physically separated.

Mr. Stone interjected that he believes the project is even larger than what has been described. He said that this has been talked about since he has been with the County. The suggested changes will help break down siloes. He said that administration tried to move this forward several years ago but the willingness of one director and the unwillingness of the other director stalled the project. He stated that there is an opportunity to move forward now with two directors working as a team. He said that he wants to see a single entrance and shared reception with someone who has a base knowledge of both roads and planning; someone who can give direction. He pointed out that a generalist at the front counter will help customers and eliminate the need for four entrances.

Mr. Stone said that in his estimation there are two key components missing in order to make this a truly one-stop shop for development – Building Codes and Environmental Health which are regulatory in nature. He observed that currently customers must be sent across town to do things with Building Codes and Environmental Health and then return to the County more than once throughout the permitting process – it must be frustrating to individuals trying to build.

Commissioner Runyon noted that the City of The Dalles must have the same issue. Mr. Stone suggested that if all the agencies could come together they would have the opportunity to work together. He suggested that Building Codes might have kiosks at the Planning Department or perhaps have a representative housed at Planning for both the City and the County.

Mr. Smith pointed out that Planning and Public Works are still in the farm implement sales building and it is not useful – we have forced a square peg into a round hole. He described the building as a free-for-all where people come in and get lost and then cannot find where they parked.

Commissioner Runyon asked how staff feels about coming together to share space. Ms. Brewer reported that staff met outside of management to talk about what they could share and how they might cross-train to offer more support. Staff is onboard with the plan.

Chair Hege said that there are two major elements – work flow and the physical space; today we are talking about the physical space. Mr. Smith noted that the physical space

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will support improvements in work-flow.

Ms. Brewer said that the more expensive proposal has an assessment of needs; that facilitated assessment will help us identify our needs. She added that we know what we need to meet our current needs but we want to look at long-term goals with Board input.

Chair Hege asked if Mr. Stone believed it possible to get Building Codes and Environmental Health in. Mr. Stone replied that ultimately, the Board has a good deal of control over both so it is possible – it would depend upon the political will to do so.

Chair Hege asked if there is enough space in the building for Building Codes and Environmental Health to move in. Mr. Stone responded that he thinks with the right concept 10 or 15 people could be added to the building. Mr. Smith agreed.

Mr. Stone said that efficiencies can be created and the County will continue to grow – Planning is adding staff this year and Public Works will likely add staff in the future. We need to have a place to put them.

Mr. Stone went on to say that planning applications are double what they were last year – we are in an uptick; it will come back down in the future. This project will take a look at our needs during an uptick but will also look at the long term to optimize our ability to manage in a way that the efficiencies that we gain today will benefit us in the long run allowing us to expand and contract.

Ms. Brewer added that her department is struggling to keep up with the current load. With foresight now, when there is a lull her department will be poised to strike on some larger projects that need attention.

Mr. Stone acknowledged that he finds it difficult to spend this much money but the County has been on a 4-5 year course of cost-cutting. He said that he feels like the County is now looking at how to build those savings back into the budget. It is difficult; that is why we are here – to hammer it out.

Chair Hege asked if there will be financial efficiencies achieved with personnel through this process. Mr. Stone replied that he believes we will be more efficient with shared administration; other support staff may be needed but they will be at a lower cost. He added savings will also be realized with the sharing of office equipment. He noted that shared administration will also provide for vacation coverage.

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Chair Hege said that it seems like there are possibilities but it won't be in the hundreds of thousands in savings. Mr. Stone said that most savings will be in soft costs. Ms. Brewer pointed out that she sees this as a one-time expense to vastly improve customer service for the taxpayers.

Mr. Smith said that this will not be free; that is why he has asked for cost models – it could cost \$250,000 but this is a generational change for real improvement.

Mr. Stone agreed and reminded the Board that just the change of installing a ceiling in the facility has had a huge positive impact for staff and staff efficiencies. Mr. Smith added that it also improved the cost of power for the building.

Mr. Stone pointed out that although he is not opposed to continuing the open space concept, they need cubicles – one of the biggest work-slowng aspects of the current configuration is the noise and traffic; even phone conversations are creating distractions for nearby workers. Eliminating those distractions will improve productivity.

Chair Hege asked if there are any additions needed – more bathrooms, meeting spaces, etc. Ms. Brewer replied that she thinks they have what they need but those spaces need to be centralized.

Chair Hege asked if that would be part of this project. Ms. Brewer responded that it would depend on what is asked for – we can just do paint and décor but it may not meet our long-term goals.

Mr. Stone stated that he re-read both proposals last night and does not believe the less expensive of the two has enough brainstorming about what we will need into the future. He said that the more expensive proposal will identify the County's needs and how to best meet them. He suggested that that might be negotiated into the less expensive proposal.

Mr. Smith noted that the once a firm is selected, the County is allowed to negotiate the scope of work. If one is preferred over the other, they can be selected and then negotiations can begin on scope – we might bring the more expensive one down in cost or the less-expensive one up some. He said that he believes a relationship with the selected firm will be important and there has to be time built in for that.

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Chair Hege agreed saying that there will have to be a commitment on both sides to work together.

Commissioner Kramer asked if either Mr. Smith or Ms. Brewer had met with the firms individually. Mr. Smith said that he met both on the tour of the building.

Commissioner Kramer asked if he had a reaction to either firm – positive or negative.

Mr. Smith replied that both are qualified but Peter Meijer Architect really seemed to “get it.” He said that they asked a lot of questions and their proposal reflects that. He reported that they talked about establishing the relationship and working with staff. Mr. Smith stated that if you were to take the cost out of the equation, his recommendation would be to engage Peter Meijer Architect.

Ms. Brewer concurred saying that they do understand and will help with long-term needs.

Mr. Stone also agreed saying that the real difference is that the less-expensive proposal will come in and assess what we have and generate three concept designs – maybe that is all we need. However, the more expensive proposal will take the time to understand needs and then use that information to build their concept. He said that he believes that interaction will be important to get staff buy-in.

Chair Hege asked how that would happen. Mr. Stone said that the less expensive proposal indicates that they may need some staff time; the more expensive proposal says that they will need 10-15 hours with staff to understand needs and work flow.

Mr. Smith stated that while both firms are qualified, the less expensive is a larger firm that works on much larger projects. The more expensive does smaller projects and is geared for the size space the County presents.

Chair Hege observed that in terms of rates, the two are not that different – it is the amount of time they project as in investment. The more expensive firm gives a lot more in terms of hours.

Ms. Brewer suggested that that might be a point to be negotiated with either firm. Mr. Smith said that the County would have to choose a firm and negotiate with them – if those negotiations are unsuccessful and closed, then the County could go to the other firm to open negotiations.

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Mr. Smith said that this started in April with eight firms, three site visits and two proposals. He said that there are now twelve architects on the pre-qualified list and if the Board is not satisfied with the proposals that have been submitted, they can start over which would take another four months. He added that he is not confident starting over would be any more successful.

Commissioner Runyon said that he was not prepared for a decision today. Chair Hege said that they do not have to make a decision but he is not sure what advantage there would be to waiting. He said that he is at the point where he thinks the Board should give direction to staff.

Commissioner Runyon said that he is pleased to hear that the staff is onboard with this and it is encouraging that they are discussing how they can help make it work. He said that the front office presence will be a good step. Ms. Brewer stated that the staff gets along well.

Chair Hege said the he does not want to design this based on the personalities in the seats. He said that he cares about the staff but if they do not want to move forward with the process it is more of a personnel issue – we need to design for the citizens not the personalities. Designing for the personalities would be a poor use of funds.

Some discussion ensued regarding whether to make a decision during a “work” session or postponing to a “regular” session. Mr. Smith stated that whenever it is done, the Board needs to give clear direction – the week is not important.

Chair Hege stated that he thinks there has been a good discussion and the meeting was properly noticed – it is unfortunate that members of the public are not here. He hypothesized that if the Board did not make a decision here and went forward to another session, the context of this discussion would not be surrounding the decision made at that time – that could be confusing to the public.

Commissioner Runyon asked if the Board is selecting a company.

Chair Hege replied that the Board would be directing staff to talk to a specific company but will not make a final decision until a contract is presented at a regular session.

Mr. Stone added that the Board will be considering spending between \$20,000 and \$60,000 to have a design and projected costs and then may or may not decide to move forward with the project. He said he wants to make sure the Board is comfortable to

spend the capital dollars on this and then to move forward with the larger piece.

Chair Hege asked about the timing of the project. Mr. Smith said that this is a good time as the contract could be in place for the project to move forward in the slower winter months. Mr. Stone said he would hate to lose the momentum and investment of time they have made so far. He said that if they do not move forward now, they will have to wait at least a year.

Chair Hege asked Mr. Stone for his thoughts moving forward. Mr. Stone said that there is money budgeted and while he does not want to spend as much as the more expensive proposal projects, their approach is superior. He said he prefers to start discussions with them to see if we can find something that still works and costs less. He said that he is not uncomfortable with the less-expensive proposal but he thinks the County needs more than what they are proposing. He said he wants to make sure the County gets a better product in the end.

Ms. Brewer pointed out that the amount budgeted for this was a stab in the dark at what it would cost. Chair Hege asked if the firms knew the budgeted amount prior to their bids. Mr. Smith said that they did not have that information. Commissioner Runyon asked how they would pay for it if it were over the budgeted amount. Chair Hege said that there is unallocated funds within the category. Mr. Stone confirmed that there is funding available in capital.

Further discussion ensued on what costs might be negotiated with the selected firm. Chair Hege said that he does not want to have cost overruns; he wants a defined scope with a not-to-exceed number – a plan that can be acted on. He said that although he realizes the final decision is in the future, he does not just want a plan on the shelf. He reminded everyone that the Facilities Manager had provided the information that the County has worked with Peter Meijer Architect previously and been very happy with the result. He added that staff has indicated that the Peter Meijer proposal has more of what the County wants in terms of long-range planning. He said that he would like to see if the cost can be reduced while still getting the needed hours.

{{{Chair Hege moved to direct staff to pursue a discussion with Peter Meijer Architect to reduce costs as much as possible while still getting the necessary hours for future needs assessment. Commissioner Runyon seconded the motion which passed unanimously.}}}

Chair Hege asked Ms. Brewer the status of the Senior Planner position. Ms. Brewer replied that they have six applicants, four of which are moving forward for an interview. She reported that she will be including former Planning Director John Roberts along with Mr. Smith, Tycho Granville, Jaime Rathmell, and Jill Amery in the interview panel. She said she is looking for planning know-how and familiarity with Oregon rules. She said that Ms. Amery understands how the departments work together. She said she has asked for writing samples and should have them Monday. She stated that once this position is hired, she will get out the announcement for the other positions. She reported that Facilities is helping with the arrangement for space.

Ms. Brewer went on to say that the Planning Commission denied an application which may come before the Board in an appeal.

Mr. Smith announced that the cooperative chip seal project with the City of The Dalles will begin on August 17th. He said that the City streets would be first – the City will provide the flagging and manholes and materials; the County will do the work.

Chair Hege said that the roads agreement is great and he is very proud of the work staff has done to accomplish this. He said that from a public relations standpoint, he would like to have a photo-op with the Board and City Council. Mr. Stone suggested that it be on-site in front of the equipment.

Commission Call

Commissioner Kramer reported that the Forest Collaborative has to come up with a steering committee and have discussed how members would be appointed to that committee. The Collaborative group thinks the best avenue is BOCC appointments; he is asking for consensus from the Board to move forward with those appointment recommendations at the Collaborative's July 27th meeting. He said he would forward the charter to the Commissioners.

Chair Hege said he thinks it makes sense.

*****The Board was in consensus to act as the appointing authority for the Wasco County Forest Collaborative Group steering committee.*****

Mr. Stone announced that long ago the County purchased houses near the Courthouse for future expansion. He said that a house next to those already owned by the County has come up for sale and he would like the Board to consider whether or not it would

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be wise to purchase that additional house.

Commissioner Runyon said that it wouldn't hurt to talk to the listing agent to find out more.

Chair Hege adjourned the session at 11:21 a.m.

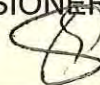
Motions Passed

- To direct staff to pursue a discussion with Peter Meijer Architect to reduce costs as much as possible while still getting the necessary hours for future needs assessment.

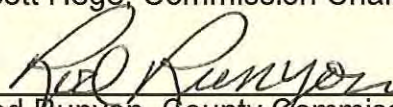
Consensus

- To act as the appointing authority for the Wasco County Forest Collaborative Group steering committee.

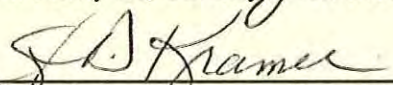
WASCO COUNTY BOARD
OF COMMISSIONERS



Scott Hege, Commission Chair



Rod Runyon, County Commissioner



Steve Kramer, County Commissioner

Agenda Item
Public Works Building RFPs

- [Peter Meijer Architect, PC Proposal](#)
- [GPA Architects, LLC Proposal](#)



WASCO COUNTY

Request for Fee
Proposal

AE Facility Analysis
and Concept Designs
of the Public Works
Building Offices

Due May 5th, 2015

PETER MEIJER ARCHITECT, PC

Integrating Design, Science, and Preservation



Peter Meijer Architect, PC

May 5, 2015

Arthur Smith
Wasco County Public Works
2705 E 2nd Street
The Dalles, OR 97058

Project: Public Works Building Offices, Request for Fee Proposals

Arthur,

Peter Meijer Architect, PC (PMA) is pleased to submit our team qualifications for consulting services related to the Facility Analysis and Concept Designs for the Public Works Building Offices. We welcome the challenge to create a pleasing Customer Experience, improved Staff privacy, increased department interaction, and design concepts that anticipate future needs. We are excited for the opportunity to help create functional spaces and a new entry identity.

