

Community Center & Pool Design

City of Fircrest Department of Parks and Recreation

Prepared by ARC Architects
October 27, 2017





ABOVE: Fircrest Community Center Aerial View

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October 27, 2017

Jeff Grover, Director Parks and Recreation
City of Fircrest
115 Ramsdell Street
Fircrest, WA 98466

Dear Jeff and Selection Committee,

ARC Architects is pleased to submit its qualifications for the Fircrest Community Center and Pool Design project. We know the importance you place on this project - we worked with you on the 2016 Pre-Design Assessment and Planning Study for the pool and community center.

Expertise

ARC Architects is the right firm to help continue the effort. We specialize in the design of aquatic and community centers that are welcoming public places that encourage fitness, socializing, learning, health and wellness, and play. We foster collaboration and focus on client and community values. We are consensus builders, a skill that comes from years of public sector experience and from our mission to design architecture that is a positive addition to the communities we work with.

Team

The design team includes all the firms that helped the City and ARC with the 2016 study. Each firm knows the condition of the existing pool, building and site. They also understand that the needs identified during the study will be refined based on new ideas and results of the 2017 Fircrest Pool and Roy H. Murphy Community Center Survey Results.

We know that the history of Fircrest is of great interest to the community. With that in mind we have added Northwest Vernacular to the team. They are an historic consultant with over 20 years' experience in analysis of historic buildings and landscapes in the Pacific Northwest. They will help all of us understand how Fircrest's history can provide the foundation for the design.

Berk and Associates is our other new team member. They will provide insights into funding mechanisms and opportunities and the integration of this project within the city's budget. They will also help with public process, making sure that it is engaging, broad based and objective.

Commitment

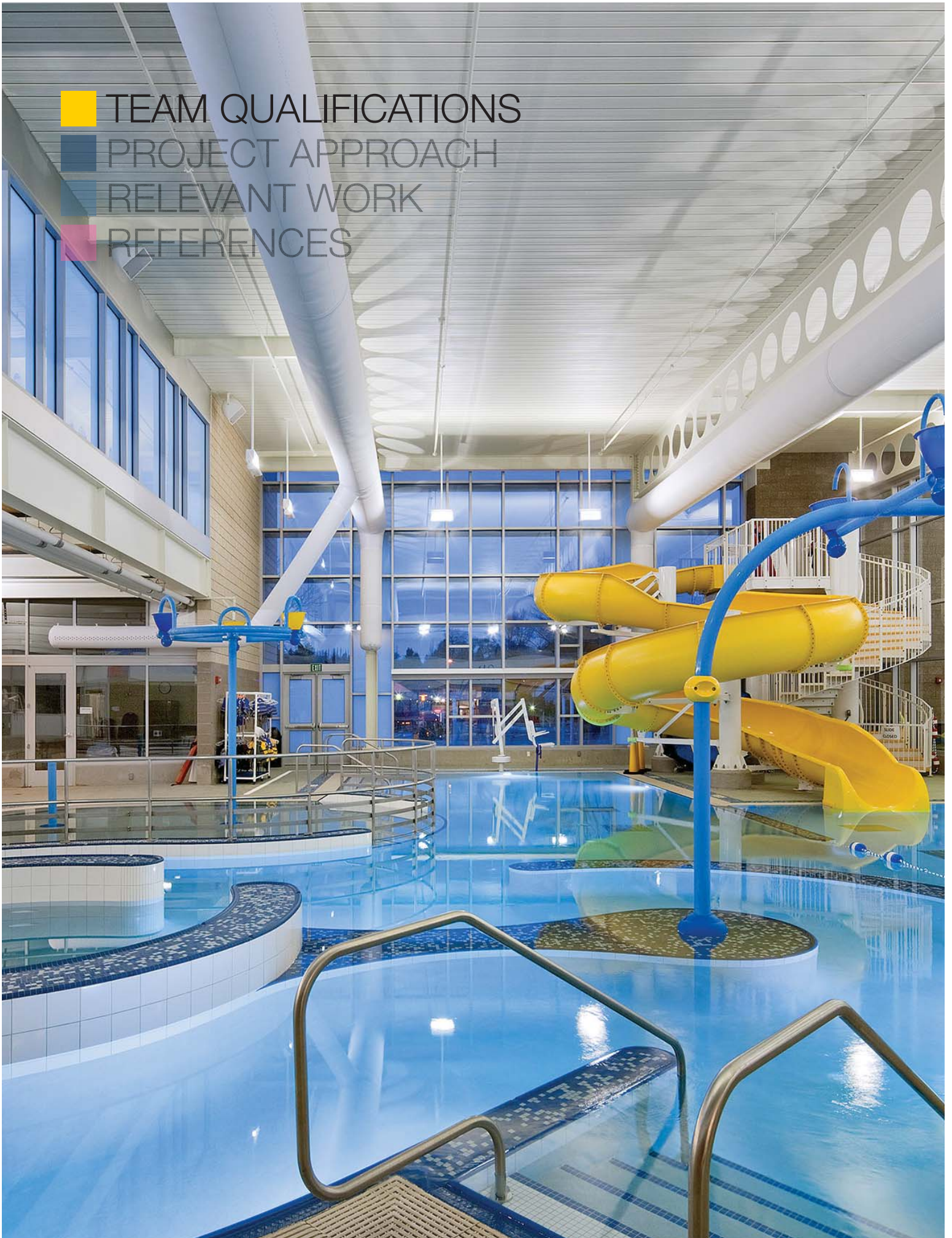
We provide our clients with personal attention, design excellence and technical competence, from programming through ribbon cutting. It is with this attitude of client service that we respectfully submit our qualifications. We appreciate your review of this brochure and hope to be able to present our qualifications to you in person. I can be reached at (206) 322-3322 or lokting@arcarchitects.com.