The project provides many interesting challenges and opportunities. To address these challenges, we have assembled an integrated team of specifically qualified professionals. PMA, will be the Prime firm providing project management, day to day contact, facility assessment, and work directly with the County to provide the design team with base project information. PMA is combining our expertise in a collaborative manner with Convergence Architecture who will provide the department assessment documentation, adjacency diagrams, furniture inventory. The conceptual space plans will be generated by Convergence in close communication with PMA regarding code compliance, accessibility, and a new potential facility entrance.

Our combined team talents bring direct relevant successful experience, and demonstrated abilities to lead, manage and exceed expectations of the County. In addition to our demonstrated design skills, our combined knowledge and availability will enable PMA to complete this project on schedule and within an acceptable budget.

Our team includes KPFF structural engineers and Glumac Engineering for mechanical, electrical, and plumbing as needed. The budget / fee proposal has established a reasonable number of hours for our consultants to assist in the facility assessment and recommendation portion of the project. Additionally, PMA, Convergence, KPFF, and Glumac have experience working together as a team. We are all currently involved in the assessment of Union Station, Portland, OR.

Our team is dedicated to finding appropriate, long lasting solutions. We look forward to working with you and the County on this project.

Respectfully submitted,
Peter Meijer Architect, PC

A handwritten signature in black ink. The signature is stylized, starting with a large 'P' and ending with a long, sweeping horizontal line that curves upwards at the end. There are two small dots above the main body of the signature.

Peter R. Meijer AIA, NCARB / Principal

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Cover Letter

Project Approach and Methodology
Approach, Methodology and Understanding of
Wasco County Project

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Project Management
Past Performance with Public Agencies
Resumes

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Fee Proposal

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PROJECT APPROACH AND METHODOLOGY

Project Understanding

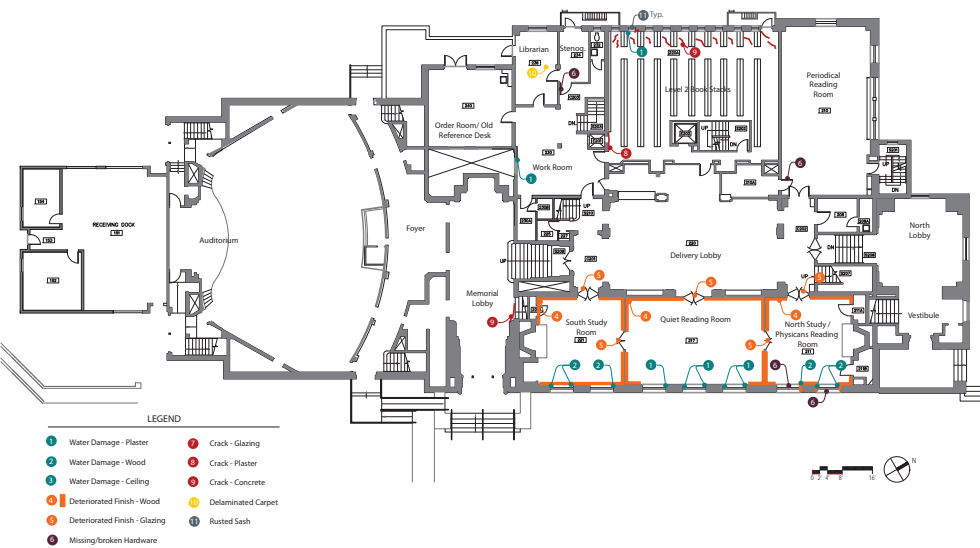
Based on our Facility Assessment experience, review of the Request for Fee Proposals, and site visit of the existing Wasco County Planning & Development Public Works building, PMA proposes an approach consisting of four primary deliverables: a Facility Assessment, a Needs Assessment, three (3) Conceptual Space Layouts, and a concept for a new Exterior Entrance.

We will initiate the project with an Orientation Meeting with Wasco County staff and our design team to make introductions and to clarify design goals, establish project priorities and refine the scope of the project. The meeting agenda will include review of the project goals, review of an initial project schedule, orientation of existing conditions, and discussion to inform the perspective of the rest of the project. In an effort to make the discussion as productive as possible, we will create a meeting agenda and work with the Wasco County project manager for additional agenda items, write and distribute the meeting minutes.

Approach and Methodology

FACILITY ASSESSMENT To be efficient with our site visits, and respectful of Wasco County staff time, we will combine the Orientation Meeting with our initial on-site assessment. The purpose of the initial on-site assessment is to record existing conditions, verification of compliance with existing building codes, and verification of accessibility. Our team will assess the existing conditions through a coordinated site visit with all relevant disciplines to create a baseline to evaluate potential improvements. We will take measurements and verify existing document information and prepare existing conditions drawings. We understand the area of the building that this project is addressing is approximately 9,100 square feet. From our site visit PMA will create:

- Create as-is base-sheets
- Facility Assessment Report-Part I, Existing Conditions
- Overview of mechanical and structural systems



ABOVE: Wasco County Courthouse exterior assessment; City of the Dalles Undercrossing project; LEFT: OHSU Auditorium building planning & assessment drawing

NEEDS ASSESSMENT From a review of the RFP and our site visit with Wasco County staff, we currently believe the primary goals to be:

- Improved Customer Experience
- Centralized Customer reception
- Quiet zones for Staff
- Separation of public interface and staff work areas
- Multiple work counters
- Work flow efficiency
- Flexible spaces

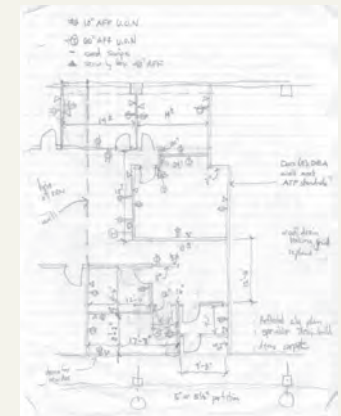
These goals maybe resolved with a designated Customer interface area, a pleasant and inviting waiting area, restrooms dedicated for Customer use, small conference rooms for improved Customer relations, and transaction counters outside staff areas. Our team will evaluate a number of possibilities with Wasco County staff.

While our team is addressing adjacencies and efficiencies of the work areas, secondary space planning goals may include energy efficiency and lighting improvements. Created in cooperation with Wasco County staff, we will also conduct a needs assessment of storage and equipment locations. As of our site visit, departments involved include: Planning, GIS, Surveyor, Public Works, County Weed & Pest, and State Water-master, in addition to others the County departments. Up to two individuals representing each department will be interviewed to determine the needs and adjacencies of the department. In addition, the team will interview selected customers to identify needs from the user's perspective. In all, we anticipate a total of ten hours of meetings and interviews. Case studies of similar jurisdictions will be conducted and evaluated in addition to the staff and customer interviews. We will share our findings with Wasco County before starting the Conceptual Design work. Anticipated deliverables include:

- Staff interview minutes
- Ranked list of priorities for the Department
- Adjacency diagrams
- Furniture inventory
- Facility Assessment Report-Part II, Needs Assessment

CONCEPT DESIGN The Concept Design phase of the project is to create tangible building improvement options based on the existing building conditions combined with the needs assessment. The final Facilities Assessment Report will be a compilation of all process that will show the remodel recommendations through narratives, sketches and diagrams, along with the rationale behind the options and associated cost estimates. The intent is to provide Wasco County a strong basis to fund the design and construction work. The deliverables include:

- Three (3) Space Plans-11x17 format
- Cost estimates for each option
- Design recommendations
- Facility Assessment Report-Part III, Concept Design Options

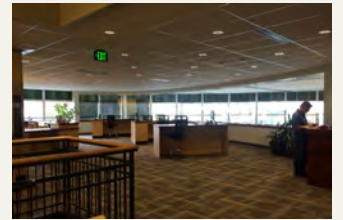


ABOVE: Concept design for reception area at Hillsboro Senior Center; Eugene Federal Building field-sketch of layout

PROJECT APPROACH AND METHODOLOGY

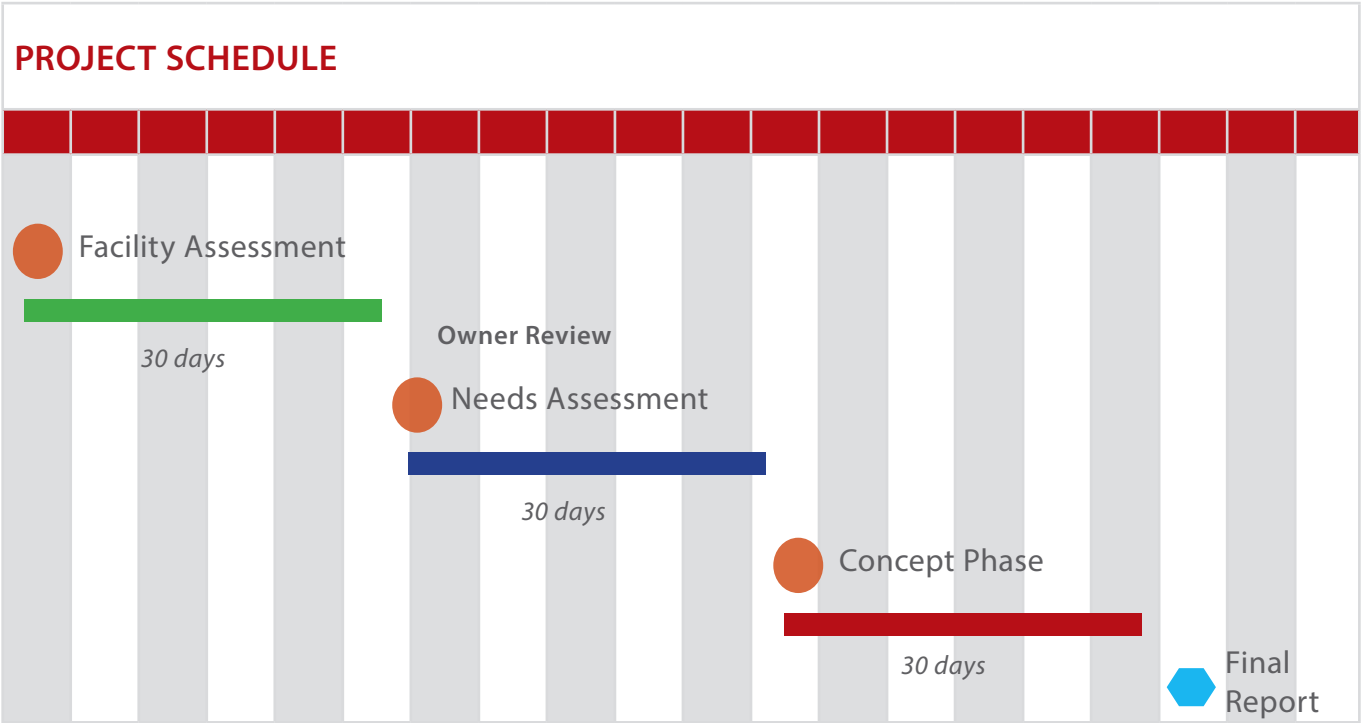
EXTERIOR ENTRY The existing Public Works building has multiple public entries, a re-entrant storefront with two possible entries, a protruding corner “space” with its own entry, and department entries on multiple sides and the rear of the building. In order to create a single, recognizable public entry, our team proposes to provide three (3) new entry options, and related cost estimates, to improve the Customer interface and to provide the Public Works building with an Identity. The deliverables include:

- Three (3) Entry plans/elevations- 11x17 format
- Cost estimates for each option
- Design recommendations
- Include as part of the Facility Assessment Report-Part III, Concept Design Options

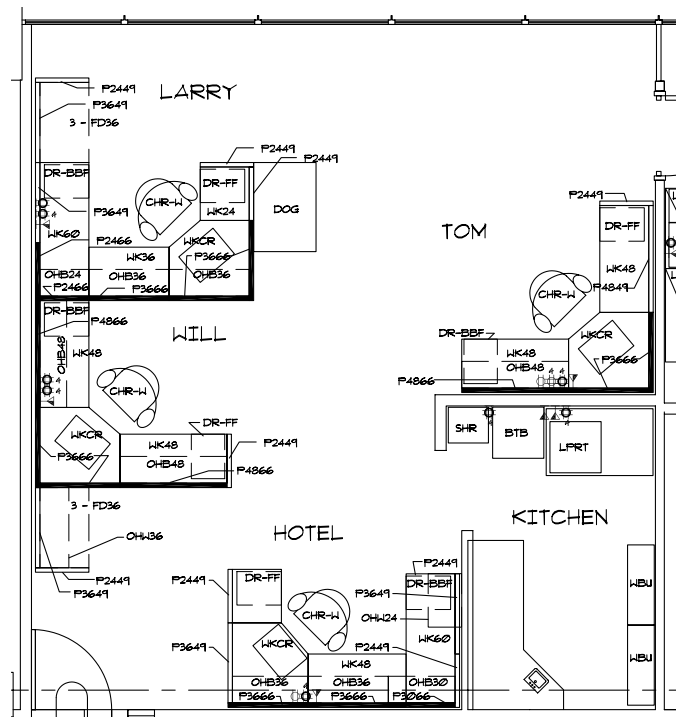
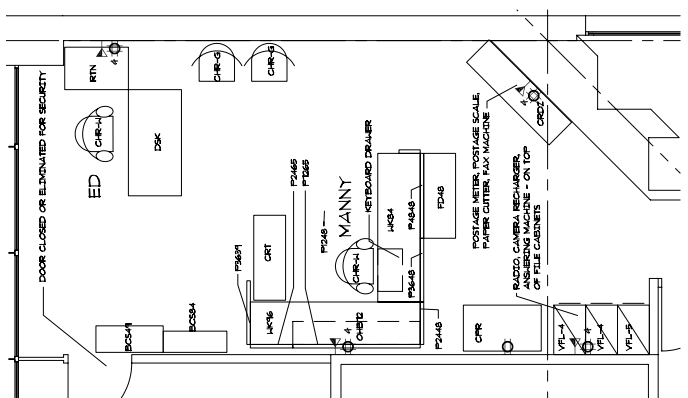


ABOVE: Concept design for entry area at Hillsboro Senior Center; City of Olympia Permit Center concept idea; LEFT: Sandy Storefront concept drawing

SCOPE			
	PMA	CONVERGENCE	CONSULTANT
PROJECT MANAGEMENT	X		
- Schedule	X		
FACILITY ASSESSMENT	X		X
- Code Review	X		
- Accessibility Review	X		
- Structural	X		X
- Mechanical	X		X
NEEDS ASSESSMENT			
- FTE/PTE Need		X	
- Storage/Equipment		X	X
- Furniture Inventory		X	
CONCEPT PLANS			
- Base Drawings	X		
- Adjacency Diagrams		X	
- Concept Plans	X	X	X
NEW ENTRY CONCEPTS	X		
COST ESTIMATE	X	X	X



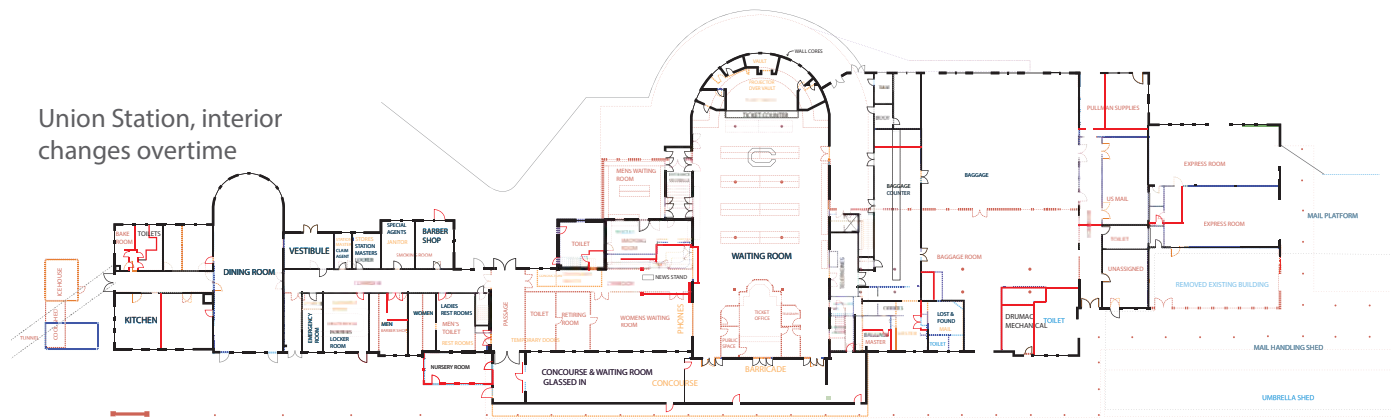
RELEVANT PROJECT EXPERIENCE



Eugene Federal Building and Courthouse

Eugene, Oregon 2007

The Eugene Federal Building and Courthouse complex occupies a full-block site in downtown Eugene. Peter Meijer Architect, PC performed design services under a Design/Build contract for the program, space planning, and tenant improvement for 30,000 sf of federal office renovation. Work included relocating tenants during construction and phasing the improvements to allow for continued operation. PMA performed construction administration services as well.



Union Station Historic Renovation

Portland, Oregon 2014- Present

PMA is part of an interdisciplinary team hired to improve the buildings, platform, and tracks at the historic Portland Union Station. The services include conditions assessment, visioning activities, related stakeholder outreach/coordination meetings, and other project coordination activities. Part of the deliverables include:

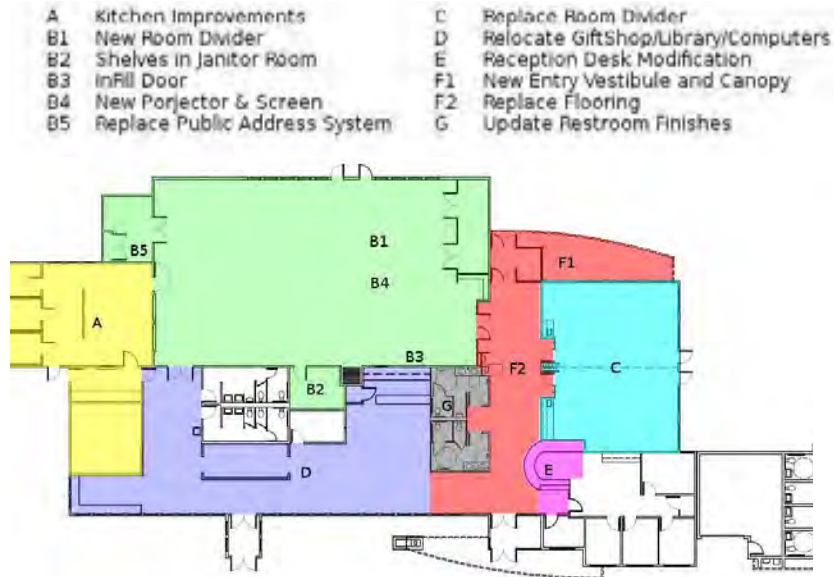
- Assessment and documentation of existing conditions
- Development of the vision for Union Station, including future programming/space utilization.
- Identification of the central design issues and alternatives

Convergence Architecture is performing the accessibility review for the Main Terminal and Annex Building, as well as managing a team of small firms for the Annex Building. The team recently documented existing conditions and made recommendations, which were compiled into an easy-to-read report that will allow stakeholders to make decisions moving forward.

REFERENCE

Elise Henderickson, LEED AP
503.823.3214
hendricksone@pdc.us

RELEVANT PROJECT EXPERIENCE



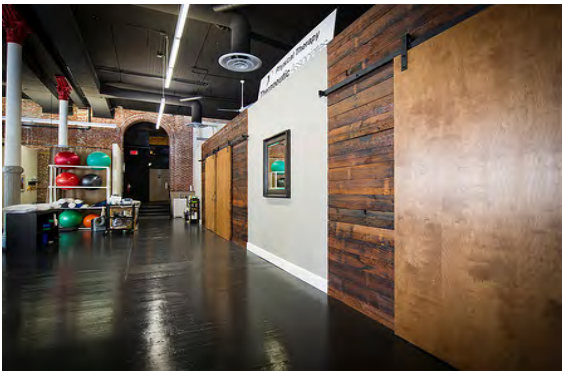
Hillsboro Senior Center / Convergence Architecture

Hillsboro, Oregon 2014

The Senior Center in Hillsboro, Oregon requires upgrades and renovations to the kitchen, gift shop, reception area, as well as possible upgrades to the north entrance. Convergence Architecture led meetings with the City's Facilities Project Manager, the Parks and Recreation Services Manager and the Senior Center Director to identify needs and priorities for the building. The architectural team, along with the kitchen consultant and cost estimator, worked together to establish schematic plans and narratives, including pricing estimates. The design will be continued this summer (2015) after the City receives grant funding.

REFERENCE

Karl Dinger
503-681-5371
karl.dinger@hillsboro-oregon.gov



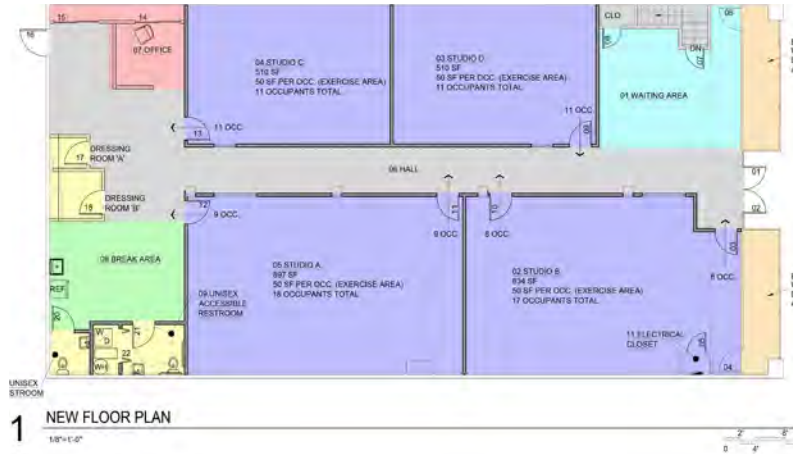
Therapeutic Associates Downtown Portland Clinic / Convergence Architecture

Portland, Oregon 2012

Convergence Architecture provided space planning, design, and permitting for this 3,600 square foot clinic in the historic Mikado Building in downtown Portland. A great effort was made to respect the existing space and to highlight the existing cast iron columns, exposed brick walls, and dark stained wood floor. Convergence pursued a number of Green Building practices in this project, including reusing the existing finishes and materials as much as possible. For the most part they kept the original wood flooring in place and where carpet was required, we used carpet with 100% recycled content in the face fabric and 91% recycled rubber backing.

REFERENCE

Ron Anderson
509-624-1019
Ron@SDSRealty.com



Aspire Dance Studio / Convergence Architecture

Portland, Oregon 2015

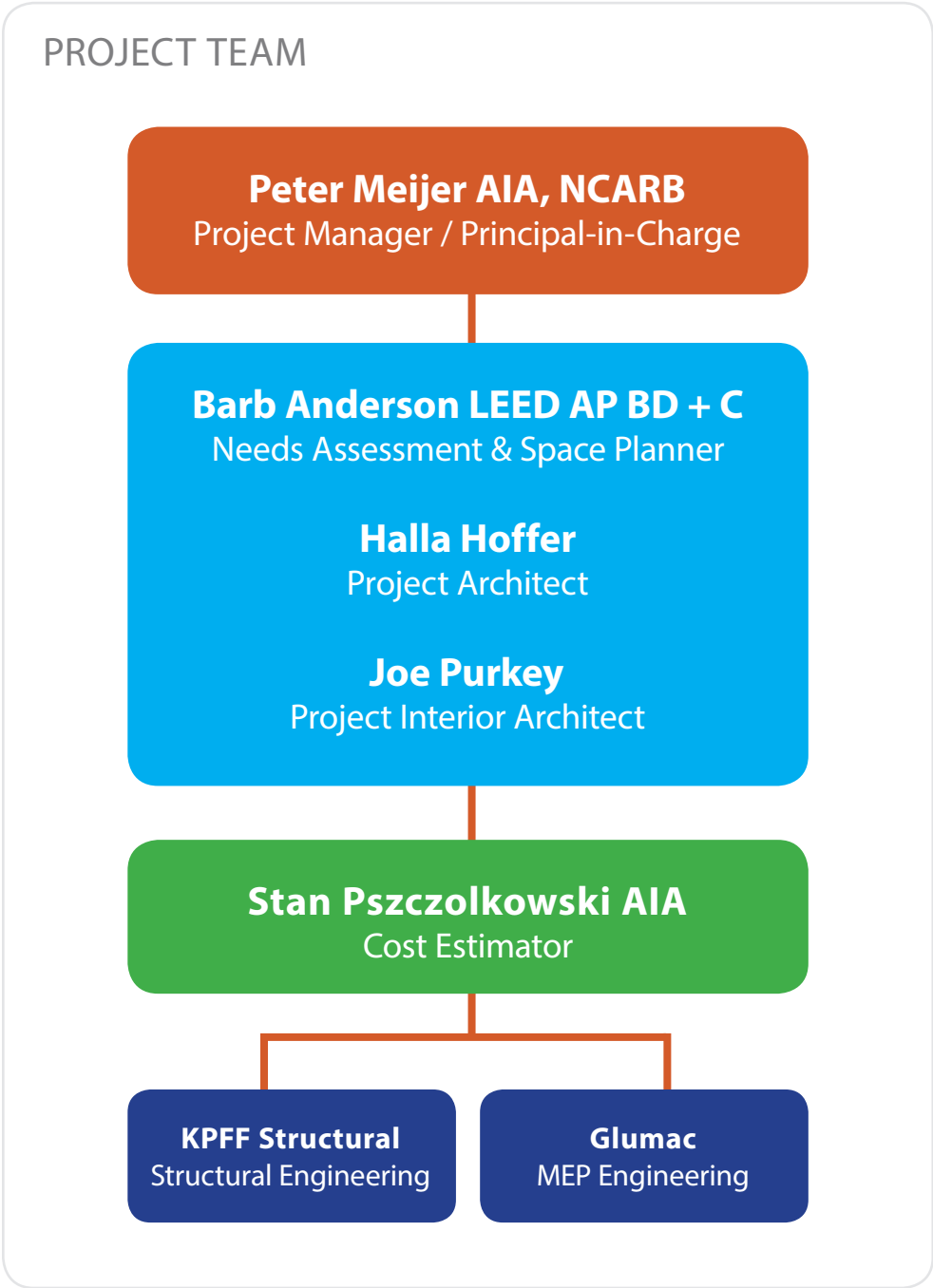
A 5,000 square foot dance studio two blocks from our office is now occupying a building that has been vacant for years. The non-profit organization provides a quality dance program for students who are genuinely interested in the arts and whose families do not have the resources to provide them with such an opportunity. Convergence Architecture provided construction document and permitting services to the agency.