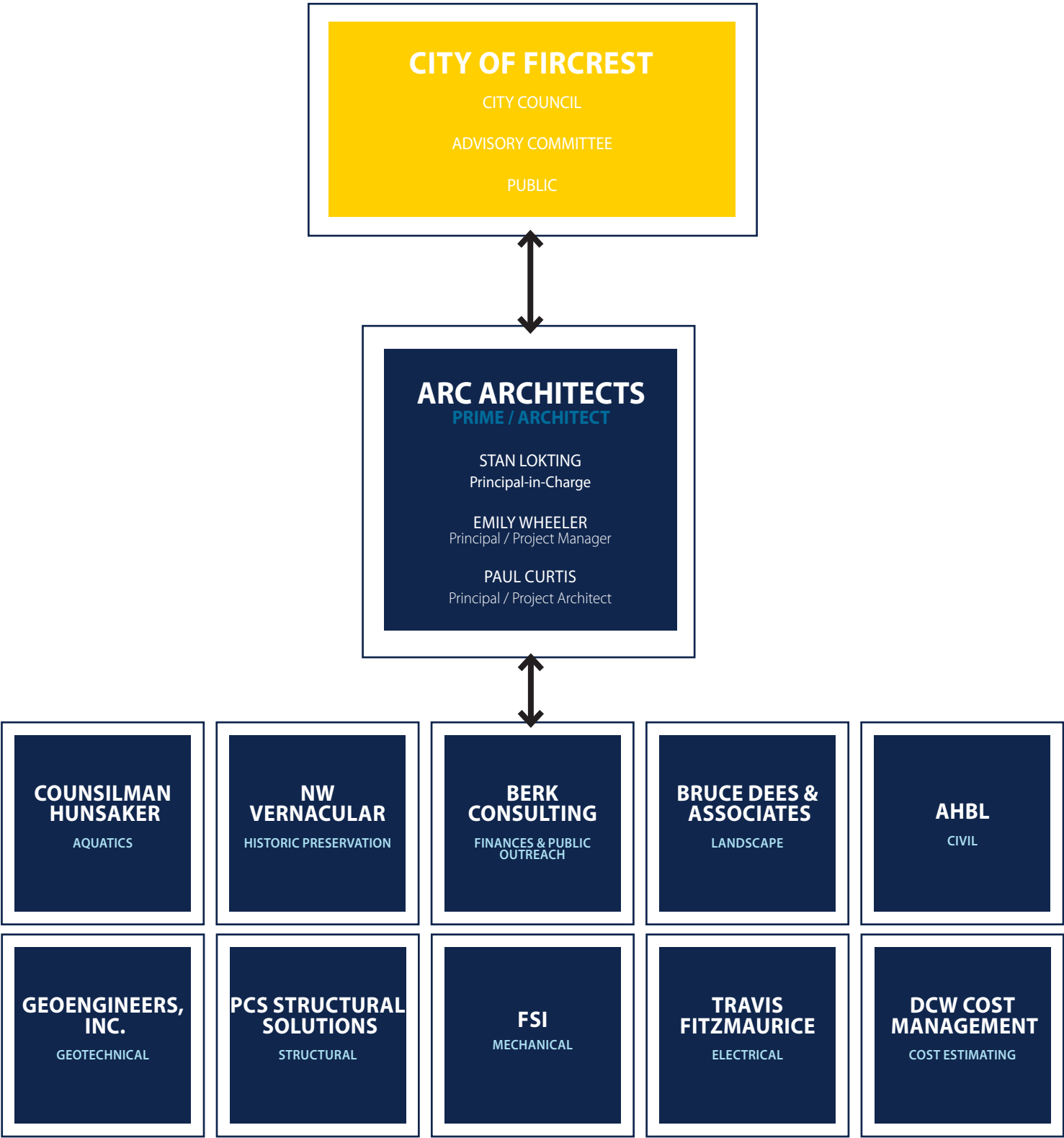
Sincerely,

Stan Lokting, AIA, LEED AP

Principal

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ABOVE: TEAM ORGANIZATIONAL CHART

TEAM QUALIFICATIONS



ABOVE: CONSULTANT TEAM MEETING @ ARC OFFICE

Our team is comprised of experts in their respective disciplines with a shared commitment to stellar design and service. ARC Architects, as the team leader, will set the tone for an integrated design approach that will engage City Council, staff, the public and the design team. Key design team members include:

- Stan Lokting, ARC, will be the Principal-in-Charge, responsible for design direction and analysis, quality control and public outreach. He brings more than 25 years' experience in parks and recreation design.
- Emily Wheeler, ARC, will be the Project Manager. She will be your and the design team's primary point of contact, and will manage project scheduling, budget and public information.
- Paul Curtis, ARC, will be the Project Architect. He has designed many of ARC's recent community and aquatic centers. He designs buildings that function well, look great, and fit their sites perfectly.
- Counsilman Hunsaker is the aquatic design firm. They developed options for the feasibility study and understand that programming needs may have changed from the time of the study.
- Northwest Vernacular is our historic consultant. Their insights will influence the design by helping us understand the types and styles of buildings that have helped shape Fircrest.
- BERK Consulting will be helping with funding strategies, determining how the budget for this project works with the balance of the city's budget, and working with ARC on public outreach.
- Bruce Dees and Associates is our landscape architect. They will provide site design that works and looks right with the buildings and neighborhood.