REFERENCE

Sue Darrow
503-505-0382
sue@theaspireproject.org

Project Team Organization

Our team is selected for their knowledge and experience relative to Wasco County’s request for professional services for building and road improvements. Our collective team experience and expertise combined with our availability, assignment, and involvement enable us to successfully execute Facility Analysis and Concept Design of the Public Works Building Offices for Wasco County.



Each member of our team brings specialized experience that fosters a balance of technical, planning, design, research, and management skills. Our Team will utilize active principal involvement and leadership throughout the project, ensuring quality and review of all project deliverables. *Full resumes can be found beginning on page 12.*

Peter Meijer AIA, NCARB

PMA Project Manager / Principal in Charge

Peter's work has focused largely on integrating building science and design for historic and existing buildings. His background in scientific materials research enables him to focus on the unique building sciences associated with historic and existing resources. Peter will lead and manage the team.

Barb Anderson LEED AP BD+C

Convergence Architecture Needs Assessment & Space Planner

Barb Anderson brings over 14 years of architectural experience in the Portland area. She brings her diverse experience in the renovation and design of civic facilities, office spaces, retail facilities, and industrial spaces. Barb will be responsible for coordinating a needs assessment and overall space planning.

Halla Hoffer

PMA Project Architect

Given her research and post graduate work, Halla specializes in energy analysis and building science performance. She is involved from the beginning of the project and throughout the assessment, site documentation, construction document production, and CA phases. As Project Architect, Halla's role will focus on document production and detailing, and coordination of the project tasks with sub-contractors and/or sub-consultants on the team.

Joseph Purkey

Convergence Architecture Project Interior Architect

Joe brings a focus on integrating architectural design with client program and vision. He is highly skilled in design from space planning through permitting for new and remodeled commercial buildings. Joe will assist Barb with the Needs Assessment & Space planning efforts.

Stan Pszczolkowski AIA

ACC Cost Estimator

Stan has been involved in estimating for over 37 years and works tirelessly with owners, architects, and developers to estimate and control costs at every phase of the design process, ensuring your costing experience is one of complete thoroughness and accuracy. Stan will be responsible for the review of existing estimates and development of cost estimates pertaining to the scope of work.



PMA + Convergence Architecture are working together as part of the interdisciplinary A/E team hired to make improvements to the historic Union Station.

CONSULTANTS

KPFF Structural
Structural Engineering

Glumac
MEP Engineering

Our consultants will provide review and recommendations during the facility assessment & concept planning phases of the project.

Team Working Relationships

Members of our proposed team have prior working relationships with each other, and with the County of Wasco. Past performance and complementary work styles are key to selecting project team members, and key for a successful and collaborative project for Wasco County's Public Works building offices. PMA and Convergence Architecture are working together on the Architectural/Engineering Design Team for the current Union Station Renovation project in Portland, Oregon. Peter Meijer Architect partners frequently with ACC on architectural design projects in the Portland Metro area and greater Oregon areas.

Past Public Agency Performance

Our project team collectively provides architecture, programming and space planning, sustainability design and documentation, preservation planning, and building envelope consulting for public agencies across Oregon and throughout the Pacific Northwest. Past local clients include, Wasco County, ODOT, PDC, City of Portland, City of Hillsboro, and other local, county, and state agencies. Specific projects are mentioned in the previous *Similar Work, Related Projects* section of our proposal. We are currently on the Wasco County On-call Consultant Roster.

WASCO COUNTY Peter Meijer Architect, PC, has direct relevant experience with area projects. We were retained to **1)** conduct an exterior condition assessment and repair documents for the City of the Dalles, Waldron Drug Building; **2)** provide Preservation Planning services and condition assessments related to the Washington Street Connection Project; and **3)** research and potentially apply for grant and foundation monies.

PMA provided the City of the Dalles with an understanding of general conditions, noted deficiencies of the exterior building materials, primarily the original building stone. Our work also included designing and specifying a new roof system for the building. The results of our assessment contributed to a broader understanding of the potential re-use options, for future redevelopment of the City of The Dalles Waterfront development plan.

SUCCINCT AND USER FRIENDLY REPORTS PMA strives to write reports following the Chicago Manual of Style. We typically divide our reports in easy to follow chapters including a brief introduction, site observations, material analysis, summary and conclusion. Our recommendations and cost estimates are either within the body of the observations or condensed into a summary chapter. We recognize that not all the readers of our report will have a high degree of technical understanding so we use language appropriate to describe our technical findings and be understood by most readers.



ABOVE: Concept design for recreational Eco-huts

“As to PMAs report, WOW! Very cool and very, very detailed.

- Rod Pray,
Board of Directors,
QAHS Association

Peter Meijer Architect, PC

ABOUT Peter has over 30 years of professional experience with an emphasis on the preservation and assessment of older, existing, and historic buildings. As a professional architect with a background in scientific research, Peter has developed his career with a focus on the unique building sciences associated with existing and historic resources. He has become a well regarded expert on the diverse issues affecting older buildings both regionally and nationally.

Peter meets the *Secretary of the Interior's Historic Preservation Professional Qualification Standards (36 CFR Part 61)*, and the *National Park Service cultural resources specialties: Historical Architect (GS-808)*.

RELEVANT EXPERIENCE Wasco County Courthouse Exterior Envelope Assessment
The Dalles, OR 2010

Waldron Drug Building Exterior Assessment
The Dalles, OR 2010

Union Station Historic Renovation
Portland, OR 2014- Present

Washington Park Reservoirs Improvements Project
Portland, OR 2013- Present

Pacific Tower Exterior Condition Assessment
Seattle, WA 2013- Present

Old Capitol Building Assessment
Olympia, WA 2014- Present

Queen Anne High School Condominiums Renovation
Seattle, WA 2012-2014

Meier & Frank Warehouse (Vestas HQ) Condition Assessment
Portland, OR 2011

Oregon Department of Transportation HQ Historic Renovation
Salem, OR 2009-2010

Memorial Coliseum Renovation and National Register Nomination
Portland, OR 2011



Peter Meijer, AIA, NCARB
Principal-in-Charge

503.517.0283
peterm@pmapdx.com

EDUCATION
Master of Architecture,
University of Illinois 1982

Bachelor of Arts, Biology St. Olaf
College 1979

PROFESSIONAL REGISTRATION
NCARB Certified & Licensed
Architect
Oregon State #3619
Registration No. 0585AF
Washington State #9386

ORGANIZATIONS
AIA HRC, Chair
2014- Present

Founding Member, President
DoCoMoMo US-Oregon
2011- Present

Board Member, Pioneer
Courthouse Historical Society
2014- Present

Building Enclosure Council
2012- Present

Peter Meijer Architect, PC

ABOUT Halla is involved from the beginning of the project from Pre-design assessment and site documentation through construction document production and construction administration phases. Halla provides technical expertise and project coordination with both sub-consultants and sub-contractors on the team. Given her research and post graduate work, Halla is a specialist in energy and environmental management, and building science performance. In addition, she has building construction, building enclosures, and other engineering experience.

Halla meets the *Secretary of the Interior's Historic Preservation Professional Qualification Standards (36 CFR Part 61)*.

RELEVANT EXPERIENCE Pacific Tower Exterior Condition Assessment
Seattle, WA 2013- Present

Old Capitol Building Assessment
Olympia, WA 2014 - Present

UW Denny Hall Renovation
Seattle, WA 2014 - Present

Queen Anne High School Condominiums Renovation***
Seattle, WA 2012-2014

Trinity Episcopal Church ***
Portland, Oregon 2013-2014

Pittcock Mansion Exterior Restoration & Terrace Repair
Portland, OR 2012-2013

Washington Park Reservoirs Improvements Project
Portland, OR 2013- Present

Vernonia School District, Washington Grade School
Vernonia, OR 2012-2013

Oregon State University SEC MU
Corvallis, OR 2012

***** WUFI ANALYSIS PROJECTS**
Queen Anne High School Condominiums Renovation
Seattle, WA 2012-2014

Albertina Kerr Louise Building
Portland, Oregon 2014

Trinity Episcopal Church
Portland, Oregon 2013-2014



Halla Hoffer
Architect I

503.517.0283
hallah@pmapdx.com

EDUCATION
Master of Architecture, University of Oregon, 2012

Bachelor of Arts, Architecture,
University of California, Berkeley, 2008

HONORS
Finalist in Inhabitats Bright Ideas Competition, 2011

Gamma Phi Beta Foundation
Scholarship, 2007

College of Environmental Design
Scholarship, 2006

Golden Key International Honor
Society

SKILLS & KNOWLEDGE
Revit
AutoCAD
SketchUP
Photoshop, Illustrator, InDesign
Microsoft Office Suite

ORGANIZATIONS
Member of the Portland Building Envelope Council
2012 – Present

CONVERGENCE ARCHITECTURE

Barb Anderson
Architect, LEED AP BD+C



Barb Anderson brings over 14 years of architectural experience in the Portland area. From her experience at a large multi-discipline firm to principal of a small nimble firm, she has a wide breadth of experience managing a wide range of project types. She has participated in the design of over twenty new and remodeled fire stations, as well as a variety of other building types, such as office buildings, optometrist offices, and industrial buildings. She enjoys managing projects and facilitating communication among team members to ensure that the process runs smoothly and efficiently.

Education:

Bachelor of Architecture, North Dakota State University, 2000
Bachelor of Science, Environmental Design, North Dakota State University, 2000
Bachelor of Arts, Spanish, North Dakota State University, 2000

Experience:

Convergence Architecture, Portland, OR	<i>Principal</i>	2014 - Present
Bridgetown Design, Portland, OR	<i>Co-Owner</i>	2009 - 2014
Group Mackenzie, Portland, OR	<i>Architect</i>	2000 - 2009

Professional Registration/Affiliations:

Registered Architect in Oregon, Washington and Wisconsin
LEED AP BD+C

Selected Project Experience:

Union Station Annex Building, Portland, Oregon - Barb is the project manager embarking on accessibility and seismic upgrades for the historic Annex Building at Union Station. Studies are being conducted to determine the best use for the building after upgrades are completed.

City of Hillsboro Senior Center, Hillsboro, Oregon: Barb led the design team in the development of a scoping document for the City of Hillsboro to pursue a grant. The process included interviews with the users, site verification for existing conditions, and then schematic design concepts that solved the challenges that are being faced in the use of the building. Barb worked with a professional cost estimator during design to ensure that the concepts would be within the range of the grant. Improvements are slated for the commercial kitchen, reception area and main entrance canopy. Design development and construction documents are scheduled to begin this summer.

Oregon Employment Department Renovations, Bend and Eugene, Oregon – Barb managed construction documents for a roof replacement in Bend and a facade replacement in Eugene. The two projects have simultaneous schedules and are currently bidding.

Training Center, Portland, Oregon - Barb was the project manager for an 18,000 square foot tenant improvement at the Lloyd Center Mall that is used by a major utility company for training purposes and conference meeting rooms.

Wilsonville City Hall, Wilsonville, Oregon - Barb worked with representatives from the City of Wilsonville, the Developer, and the Contractor, as well as numerous other sub consultants to bring the new two story City Hall to fruition. The building houses public services departments as well as community room.

CONVERGENCE ARCHITECTURE

Joseph (Joe) Purkey
Principal



Joe has a proven track record with providing outstanding design service to clients from his initial experience with other firms, to his over seven years of running his own practices. He excels at active listening to draw a successfully responsive design from the clients' or stakeholders' own words. His process focuses on keeping the ownership of the design squarely on the client/stakeholder by getting a good understanding of their perspective and using well placed questions to discover design priorities. This same active listening model has served him well in business development and strategic planning as well, which has led to selective pro bono consulting to local community groups.

Education:

Bachelor of Architecture w/ Business Minor, University of Oregon, 2003

Experience:

Convergence Architecture, Portland, OR	<i>Principal</i>	2009 - Present
Profile Design, Portland, OR	<i>Owner</i>	2006 - 2009
Lundin Cole Architects, PC, Portland, OR	<i>Intern</i>	2004 - 2006
Soderstrom Architects, PC, Portland, OR	<i>Intern</i>	2003 - 2004

Professional Skills:

Highly skilled in client relations, project management, business development, strategic planning
Proficient in AutoCAD, Micro station, Microsoft Office, SketchUp, Photoshop and QuickBooks

Selected Projects:

Blue Lake Regional Park Restroom Improvements, Fairview, Oregon: Joe is the project manager working with Metro to replace four restroom buildings at Blue Lake Park that have functional and aesthetic deficiencies. An extensive opportunities and constraints report was conducted to determine the best way to address the deficiencies, which resulted in modifying the anticipated construction scope to better reflect client and stakeholder priorities.

City of Hillsboro Senior Center, Hillsboro, Oregon: While having a more minor role on this project, Joe developed and oversaw the process to establish facility priorities and match them to building solutions, while maintaining client ownership of the solutions. This involved various city and building staff as well as citizen users of the facility. Another aspect of the project was that there ongoing, sensitive discussions between stakeholder groups that had to be respected and treated with discretion. The project was completed successfully with all relationships intact or strengthened and a clear path to creating a more functional and pleasant facility.

James John Elementary Playground, Portland, Oregon: Joe conducted a comprehensive stakeholder engagement process with school staff, students, parents, and neighbors to build a prioritized list of activities and functions for the playground. After a design and feedback period, he worked closely with Depave to phase the work to fit within budget and volunteer labor constraints. Joe had a continuous dialogue with PPS Facilities to make sure the project met their District Design Standards and would not overburden their Maintenance department. AC Portland joined the project late in the process, bringing with them Adidas, Portland Timbers, Timbers Army, 107ist and more. Their addition required a quick redesign to add a mini turf soccer field, while maintaining previously established priorities. Joe's involvement spanned three years from Master Planning through the second summer of construction coordination.

7433 N Leavitt Ave Portland, OR 97203

Ph: 503-308-1028

jpurkey@convergencearch.com

Architectural Cost Consultants, LLC

Bio & Resume

Stanley J. Pszczolkowski

Stan has been involved in estimating for over 35 years and brings a wealth of knowledge to each project. He is a registered architect in 3 states and has been licensed for over 30 years. Having been involved with almost every type of project, Stan has an in depth understanding of what it takes to deliver a comprehensive and accurate estimate while taking into account all aspects of the design, planning, and building process. Stan works tirelessly with owners, architects, and developers to estimate and control costs at every phase of the design process, thus ensuring your costing experience is one of complete thoroughness and accuracy.

Education

Texas Tech University, 1977, Bachelor of Architecture

Registration

State of Oregon, 1982, #2396

State of New York, 1986

Commonwealth of Massachusetts, 1992

Certifications

NCARB, 1984

Professional Experience

Architectural Cost Consultants, LLC - Portland, OR

1994-Present, Principal

KRI Management/Kennedy & Rossi Construction - Arlington, MA

1991-1994, Sr. Planner

SAE Carlson Design Construct - Cochrane, MA

1990-1991, Chief Estimator

Dimeo Construction - Providence, RI

1988-1990, Senior Planner

Thorndike Construction/Development - Bainbridge, MA

1987-1988, Chief Estimator

Skidmore, Owings & Merrill - New York, NY

1986-1987, Chief Estimator

Emerick Construction- Portland, OR

1983-1986, Senior Estimator

Skidmore, Owings & Merrill - Portland, OR

1977-1983, Associate



Organizations

American Institute of Architects

ACC | 8060 SW Pfaffle St., Suite 110 | Tigard, OR 97223 | 503.718.0075 | www.archcost.com

FEE PROPOSAL

	PROJECT	STATE
	Wasco Co Public Works Building	Oregon
	LOCATION	PROJECT NO.
	City of the Dalles	15-0502

Date	Project #	Name:
Prime	Peter Meijer Architect, PC	
Discipline	Architecture	
Scope of Work		
Per Summary page		

Personnel Category	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Rate	Labor Cost
PMA									
Principal	\$ 180.00								\$ 10,440.00
Architect I		\$ 102.00							\$ 9,792.00
Architect I			\$ 95.00						\$ 6,080.00
Project Support				\$ 75.00					\$ 600.00
Convergence									
Architect						\$ 110.00			\$ 14,740.00
Intern							\$ 75.00		\$ 3,150.00
Consultant Services								\$ 180.00	\$ 13,680.00
	A	B	C	D	E	F	G	H	
Task Description	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Hours	Labor Cost
Project Management: Site visit; Schedule; Coordination; Project interface	24	24	0	0					\$ 6,768.00
Facility Assessment: Code review, accessibility review, structural, mechanical, electrical, plumbing	2	24	32	8		8	8	24	\$ 12,248.00
Needs Assessment: FTE/PTE need; Storage/Equipment need; Furniture Inventory	2	4	0	0		80	8		\$ 10,168.00
Concept Plans: Base Drawings; Department Adjacency Diagrams; Space Plans	2	8	32	0		40	20	32	\$ 15,876.00
New Building Entry: Recognizable front door; Identity; Public Access	16	24	0	0				8	\$ 6,768.00
Site Visits; 4 trips, 3 hrs ea	12	12				6	6	12	\$ 6,654.00
LABOR TOTAL	58	96	64	8		134	42	76	\$ 58,482.00
Reimbursables									
TOTAL COST FOR THIS CONSULTANT									\$ 58,482.00

PROPOSAL FOR:

WASCO COUNTY PUBLIC WORKS

FACILITY ANALYSIS & CONCEPTUAL DESIGN

MAY 5, 2015



2701 NW Vaughn, Suite 764, Portland, OR 97210
503-274-7800 Phone, 503-274-7803 Fax

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ODOT Region 4 Headquarters Conceptual Master Plan

BPA Code Compliance Evaluation Project

City of Portland Water Meter Test Facility

BPA Snohomish Substation Control House Expansion

3. Company Information: GPA Architects, LLC

Firm Profile

Firm History

Organizational Chart

Resumes

Firm Descriptions

4. Additional Information - Past Relevant Projects & Public and Government Project List

5. Fee Proposal

1. METHODOLOGY AND UNDERSTANDING OF THE PROJECT

Project Understanding

We have read and understand the RFP. The following is our understanding of the facility upgrade program goals:

- The County is seeking to develop a concept design and estimated budget for the remodeling and modification required to consolidate the various departments in the existing public works building in order to create an efficient and inviting “one-stop” location for permitting new development.
- From the RFP: “Review of building spatial limitations, including current building systems. Assessment of building function and flow, which may require interviews of staff and customers. Review of efficiency of space and analyze current work spaces and flow. Identify shared space potential, with regards to workspace, storage, IT or other office equipment. Identify any efficiency of cost-effective layout alterations that may possibly defer reconstruction or remodel activity.”
- Create a one-stop center for information and permitting needs for new development.
- Create a single and easily recognizable public entrance and reception area that is welcoming and will not allow disruption of business, as well as prevent the public from wandering through the facility.
- Create efficient communications between departments through appropriate adjacencies and flow of personnel.
- Provide handicapped accessibility for the public and staff
- This study will be used to set budget and obtain funding from the County. To assist the County we will provide:
 - A detailed construction cost estimate of the preferred option plan.
 - The amount for potential professional fees.
 - The amount for potential permit costs (building, SDCs and etc.).
 - Architectural, mechanical, electrical, and structural engineering review and assistance in the development of the design concepts and associated impacts and costs.
- Attached plan indicates the study area.

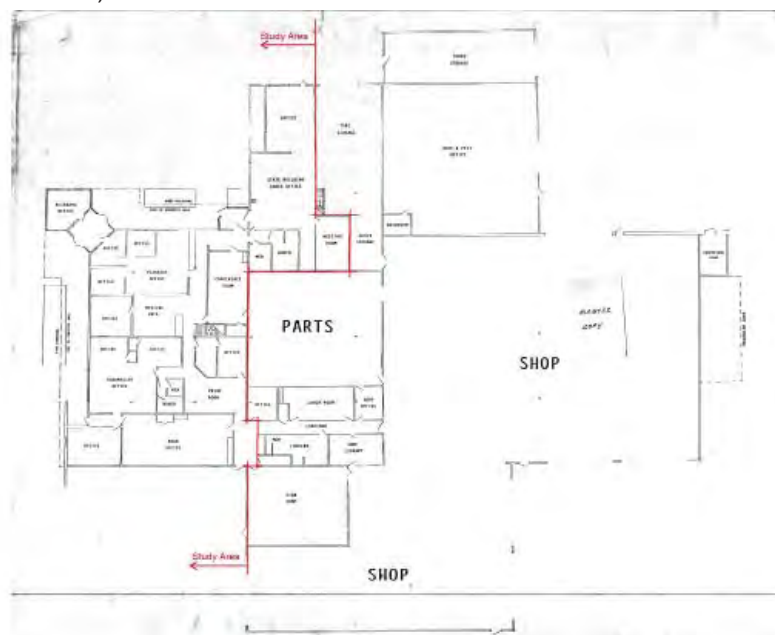
Work Plan

- Before the project kick off meeting, we will confirm lines of communication and responsibilities. Robert Schroeder will be the primary contact for the design team. We prefer that the County have a single point of contact that is authorized to resolve conflicting priorities among the user groups. Time from notice to proceed to the kick off meeting will be dependent on the availability of County personnel that need to attend.
- Develop a project schedule in cooperation with the County’s PM.
- Kick-off meeting with County PM and Representative of each User Group (1 day)
 - Explain scope and objectives/goals (coordinate with PM prior to meeting)
 - Hand out programming form and explain how to use the form and what information is necessary.
- Since documentation is not available, measure the building and note the condition of systems (same day as kick-off meeting).
- Receive by e-mail the completed programming forms from the County (approx. 10 work days after the kick-off meeting).
- Review e-mail responses to the program form and compile information to create a preliminary program. Develop the preliminary program including listing of personnel, furnishings, equipment, and three (3) concept floor diagrams indicating group adjacencies based on gross floor areas for each use. Provide a ballpark construction cost estimate for each, based on square footage costs of similar projects (10 work days).
- Schedule the preliminary program review meeting with the County. Scheduling the meeting will be dependent on the availability of the user group’s representatives.

- Discuss the preliminary program and program concept floor diagrams with the user groups. Conduct the discussion by interviewing one designated representative of each group, one group at a time (1 day).
- County PM confer with users and select a preferred option floor diagram for development into a concept floor plan (approx. 5 work days).
- Adjust the preliminary program and use the adjusted program to create the concept floor plan.
- Perform a building code (Oregon Structural Specialty Code) and development code check (concurrent with other activities).
- Develop the preferred concept plan and submit for approval (10 work days).
- Incorporate comments and develop the construction cost estimate (15 work days).
- Develop the Draft Building Assessment Study documentation and recommendations (10 work days).
The document will include:
 - o Team (PM, Users, A&E)
 - o Executive summary
 - o Building condition statement
 - o Preferred Concept
 - o Recommendations and implementation timelines
 - o Construction cost opinion for preferred option and project budget (The County will need to add their own internal soft costs):
 - Construction cost estimate
 - Potential professional fees
 - Potential permit costs, SDCs and etc.
- Submit study to the County for review. Incorporate County comments and submit final study to the County. Provide five (5) hard copies and a PDF copy.

The work plan can incorporate the following optional services, at the County's discretion:

- Assist with presentation to County Commissioners.
- Structural evaluation of building (Optional Service, since upgrades are not required. See Section 5, Fee Proposal, for scope of work).



General Project Approach

- **Principal-in-Charge**

Steve Plowman is the principal-in-charge and will be involved throughout the project. Early involvement will be frequent to understand and set-up the project. He will be responsible for contracts and for checking design and construction documents prior to submission to the County. Steve will be fully aware at all times of the status of the project and will be responsible for directing the work if the Senior Project Architect, Robert Schroeder, is unavailable. This will ensure that the project is never without an experienced senior member of the firm in charge.

- **Senior Project Architect**

Robert Schroeder will be responsible for coordinating the project with the County, interfacing with the County's user groups and technical staff, attending all meetings, managing consultants and supervising the project from start to finish.

- **Documentation**

Results of the meetings and other information transfer will be in writing and distributed to all interested parties to ensure a coherent and accurate record of the decision making process.

Meeting Budgets and Schedules

- **Research and Programming**

Maintaining project budgets and schedules requires not only providing trained staff but early planning to establish a realistic budget and schedule.

- **Schedule**

The requirements of the county's review and approval process, as well as critical dates must be established well in advance and adhered to throughout the design process.

- **Setting Goals**

Prior to beginning, the project schedule will be evaluated relative to the scope of work and the work effort necessary to achieve the schedule goals. The results of this evaluation will be discussed with the County PM. Consultants will be directly involved in the evaluation and discussion. Results of this discussion should be a coordinated scope of work, schedule and work effort.

- **Monitor Progress**

As the project progresses, the schedule is closely monitored. Decisions and events that appear to affect the project's scope and schedule will be identified as soon as they are known, and the consequences and possible solutions will be discussed with the county's project manager.

Consultant Management

- **Management**

We aggressively manage our consultants so they provide the same performance and controls that we provide. The Project Architect, Robert Schroeder, will have the primary responsibility for coordinating the consultants.

- **Pre-design Coordination**

Coordination of consultants begins prior to design when the project's scope and schedule are evaluated. The consultants are required to participate in the evaluation, and perform within limits of the schedule and budget.

Sustainability

GPA is committed to sustainable design. GPA and all engineering consultant firms on our team have LEED Accredited Professionals on staff. We recently completed the Portland Water Bureau Meter Test Facility which included a rooftop photovoltaic system and is the first City of Portland owned certified LEED Gold building. Our ODOT Maintenance Facility in Sisters is designed to meet Oregon DAS Sustainability Self-Assessment goals. Our projects for ODOT must meet the State of Oregon DOE SEED (State Energy Efficient Design) requirements. We have utilized such sustainable elements as daylighting, ground-source heating, locally sourced/recycled materials and high efficiency lighting and plumbing fixtures.

Quality Control Procedures

- **Approach**

We approach quality control as an integral part of our services, not as a procedure to be tacked on at the end.

While we do conduct a comprehensive review of our work upon completion, we also establish a culture of quality in our firm that pursues quality and accuracy while we work.

- **Principal-in-Charge**

We provide hands-on involvement of the Principal-in-Charge in all projects. This provides our clients with professional accountability and the knowledge that the firm's owner has a complete awareness of the quality of services provided.

- **Office Manual**

A key part of the quality control process in our office is our Office Manual. Each employee maintains a copy at their station, which includes processes, guidelines, and requirements for our projects. The Manual includes checklists for code checks, specification coordination, information to be included in documents, cross referencing, and document checking.