The balance of our team includes the same firms that helped us on the feasibility study. They know the building and site and can offer immediate insights as the design evolves. Resumes for the entire team follow.

TEAM QUALIFICATIONS

ARC ARCHITECTS

ARCHITECT



EDUCATION

Massachusetts Institute of Technology
Master of Science of Architecture, 1982
Master of City Planning, 1982
University of Oregon
Bachelor of Architecture, 1974

REGISTRATION

State of Washington, 1993
State of Oregon, 1981
LEED AP

AFFILIATIONS

WA Recreation & Parks Association

STAN LOKTING, LEED BD+C

PRINCIPAL-IN-CHARGE

Stan Lokting is ARC Architects' lead designer for its extensive portfolio of recreation and community center projects. Stan has focused his career on creating meaningful, place-specific architecture. He believes in an integrated design process where owners and users are actively involved in the programming and design process, consultants understand the goals and challenges of the project, and stakeholders contribute to their new building in meaningful and tangible ways. He has led the public outreach process for over 20 community centers.

Relevant Project Experience:

Fircrest Community and Aquatic Center Study
Auburn Community Center
Eastside Tacoma Community Center & Aquatic Center
Fidalgo Pool and Fitness Center Study
Mercer Island Community Facilities Study
Mill Creek Community Center Study
Rainier Beach Community Center & Pool - LEED Gold
Richland Community Center
Rosehill Community Center - LEED Silver Standards
Snoqualmie Community & Aquatic Center Study
South Bellevue Community Center
South Whidbey Community and Aquatic Center Feasibility Study
Tukwila Community Center
Valley Wellness, Recreation and Aquatic Center

ARC ARCHITECTS

ARCHITECT



EDUCATION

University of Washington,
Masters in Architecture, 1999
University of Maryland,
B.S. in Architecture 1994

REGISTRATION

State of Washington 2004
LEED® AP 2004

AWARDS / AFFILIATIONS

Leadership Development
Program, HDC, 2010

EMILY WHEELER, LEED BD+C

PROJECT MANAGER

Emily Wheeler is a thoughtful project manager and architect with more than 15 years experience. She brings creative vision and organization to every project. Her experience as a team leader and consensus builder provides clients with the assurance that their concerns will be addressed in a thoughtful manner in the design process. Emily will listen to users and owners, gather design ideas and site considerations, and work with the design team to create a beautiful building. She has completed certifications for 3 LEED projects and is very knowledgeable about types of sustainable design strategies and systems that can be explored as options for your project.

Relevant Project Experience:

Fircrest Community and Aquatic Center Study
Eastside Tacoma Community and Aquatic Center
Rainier Beach Community Center and Pool - LEED Gold
Fidalgo Pool and Fitness Center Study
Jefferson Park Community Center Gym
City of Seattle Community Centers' Assessments (6 total)
Chehalis Tribe Elders Center Programming and Site Selection
King County Housing Authority Community Buildings
Port Townsend City Hall and Historic Renovation - LEED Silver
Puyallup Memorial Community Center Planning Study
South Everett Community Resource Center Planning Study
Suquamish Tribe Early Learning Center
Suquamish Tribe Fitness and Youth Center

TEAM QUALIFICATIONS

ARC ARCHITECTS

ARCHITECT



EDUCATION

University of Oregon
B.A. Architecture, 1999
Minor in Fine Arts, 1999

REGISTRATION

State of Washington, 2013
State of Oregon, 2003
LEED AP BD+C, 2006

AWARDS / AFFILIATIONS

WRPA Facility Spotlight Award, 2012

PAUL CURTIS, LEED BD+C

PROJECT ARCHITECT

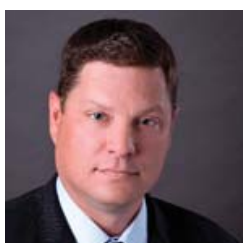
Paul Curtis is an experienced project manager, responsible for architectural design, consultant coordination, construction administration and specification research and writing. Paul is particularly adept at creating and maintaining an enjoyable dialogue between all of the players of a project including owner, user groups, community groups, consultants and contractor throughout the entire design and construction process. He is well versed in the skills required to manage a project from schematic design through construction administration while keeping a project on schedule and within budget.

Relevant Project Experience:

Eastside Tacoma Community and Aquatic Center Study
Rainier Beach Community Center and Pool - LEED Gold
Auburn Community Center
Bellevue Aquatic Center Feasibility and Site Study
Suquamish Fitness and Youth Center
Seattle Fire Station 25 and 34 Renovations
Rosehill Community Center
Suquamish Early Learning Center
Skagit County Recreation and Aquatic Center Study
Mukilteo Lighthouse Park Buildings
Mukilteo City Hall - LEED Gold
Chehalis Elder Center

COUNSILMAN-HUNSAKER

AQUATICS



EDUCATION

University of Iowa - 1994
Bachelor of Science
Civil Engineering
St. Louis University - 1998
Master of Business Administration

REGISTRATION

AZ, CO, CT, DE, FL, HI, ID, IL, IA, IN,
ME, MD, MA, MI, MN, MO, MT, NE,
NY, NC, ND, NV, NH, NM, OH, OR,
PA, RI, SD, TN, UT, VT, WA, WY

DOUG COOK, P.E. LEED AP

CHAIRMAN OF THE BOARD

Doug Cook is responsible for managing and monitoring the performance of the firm, thus leading multiple studios within the Counsilman-Hunsaker team that design, engineer, and operate aquatic facilities across the country and abroad. Doug's most prominent project portfolio includes collegiate-level facility design as well as extensive experience in both K-12 and municipal recreation aquatic facilities. As a LEED Accredited Professional, Doug manages the entire project, from the initial concept design, design management and project leadership throughout the construction administration process. Doug's engineering responsibilities also include the design of all swimming pool mechanical systems. He is a notable speaker and published author of numerous articles in aquatic industry publications. Being a trusted source of aquatic facility knowledge has earned him a designation as an Aquatics International Power 25 award recipient.