- **Site Investigation**

The Project Architect leads a thorough investigation of the site and existing facilities with all design disciplines to document as thoroughly as possible all existing conditions which might affect project design, schedule, or cost. Site investigation findings are coordinated with all disciplines to establish a project specific quality control checklist.

- **Reviews**

Regularly scheduled in-house reviews of all drawings and specifications during production are a standard part of quality control procedures by GPA. Comprehensive internal reviews occur prior to releasing drawings, or specifications for review by the county. The Project Architect and Principal-in-Charge participate fully in these reviews.

- **Documentation**

We clearly document the decision making process. This documentation provides a basis for an ongoing evaluation of response to the program, and ensures project goals are met. Documents for each discipline will be reviewed by the principal of the firm.

- **Building Code**

We comply with local building codes and federal requirements. We do a thorough code check to identify major concerns early in the design process. Code requirements and issues are identified and addressed on the initial sheet of the construction documents, putting all the required information where it can be easily found by plans examiners, contractors, and inspectors. Early in the design of the project we meet with the local building department to receive any comments that they may have.

- **Drawings and Specifications**

We tailor our office production standards to meet the requirements of the Owner's drawing and specification standards for the production of bidding documents.

- **Accountability**

We remain committed to our client and the project until it is successfully completed. We will immediately address any issues that occur during construction. We will be available any time to troubleshoot issues, and clarify the intent of our documents. We give projects under construction our highest priority due to the sensitive schedule issues and the high costs associated with idled construction. Clarifications and drawings issued during construction are subject to the same quality control measures as the primary construction documents.

- **Commitment**

Our commitment to the project does not end at the completion of construction. Prior to the end of the one-year construction warrantee period, we will conduct an on-site review of the project to assist the City in determining any outstanding construction issues that need to be resolved prior to the expiration of the warrantee period.

2. SIMILAR PROJECTS

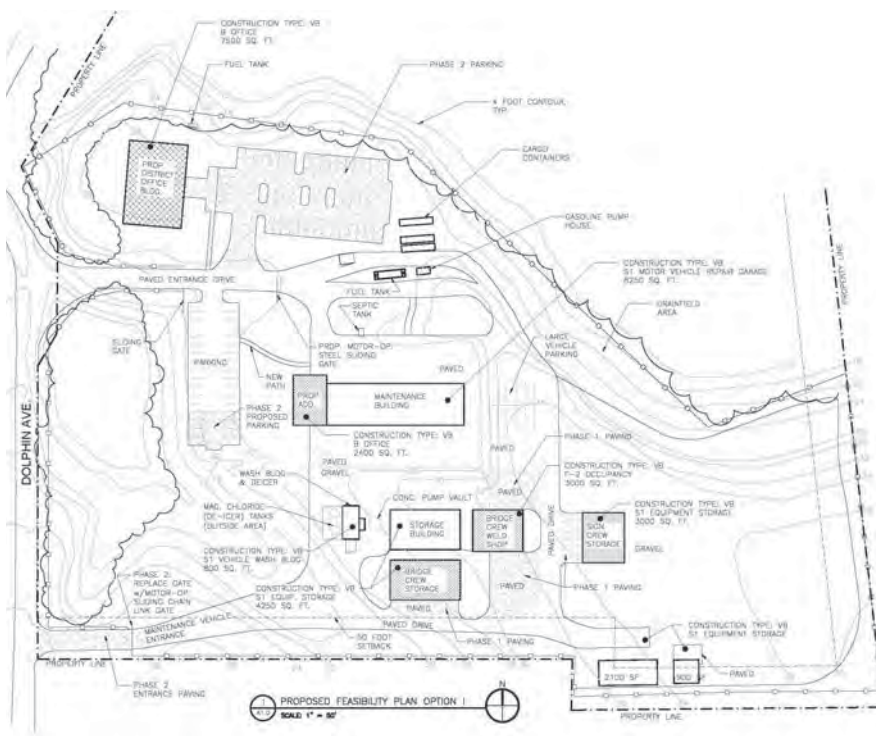
Malarkey Building Renovation 2014

The scope of this project consisted of the conversion of an existing pre-engineered metal warehouse building into a two-story office building. Our services included providing photographs and space planning services to determine which of the company's departments could make the most efficient use of the 7,900 S.F. of space. Based on this analysis, it was determined that Customer Service, Technical Services, and Accounts Payable would be relocated into the new space. Working with department representatives we developed a plan for each department, including open office space, private offices, and support areas such as break, toilet, and copy rooms. We developed construction drawings, including furniture layout drawings and interior finish drawings.



Reference: Scott McDaniel, Malarkey Roofing Products
(503) 283-1191

ODOT Warrenton Maintenance Station Feasibility Study 2013



Reference: Mark Fletchall, ODOT Project Manager 503-986-5789

This study (completed in May 2013) was initiated to determine the feasibility of consolidating personnel from other facilities to this site. The study resulted in determining that relocation of personnel was feasible. New buildings and site improvements included a 7,500 S.F. district office building and associated parking, a 2,400 S.F. crew room and office addition to the existing maintenance building, a 4,250 S.F. Bridge Crew storage building, a 3,000 S.F. Bridge Crew weld shop, a 3,000 S.F. Sign Crew storage building, as well as site access control at the District Office building to prevent unwanted traffic in the maintenance area of the facility, and improvement of one of two vehicle access points to the facility. This study included provisions for site utilities and paving, architectural, structural, HVAC, and electrical improvements. The study was coordinated with the City of Warrenton to ensure that jurisdictional requirements were included.



ODOT Region 4 Headquarters Conceptual Master Plan 2005-2012

Conceptual Master Plan 2005:

This master plan study for ODOT, at their property on Highway 97 in Bend, analyzed the use of 5.3 acres of their 19.6 acre property for consolidation of personnel. The architectural, structural, mechanical and electrical components of the existing headquarters building and visitor's center (recently purchased by ODOT for conversion to an office building) were evaluated to determine if reuse of the buildings was a reasonable alternative to constructing a new building. The review of local development codes and comprehensive plan, impact to the site of local transportation systems, capacity of existing utilities, storm water treatment, and condition of the existing buildings were included in this study. Eleven options were developed through interactive sessions with ODOT personnel. Cost estimates were developed for each option based on 2005 construction and also projected to 2015.

Conceptual Master Plan 2009:

GPA produced an update of the master plan preferred option that make adjustments based on a potential financing option identified by ODOT. New program information and budget resulted in reuse of the existing headquarters building, the welcome center building and a new building area of 13,200 square feet.

Master Plan Implementation 2012:

Based on the updated master plan, ODOT constructed a new headquarters building and converted the visitor's center to a DMV office. GPA was retained to conduct an assessment of the mechanical and electrical systems and an accessibility audit of the original region headquarters building. Based on the findings, GPA designed upgrades of the mechanical and electrical systems in the remodeling of the building's restrooms.

Reference: Jeff Labhart, ODOT Region 4 Business Manager (541) 388-6191

BPA Code Compliance Evaluation Project 2010 - 2011

Fourteen (14) of BPA's facilities were identified (in a system-wide cursory study by others) as deficient relative to current editions of NFPA 101 and International Building Code (IBC). BPA determined that these facilities required a detailed life-safety code evaluation to develop a list of improvements. GPA assisted in the development of a BPA-approved abbreviated compilation of the two referenced codes that recognized the uniqueness of the functions and occupancies of many of their buildings. GPA then evaluated each facility utilizing this document. The evaluation included building construction type, building area, occupancy type, egress, and mechanical and electrical systems. Development of construction documents to correct deficiencies will follow after BPA review and prioritization of the deficiencies.



Reference: Noah Carlson, BPA Project Manager 503-230-4059

City of Portland Water Meter Test Facility - LEED Gold Certified 2010



The Water Bureau Meter Test Shop was relocated to their Fleet Building, which was constructed in 1973 and had functioned as a vehicle maintenance facility. The building is constructed of concrete and concrete masonry and consists of 10,700 S.F. on the upper level that now houses the meter shop and related support functions, and a 3,300 S.F. lower level (basement). This project involved nearly complete demolition of the interior and reconfiguration suitable for the Meter Shop and related office and support spaces, as well as seismic resistance upgrade, new HVAC, new plumbing and new electrical. Initial design efforts were directed at assessment of the structure for modification to accommodate the meter shop program requirements and a complete seismic resistance upgrade. The project incorporated a photovoltaic system (solar hot water system). Reducing the building's storm drainage impact on the public system resulted in the feasibility of diverting parking run off to an on-site storm water infiltration area. This was judged too costly to be appropriate for this project, but we were able to divert the roof drainage. The City of Portland required LEED Silver certification, but this project achieved LEED Gold.



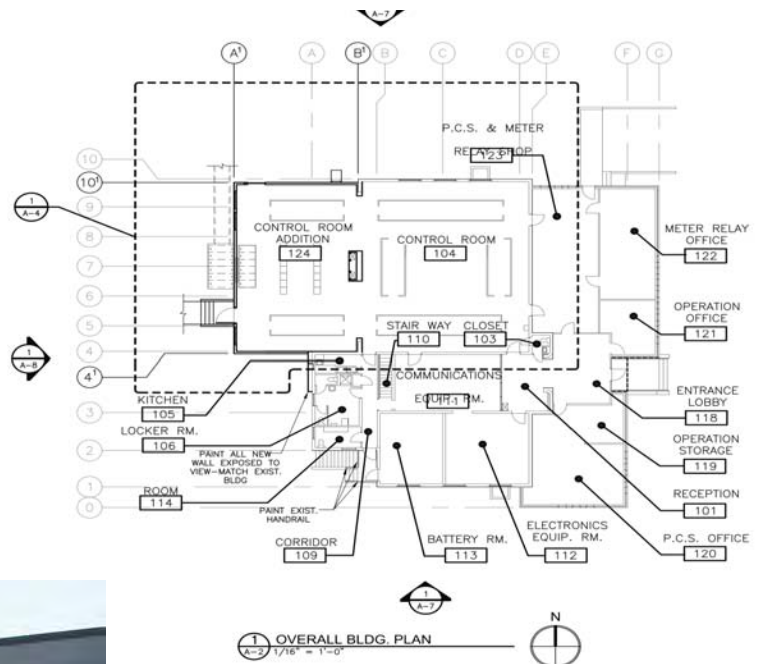
Reference: Mike Ross, Water Bureau Project Manager 503-823-7408

BPA Snohomish Substation Control House Expansion 2013



BPA's 10,544 S.F. Snohomish Substation Control House required a 1,470 S.F. Control Room expansion. The existing building also required seismic upgrade to the structure and anchorage of all equipment and shelving to meet BPA's readiness standards. This design enabled the Control House to be fully functional during construction. The scope of the project included replacement lighting to increase energy efficiency, upgrading the fire alarm system, replacement of the suspended acoustical tile ceiling, and HVAC for the addition, as well as replacement HVAC for critical equipment areas of the existing building.

Reference: Joe Bebee, BPA Project Manager 360-619-6742



3. COMPANY INFORMATION: GPA ARCHITECTS, LLC

For over 30 years, GPA Architects has been a service-oriented firm that provides solutions to complex architectural and planning problems. With a current staff of 13, our services include architectural design, master planning, space planning, interior design, and facility audits. We approach every project with responses tailored to fit the needs of the client and specific project criteria. Each project receives the same level of respect and attention, regardless of size and scope. It is our belief that even the most modest project deserves the attention to detail that makes the difference between “good enough” and “exceeding expectations.” We make the most of every opportunity to improve the design of a project within the context of budget and functional needs. The firm has been certified by the State of Oregon as an Emerging Small Business, Certificate #7878.



Firm Profile



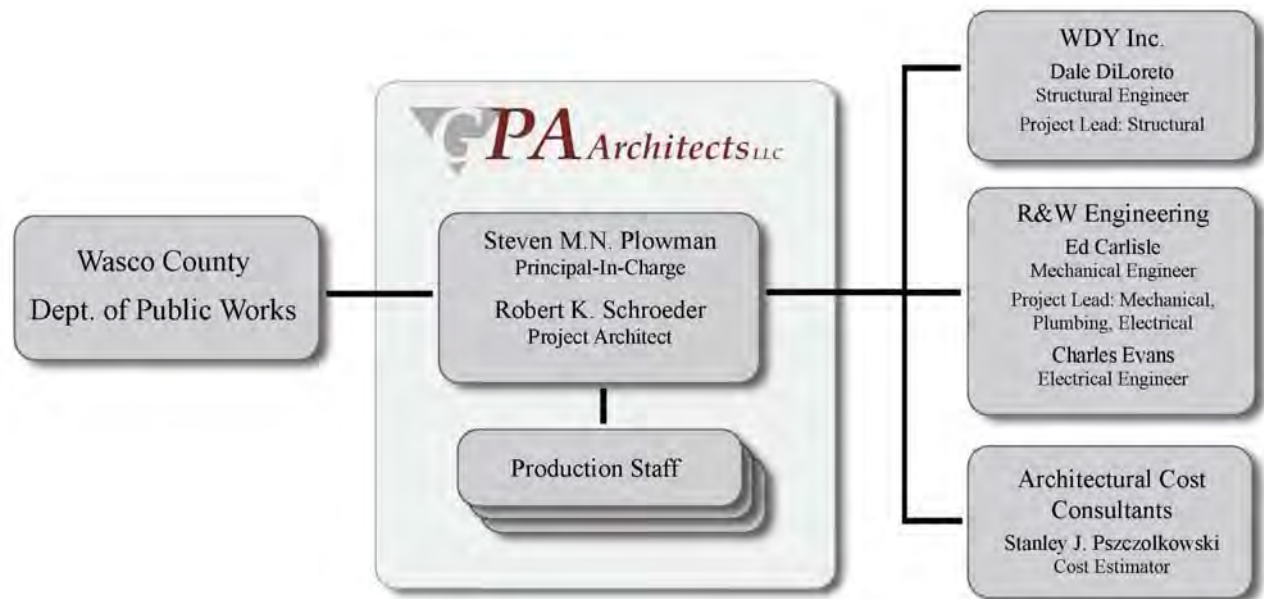
The firm was formed in 1984 as Gazley Plowman Architects by Eric Gazley and Steve Plowman. After Eric’s retirement in 2011, Steve continued the firm as GPA Architects, LLC.