Relevant Project Experience:

Fircrest Community and Aquatic Center Study
Belmont Beach and Aquatics Center - Long Beach - CA
Stanford University - Stanford - CA
Carmody Recreation Center - Lakewood - CO
Great Outdoors Waterpark - Lafayette - CO
La Alma Pool at Lincoln Park - Denver - CO
Pirates Cove Aquatic Center - Englewood - CO
Barnum Park - Denver - CO
Belmont Beach and Aquatics Center - Long Beach - CA
Fruita Community Center - Fruita - CO

TEAM QUALIFICATIONS

NW VERNACULAR HISTORIC PRESERVATION



EDUCATION

University of Oregon
M.S. Historic Preservation, 2002

REGISTRATION

Secretary of Interiors Professional
Qualifications for Architectural History

AFFILIATIONS

Association of Preservation Technology

SPENCER HOWARD PRINCIPAL

Spencer Howard's detailed research capacity, writing skills, and ability to work with clients bring a high level of efficiency to his work. He has worked throughout the Pacific Northwest on a range of project types from Olmsted Brothers design landscapes to medical campuses.

Howard served for six years on the Pike Place Market Historical Commission and design review committee from 2006 through 2012. During this time, he served as vice-chair in 2010, and chair from 2011 through 2012. Howard also served as a board member on the National Association of Olmsted Parks, in 2010 and 2012. He excels at analyzing development patterns to understand how they have shaped the character of landscapes and can inform continued development that supports community character.

Relevant Project Experience:

Mount Baker Park Addition, National Register of Historic Places Historic District nomination including Olmsted Brothers influenced parks and boulevards (Seattle, 2017)

University of Puget Sound, window condition survey and guidance on compatible repairs and work. (Tacoma, 2017)

Washington Building, design review guidance on compatible alterations to support new uses. (Tacoma, 2017)

BERK CONSULTING BUSINESS MANAGEMENT



EDUCATION

University of Washington
B.A. Political Economy & Law
Center for Democracy's Leadership
Institute, 2012

AFFILIATIONS

AIA

Sharm Redecker Award for Exemplary
Public Service

Chair, City of Kent Parks and Recreation
Commission

ANNIE SIEGER SENIOR ASSOCIATE

Sieger is a Senior Associate at BERK who focuses on policy and financial analysis, including economic impacts analysis and needs assessments, and stakeholder engagement and facilitation. Her experience includes regional and local government agencies in the Puget Sound Region and the State of Washington. She enjoys working with communities and organizations to design processes that help answer complex policy questions. Her diverse skillset allows her to marry quantitative and qualitative analytical methods, achieving nuanced answers that respond to the question holistically.

Relevant Project Experience:

Covington Jenkins Creek Park Master Plan – Public Outreach & Funding Plan

Seattle Parks Phase 1 & 2 Community Center Strategic Plan

City of Kenmore Transportation and Parks Improvements - Outreach and Financing

Pierce County PROS Plan

Tukwila City Facility Needs Assessment and Feasibility Study

City of Issaquah Parks, Recreation, Open Space, and Trails Plan Update

City of Sumner Parks, Recreation, and Open Space Plan Update

City of Brier Parks Level of Service Analysis

City of Mercer Island Parks Impact Fee Analysis

City of Tukwila Parks and Fire Impact Fee Analysis

City of Mountlake Terrace Parks Impact Fee Analysis

Snohomish County Comprehensive Plan EIS – Parks Inventory and Level of Service Analysis

TEAM QUALIFICATIONS

BRUCE DEES & ASSOCIATES

LANDSCAPE ARCHITECT



EDUCATION

B.A. Landscape Architecture, University of Washington
B.S. Agriculture, Washington State University

REGISTRATION

Landscape Architect (WA, WY, AZ)
CLARB-Certified

AWARDS / AFFILIATIONS

ASLA, Fellow
Washington Recreation and Park Association

BRUCE DEES

PROJECT ARCHITECT

Bruce is a landscape architect with over 40 years of experience in the master planning of parks and recreation and community facilities. Throughout his career, Bruce has developed an extensive list of high-profile projects, many of which have received national and local design awards. Bruce also has a long history of completing successful community park projects. This experience has given him a thorough understanding of recreation, engineering, and environmental planning disciplines. By listening to the public's needs, careful consideration of the overall layout, and attention to the project's budget, Bruce will ensure that the Fircrest Community Center and Pool's design will fulfill the public and the City of Fircrest's vision.