The initial client list of the Port of Portland and Pacific Northwest Bell has greatly expanded since then, and includes a number of the Northwest’s leading public agencies and corporations, including ODOT, the Bonneville Power Administration, Portland State University, the City of Gresham, Verizon, and AT&T. Thanks to this broad range of clients, GPA has been able to provide services for an equally broad spectrum of projects. We provide sustainable, feasible, and budget-worthy solutions for our projects. A recent project for the Portland Water Bureau became the first city owned building to receive LEED Gold certification.

Firm History

Proposed Design Team

Our firm leads a design team composed of firms experienced in providing the engineering and consulting services which are required for this project. Each of these consultants have long histories of experience with our firm in providing services for public contracts and are staffed with personnel capable of bringing that experience to this project. WDY Inc., R&W Engineering, and Architectural Cost Consultants are members of the design team for our current indefinite delivery, indefinite quantity and contracts for Oregon Department of Transportation, Bonneville Power Administration, and Portland State University. Our design team has completed feasibility and planning studies, facility needs assessments, programming, zoning and land use review services, space planning, and building design through these contracts.



GPA Architects, LLC

Steven M.N. Plowman, A.I.A.

Principal-In-Charge

Education: B. Architecture, University of Oregon

Registered Architect in Washington, Oregon, Idaho, Montana, Arizona, and New Mexico

Professional Affiliations and Activities: National Council of Architect Registration Boards, American Institute of Architects, Former Member of City of Beaverton Board of Site and Design Review, Former Member of City of Beaverton Mayor's Committee for Canyon Road, Former Member of Washington County Planning Commission, Former Member of Washington County Department of Housing Advisory Committee.

Steve has 37 years of architectural experience. His experience includes multi-project tenant improvements for American Airlines and Alaska Airlines, as well as Facility and Maintenance Audits of 27 Port of Portland buildings. Steve is also the Principal-In-Charge for the firm's Master Contracts with the Bonneville Power Administration, Portland State University, and the Oregon Department of Transportation, with projects including planning studies, classroom remodels, code studies, substation control house, and maintenance facility designs. Steve graduated from the University of Oregon in 1978 with a Bachelor of Architecture degree. Steve will be the Principal-In-Charge and Architect-of-Record. He will be in charge of the contract, provide quality control prior to milestone submittals, and will be the primary point of contact for all contractual issues. He will attend start-up meetings to assist in defining the scope of work and project goals, and will be responsible for maintaining appropriate staffing levels to perform the services of this contract.

Robert K. Schroeder, A.I.A., LEED AP**Project Architect****Education:** B. Architecture, University of Oregon**Registered Architect in Oregon****Professional Affiliations and Activities:** American Institute of Architects

Bob has 41 years of experience with four Portland architectural firms, including five years as a contract Project Architect with the Bonneville Power Administration. He has been with GPA Architects for 12 years and has been the Project Architect on projects for the Bonneville Power Administration, the Oregon Department of Transportation, Oregon University System (PSU projects), Maryville Nursing Home, and Tualatin Hills Park and Recreation District. He was also the Project Architect for the Portland Water Bureau Meter Test Facility, which obtained LEED Gold Certification. In addition, he is the Senior Project Architect for the firm's contract with Portland State University. Bob graduated from the University of Oregon in 1974 with a Bachelor of Architecture degree. He is a licensed architect in Oregon and a LEED Accredited Professional. Bob will be responsible for coordinating the design program with Wasco County Public Works, interfacing with the Agency's user-groups and technical staff, attending all meetings, managing consultants, and supervising the production of project documents.

Bob will be the primary point of contact for Wasco County Public Works' PMs. Bob has fulfilled this role on all ODOT, BPA, and Portland State University projects, and has had a continuous working relationship with the primary consultant team since he joined the firm in 2002. Bob has also spent 5 years working within BPA's facilities architectural group, assisting with project management of the A/E firms on contract with BPA. This experience has provided Bob with a unique perspective on the relationship of client and A/E firms working with public agencies.

WDY, Inc. *Structural Engineering*

Founded in 1985 by Robert Walker, WDY's eighteen-person team has the capacity to provide structural engineering for this project. WDY has proven expertise in providing structural engineering for public facilities, including condition studies, seismic evaluations, remodels, additions, and structural repairs. They focus on the overall goals of each individual project and strive to produce detailed solutions best suited to meet these goals. WDY is an Oregon corporation. Their staff includes eleven registered professional engineers licensed in the state of Oregon. WDY has over 25 years' experience working with GPA Architects on public projects.

Dale DiLoreto**Project Lead - Structural****Education:** B.S. Civil Engineering, Oregon State University**Registered Structural and Civil Engineer in Washington, Oregon, and other states**

Dale J. DiLoreto has worked as a consulting structural engineer for over 30 years. He joined R.A. Walker Engineering in 1987 and became a principal in 1990, at which time the firm was incorporated as Walker/DiLoreto/Younie (WDY). His career experience includes civic buildings for state, county, and city governments, as well as quasi-government organizations. Public building experience includes Wasco County PUD Phases 1 and 2, Klickitat County Pioneer Center, and Washington County courtroom remodel. His condition studies experience includes One Community Health Center in The Dalles, Warner Pacific College, and St. Edwards Church. Mr. DiLoreto has designed and evaluated buildings constructed of reinforced concrete, reinforced masonry, steel, and wood.

R&W Engineering, Inc. *Mechanical & Electrical Engineering*

R&W Engineering, Inc., now in business for over 35 years, is an engineering consulting firm specializing in electrical, mechanical, and automation engineering. Their services include energy analysis, power quality, automation, and connectivity engineering. R&W has completed many successful maintenance facility projects for ODOT, including planning studies and facility design. They have provided services for the US Forest Service, General Services Administration, Housing Authority of Portland (Home Forward), Housing Authority of Clackamas County, Veteran's Administration, United States Postal Service, US Army Corps of Engineers, and the Bureau of Indian Affairs. Each member of the design team has many years of experience successfully and efficiently delivering projects on time and within budget. R&W fully understands the tight financial constraints and design schedules that are common to public projects.

Ed Carlisle**Project Lead - Mechanical and Electrical**

Education: B.S. Business Management, Linfield College;
A.A.S. Mechanical Engineering Technology, Portland Community College

Registered Mechanical Engineer in Washington, Oregon, California, Colorado, Nevada

Mr. Carlisle, in the industry for over 25 years, has a very extensive and diverse experienced history in engineering. Mr. Carlisle has acquired a great deal of experience in the engineering field, progressing from a designer to a Senior Engineer, and is experienced in engineering diverse systems in HVAC, plumbing and process piping. During his career, he has obtained a registered professional engineering license as well as a BS in management. Mr. Carlisle is also leading R&W's formal move into sustainable design. He is a LEED Accredited Professional who has been involved in several LEED (USGBC) and SEED (ODOE) projects.

Charles Evans, P.E.**Electrical Engineer**

Education: B.S. Electrical Engineering, Oregon State University;

Professional Affiliations and Activities: Construction Specifications Institute (CSI) and Cascadia GBC - Living Future

Mr. Evans has over 13 years of comprehensive and practical experience in commercial construction and engineering, derived from being an electrician (4 years), E.I.T. (4 years), and professional engineer (5 years). He brings with him a unique array of project experience, including, but not limited to, datacenter, semiconductor commercial, lab, industrial, healthcare, education, and residential. From that project experience, he has proven uniquely qualified in complex high-density designs (such as you would find in the semiconductor industry and healthcare) where cohesive, flexible, and productive communication with vendors, facility staff, clients, code officials, and other team members is key. Mr. Evans builds from a strong base of commitment to project success through his design experience, code knowledge, technical writing, and understanding communication style.

Architectural Cost Consultants

Architectural Cost Consultants was established in 1988 with the purpose of providing an effective tool for architects, owners, and developers to monitor and control costs throughout the entire design process. Stan Pszczolkowski, Principal, has been involved in the estimating component of the architectural field since 1977. The ACC team uses their architectural training and background to build realistic, detailed cost models early in the design process. ACC understands that the establishment of budgets and control of building costs during the programming and design phases of a project is an interactive process. That's why they work closely with designers, engineers, owners, and contractors and encourage close scrutiny of estimates and validation of assumptions by all members of the project team. The ACC team provides detailed quantity take-offs and cost estimating for all divisions of the work (from landscape through electrical), using the most applicable take-off processes and software.

Stanley Pszczolkowski**Cost Estimator**

Education: B. Architecture, Texas Tech University

Registered Architect in Oregon, New York, Massachusetts

Mr. Pszczolkowski has experience both as a chief cost estimator (he was an associate in the firm of Skidmore, Owings and Merrill in New York) and as an estimator and project manager for medium to large construction companies. With his background as an architect he brings a unique perspective to projects, having viewed the design and construction process from both sides. Stan has been involved in a variety of project types including education facilities, health care facilities, laboratories, libraries, housing, and industrial projects.

4. ADDITIONAL INFORMATION - PAST RELEVANT PROJECTS



ODOT Sisters Maintenance Station

This facility includes a 10,300 S.F. Maintenance Building, consisting of office and crew areas, storage and supply areas, vehicle maintenance and vehicle storage, as well as a 5,400 S.F. Equipment Storage Building. Several energy efficient strategies were used, including a ground source heat pump system with solar thermal as a supplemental source and daylighting (supplemented by artificial lighting on sensors). The facility is designed to meet the State of Oregon LEED Silver Equivalency, State Energy Efficient Design (SEED), and 1.5% for solar energy systems.



ODOT Sand Shed

This 4,800 S.F. pole building (with metal siding) for storage of winter road sand is located at the interchange of Hwy 26 and Jackson School Road near Hillsboro in Washington County. Design of the building is typical of ODOT's sand sheds, and has enclosed areas for shop/storage, and scoop vehicle storage. Exterior colors comply with Washington County's design review requirements that it blend in with the neighboring agricultural buildings.

ODOT Lake of the Woods Maintenance Station



This 7,500 S.F. building at the Lake of the Woods Maintenance Station includes vehicle maintenance and storage bays, lube bay, wash bay, and office areas. A waste water evaporator treatment system is utilized for the wash bay, as well as for the other vehicle bays. A differential slope roof was proposed to lessen amounts of snow falling off the building on the functional side of the building. This was based on a similar successful project for ODOT at Government Camp, OR.



Tualatin Valley Water District

As the original architect for a 20,100 S.F. maintenance facility complex on a four acre site, our firm was retained to design three subsequent additions to the facility, to conduct a facility audit, and to assist in developing a transition plan as required by Title II, Subtitle A, of the ADA. The original construction included a 9,375 S.F. office building, a 3,352 S.F. vehicle maintenance shop, a 4,469 S.F. warehouse, a 2,000 S.F. covered parking area, a 2,234 S.F. maintenance crew area, and a fuel island. A 3,000 S.F. addition to the office building was added later, infilling the courtyard between the office building and the shop building, and included the accessibility upgrades recommended in our previous audit. Construction was completed on another addition of nearly 2,000 S.F. of office space, and 1,500 S.F. of remodeled locker rooms and crew rooms.



ODOT Government Camp Maintenance Building

This project replaced an existing maintenance facility. ODOT was able to maintain operations during construction by demolishing the existing building and constructing the new buildings in two stages. Readily available building materials and building systems were selected in response to the short construction period, which was a necessity due to the climate at the location.



Gresham Operations Center Master Plan

This plan provided an analysis of the existing and future needs of the City for the development of an 11.2 acre site. The study included not only the needs of the Department of Public Works, but the addition of an Emergency Response Center, Evidence/Property/Record Storage for the Police Department, and provisions for a future fleet maintenance facility. This study was also the basis for the development of the building program for the design of the 30,000 S.F. Operations Center.





Gresham Operations Center

This 27,000 S.F. facility includes a main building for offices and shops, a materials and vehicle storage building, a hazardous waste storage facility, waste decant station, fenced storage yard, fuel island, and a washdown facility. The site is split by a gully and the vehicular site circulation between current and future construction was carefully considered. The site is adjacent to a sensitive wetland and public park trailhead, requiring sensitive design and compliance with strict environmental regulations.



ODOT East Portland Maintenance Facility



This project involved the design of a 25,000 S.F. maintenance facility and a 4,800 S.F. vehicle storage building on an existing operations center site. The new facility includes 5,400 square feet of office space along with a 19,600 S.F. maintenance shop. The shop contains 9 bays with 2 (two) 5 ton cranes, lube pit, wood shop, and a welding shop. Replacing the existing maintenance building in the same location required careful planning of the demolition of the existing building and construction of the new building. A plan to construct the new building maintenance facility in two stages (as half the existing shop building is demolished at a time), provided ODOT with the ability to maintain their operations on the site throughout construction.

BPA Shultz Maintenance Facility

This maintenance facility was designed in conjunction with a control house for a new substation. Four maintenance groups occupy the building. It was designed in phases to accommodate a fast track construction process and coordinate the construction of the substation electrical yard.



BPA Longview Maintenance and Operations Headquarters



This project consisted of a 24,000 S.F. facility, including a headquarters building with shops and offices, a materials storage building (un-built), storage yard, fueling station (un-built), and a vehicle and equipment storage building. Four separate operating and maintenance organizations occupy the facility.

Vehicular site access and circulation, as well as drive-through capability of the large shop spaces were a major generator of the design solution. Day-lighting was utilized throughout the facility as the main element in meeting and demonstrating the BPA's Energy Edge energy conservation program. The building received a 1995 Hammurabi Merit Award from the Oregon Masonry Institute.



Oregon Department of Fish and Wildlife Fish Screen Shop



Located in John Day, Oregon, this facility is for the fabrication and maintenance of fish screens, which prevent fish from entering irrigation systems. The building contains offices, shops, paint booths, and storage facilities.



DSU Diesel Truck Sales and Service Facility

This project involved the design of a 20,000 S.F. diesel truck sales and service facility including offices, showroom, warehouse, shop, steam cleaning, chassis dyno, and pressure wash facility.

A major design concern was site access, circulation, and parking of loaded vehicles. Energy efficiency efforts such as the use of daylighting, radiant heating in the shop, deep overhangs, low “E” insulated glass, and perimeter heat pump system in the office and showroom areas reduced initial mechanical equipment costs and future operating costs. A master plan was provided prior to design to determine the extent of the site to be developed and to identify future site development potential.





Captain Jack

We completed seven, 6,000-to-7,000 square foot buildings designed to contain large quantities of electronic control and communication equipment. Located at major substations, they provide for either remote or on-site control of the power system grid in the Pacific Northwest. Our initial services prior to the design of the first control house was an analysis of the typical control house in use at the time. From this analysis, we developed a prototype plan which was modified for unique characteristics and capacity at each substation.

Bonneville Power Administration Substation



Captain Jack



Echo Lake

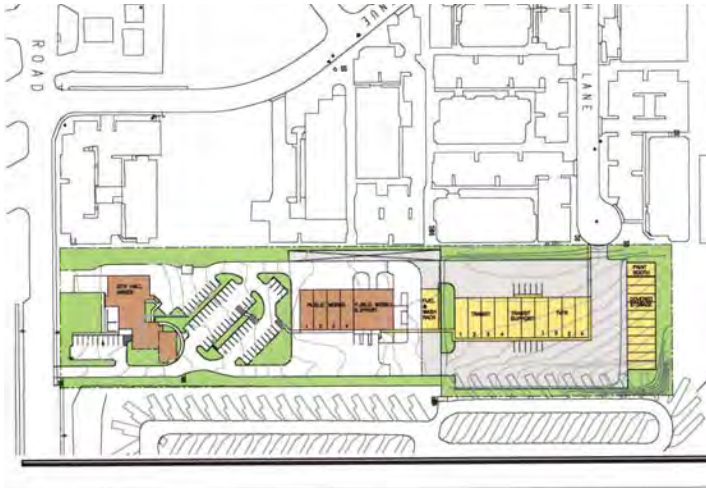
ODOT Siskiyou Rest Area and Welcome Center



This project replaced the decommissioned north bound rest area and tourist information center that was in the Siskiyou pass of Interstate 5 south of Ashland. In 1999 we designed and completed construction drawings for an upscale but traditional appearing freeway rest area with tourist welcome center, but the project was put on hold. In 2007, ODOT reactivated the project and with the participation of the Oregon Travel Information Council, requested a redesign in the Cascadian style. The facility is the first rest stop and gateway to the State for north bound travelers, and consists of a restroom building, lookout tower, covered walkways, plaza, and welcome center.

Planning Studies

Portland Maintenance Facility
Wilsonville Site Analysis
ODOT East Salem
BPA Secondary Egress
Portland State
PDX Exit Study



Wilsonville Site Analysis

Qwest Fiber Optic Hub



Wireless Stealth Design



Communications

Qwest 4th Avenue Computer Center
AT&T / Cingular Switch
Wireless Site Design

- Verizon Wireless
- AT&T Mobility
- Sprint / Nextel
- Clearwire



Wireless Design



Qwest 4th Avenue Computer Center

Jesuit High School



George Middle School



Gregory Heights Middle School



Education

Portland Community College Renovation Projects
Portland State University Renovation Projects
Jesuit High School
Gregory Heights Middle School
George Middle School
Oregon State University Administration Building and Addition



Miscellaneous Projects



4. ADDITIONAL INFORMATION - PUBLIC AND GOVERNMENT PROJECT LIST

Oregon Department of Transportation

Maintenance Facilities

- Lawnfield Crew/Storage Building & Fuel Station.....Troutdale, Oregon
- Troutdale Maintenance Building and Sign Shop.....Troutdale, Oregon
- Oakridge Crew Room Addition.....Oakridge, Oregon
- Sisters Maintenance Facility.....Sisters, Oregon
- Government Camp Maintenance Facility.....Government Camp, Oregon
- Lake of the Woods Maintenance Facility.....Lake of the Woods, Oregon
- East Portland Maintenance Facility Update and Completion Analysis.....Portland, Oregon
- Bend Maintenance Facility Crane Replacement.....Bend, Oregon
- Arlington Maintenance Building Addition.....Arlington, Oregon
- Manning Addition and Remodel.....Manning, Oregon
- Sandy Addition and Remodel.....Sandy, Oregon
- Bend Maintenance Facility Electrical Service Upgrade.....Bend, Oregon
- Santiam Junction Maintenance Station Power Service Study.....Santiam Junction, Oregon

Safety Rest Areas

- Siskiyou Safety Rest Area and Welcome Center.....Ashland, Oregon
- Cow Canyon Safety Rest Area Restroom Building Replacement.....Wasco County, Oregon
- Sage Hen Safety Rest Area Restroom Building Replacement.....Burns, Oregon
- Brothers Restroom Addition.....Brothers, Oregon
- Gettings Creek Restrooms.....Gettings Creek, Oregon
- Deadman Pass Improvements.....Deadman Pass, Oregon
- Stanfield Improvements.....Stanfield, Oregon
- Boardman Improvements.....Boardman, Oregon

Planning and Other Projects

- Warrenton Maintenance Station Master Plan.....Warrenton, Oregon
- Evaluation, Repair/Replacement for Five Storage & RV Shelters.....Santiam Junction, Oregon
- East Salem Facility Concept Master Plan.....Salem, Oregon
- Lawnfield Fuel Island.....Clackamas, Oregon
- Sand Shed, Jackson School Road.....Washington County, Oregon
- Cornelius Pass Stockpile Land Use Permits.....Multnomah County, Oregon
- Region 4 Headquarters Master Plan.....Bend, Oregon
- Milwaukie Vehicle Wash Bay.....Milwaukie, Oregon
- Interstate Bridge Control House.....Portland, Oregon
- The Dalles Office Building Expansion.....The Dalles, Oregon

Bonneville Power Administration

Maintenance Facilities

- Longview Maintenance Headquarters.....Longview, Washington
- Echo Lake Maintenance Facility.....Snoqualmie, Washington
- Schultz Maintenance Facility.....Ellensburg, Washington

Maintenance Facility Master Plans

- Standard Maintenance Facility Plan.....N/A
- Ross Complex Facility Plan.....Vancouver, Washington
- Bell Maintenance Facility Plan.....Spokane, Washington
- Covington Maintenance Facility Plan.....King County, Washington
- Kalispell Maintenance Facility Plan.....Kalispell, Washington

Substation Control Houses

- Snohomish Control House Expansion.....Snohomish, Washington
- Lower Monumental Control House Expansion.....Clyde, Washington
- Captain Jack Control House Expansion.....Malin, Oregon
- Alvey Control House.....Eugene, Oregon
- La Pine Control House Expansion.....La Pine, Oregon
- Red Mountain Control House.....Benton County, Oregon
- South Tacoma Control House.....Tacoma, Washington
- Echo Lake Control House.....Snoqualmie, Washington

Other Projects

- Construction Services Building HVAC Improvements.....Portland, Oregon
- Multi-Facility Life-Safety Study.....Oregon and Washington
- Master Specification for Switchyard and Control House Construction.....N/A
- Monroe Control Center, UPS and Battery Rooms.....Spokane, Washington

Port of Portland

Portland International Airport Projects

- Emergency Evacuation and Means of Egress Upgrade.....Portland, Oregon
- Alaska Airlines Tenant Improvement.....Portland, Oregon
- Corridor T1253/T1651 Upgrade.....Portland, Oregon
- Emergency Operations Center.....Portland, Oregon
- Hazardous Materials Storage Building.....Portland, Oregon
- Central Utility Plant Expansion.....Portland, Oregon
- Ticket Counter & Baggage Make-Up Remodel.....Portland, Oregon
- Equipment Storage Building and Maintenance Facility Improvements.....Portland, Oregon
- Passenger Loading Bridges.....Portland, Oregon
- Communications Center Equipment Rooms.....Portland, Oregon
- Ticket Lobby Signage Renovations.....Portland, Oregon
- North Cargo Building Remodel and Roof Replacement.....Portland, Oregon
- PDX Horizon Air Passenger Terminal.....Portland, Oregon
- PDX Alaska Airlines De-Icing Facility Remodel.....Portland, Oregon
- Duty-Free Shoppers Tenant Modification.....Portland, Oregon

Planning Studies and Maintenance Audits

- South Cargo Buildings Maintenance Audit.....Portland, Oregon
- PDX Terminal Fire Walls Rehabilitation.....Portland, Oregon
- Urea Handling Facility/Maintenance Facility Master Plan Update.....Portland, Oregon
- Multi-Tenant Option Analysis – Building 82.....Portland, Oregon
- PDX Maintenance Facility Master Plan.....Portland, Oregon
- Regional Hub Facility Study.....Portland, Oregon
- Maintenance Audits on 25 Buildings at PDX, PHA, and PTA.....Portland, Oregon

Other Projects

- Swan Island Building 82 Improvements.....Portland, Oregon
- Terminal Six Honda Auto Import Station.....Portland, Oregon

Oregon University System

- Cramer Hall Classroom Upgrades, Portland State University.....Portland, Oregon
- Campus-Wide Emergency Egress Maps, Portland State University.....Portland, Oregon
- Football and Women’s Locker Room Remodel, Portland State University.....Portland, Oregon
- Tenant Improvements for Portland State Business Accelerator, Portland State University.....Portland, Oregon
- University Place Hospitality Program Tenant Modification, Portland State University.....Portland, Oregon
- Ascentium Space Tenant Modification, Portland State University.....Portland, Oregon
- President’s Residence Remodel, Portland State University.....Portland, Oregon
- OSU Administration Building Addition.....Corvallis, Oregon

Portland Public Schools

- George Middle School Additions.....Portland, Oregon
- Gregory Heights Middle School Additions.....Portland, Oregon

Others

- Tualatin Valley Water District Maintenance Facility Additions.....Beaverton, Oregon
- City of Gresham Maintenance and Operations Center.....Gresham, Oregon
- Forest Grove Light and Power Master Plan.....Forest Grove, Oregon
- City of Wilsonville Maintenance Facility Master Plan.....Wilsonville, Oregon
- US Postal Service IDIQ Contract.....Oregon & Washington
- Veterans Administration Hospital Accessibility Upgrades.....Vancouver, Washington

5. FEE PROPOSAL

We propose to provide the services described in the work plan (outlined in Section 1 of this proposal) on a lump sum basis with monthly progress billings.

Fee for Services (Including Expenses):

Architectural	\$ 9,700.00
Mechanical & Electrical	\$ 5,570.00
Structural	\$ 1,800.00
Estimating	\$ 1,991.00
Total Proposed Fee:	\$ 19,061.00

Optional Services:

- Assist with Presentation to County Commissioners: Hourly as required
- Structural Evaluation of Existing Building: \$ 2,700.00
 - o Scope of Work: WDY will provide a brief cursory walk through of the existing facility to familiarize themselves with the building and provide an opinion regarding the types of seismic strengthening that may be required for this type of structure related to current building code requirements. Gravity systems will only be reviewed for obvious exposed signs of distress.

Opinions provided will be based only on the exposed-to-view conditions observed during the cursory walk through of the building and experience with similar structures constructed in the same period.

A brief letter will be prepared identifying observed structural deficiencies and conceptual improvements to mitigate the deficiencies noted.

Hourly Rates:

GPA Architects:

Principal:	\$142
Architect 3:	\$100
Architect 2:	\$ 90
Architect 1:	\$ 80
Drafter 3:	\$ 80
Drafter 2:	\$ 70
Drafter 1:	\$ 60
Administrative:	\$ 65
Clerical:	\$ 50

WDY Structural Engineering:

Managing Principals:	\$150
Principals:	\$140
Project Engineer I:	\$115
Project Engineer II:	\$105
Designer I:	\$ 90
Designer II:	\$ 80
Draftsperson:	\$ 75
Clerical:	\$ 40

Architectural Cost Consultants:

Principal:	\$150
Sr. Estimator:	\$140
M/E:	\$115

R&W Engineering:

Principal:	\$175
Project Manager:	\$140
Senior Engineer II:	\$130
Senior Engineer I:	\$115
Engineer:	\$105
Senior Technician II:	\$105
Senior Technician I:	\$ 95
Technician/Designer	\$ 85
Draftsperson (CAD)	\$ 65
Clerical:	\$ 45

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Thank You

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