Relevant Project Experience:

SERA Campus - Tacoma, WA
Edgewood City Hall - Edgewood, WA
Grass Lawn Park - Redmond, WA
Perrigo Park - Redmond, WA
Pioneer Park - Puyallup, WA
Fircrest Community Center - 2016 ARC Facility Study - Fircrest, WA
Eastside Community Center - Tacoma, WA
Allan Yorke Park Master Plan - Bonney Lake, WA
Maltby Area Community Park - Snohomish County, WA

AHBL

CIVIL ENGINEER



EDUCATION

Gonzaga University, B.S., Civil Engineering, 1981

REGISTRATION

Registered Civil Engineer, Washington, 1986
LEED AP BD+C, 2011

DOREEN GAVIN, PE, LEED AP BD+C

PRINCIPAL

Doreen Gavin is a principal with AHBL and is responsible for the planning, design, and management of civil engineering projects. In her 36 years of experience, she has completed a variety of project types, including many recreational facilities. Through her work, she has a strong understanding of the civil-related issues pertinent to aquatic and recreation facilities, which includes designing pump stations with adequate capacity to drain large pools. Additionally, her work on the new Wainwright Elementary in Fircrest and the feasibility study for this facility makes her extremely familiar with the jurisdictional requirements, design standards, soil characteristics, and groundwater in the area.

Relevant Project Experience:

Wainwright Intermediate School, Tacoma Public Schools, Fircrest, WA
Fircrest Community Center and Pool Feasibility Study, Fircrest, WA
University of Puget Sound Aquatics Center Addition / Athletics Renovation Pre-design Study & Design, Tacoma, WA
South Tacoma Activity & Recreation (STAR) Center Master Plan & Design, Metro Parks Tacoma, Tacoma, WA
Eastside Community Center, Metro Parks Tacoma, Tacoma, WA
South End Recreation Area (SERA) Playground and Sprayground, Tacoma, WA
Titlow Park Improvements & Sprayground, Metro Parks Tacoma, Tacoma, WA
Titlow Park Pool Replacement Study & Demolition, Metro Parks Tacoma, Tacoma, WA
Puyallup Pioneer Park Sprayground, City of Puyallup, WA
Les Gove Park Community Center & Activity Center, City of Auburn, WA
Northgate Library, Community Center & Urban Park (LEED Gold), City of Seattle/Seattle

TEAM QUALIFICATIONS

GEOENGINEERS, INC.

GEOTECHNICAL ENGINEER



EDUCATION

B.S., Civil Engineering, University of Washington, 1996 with additional graduate studies

REGISTRATION

Professional Engineer, Washington, 2002 (#38397)

AFFILIATIONS

Member, American Society of Civil Engineers

Member, ASFE

Member, Cascadia Green Building Council

PCS

STRUCTURAL ENGINEER



EDUCATION

Oregon State University
Bachelor of Science, Civil Engineering,
1978

REGISTRATION

S.E., Washington State
S.E., Oregon
P.E., Alaska
P.E., New York

DENNIS (DJ) THOMPSON, PE

ASSOCIATE GEOTECHNICAL ENGINEER

D.J. Thompson has been a geotechnical engineer with GeoEngineers since 1996. His project experience includes implementing and conducting site reconnaissance, subsurface investigations, and analysis producing geotechnical, construction and earthwork design criteria for public and private works. Some of D.J.'s project experience includes educational facilities, new and replacement bridges, hospitals, commercial buildings, new and renovated university buildings, residential complexes, water towers, roadways, utilities and pipelines and port facilities. D.J. has developed geotechnical design criteria and recommendations as well as in field and supervisory construction observation services for various geotechnical works including shallow and deep foundations, temporary and permanent retaining structures, tie-back systems, seawalls, slope stabilization, stormwater facilities, and roadways. His design, site preparation, and earthwork experience includes ground improvement for seismic resiliency, cut and fill excavations, reinforced earth fills, preloading and working with settlement sensitive structures. In addition, he has experience working in tandem with several environmental studies, investigations, and handling of contaminated soil and groundwater.

Relevant Project Experience:

City of Fircrest, Community Center and Pool; Fircrest, WA

City of Tacoma, Prairie Line Trail Phase 2A and 2B and the University of Washington Prairie Line Trail; Tacoma, WA

University of Washington (Tacoma), YMCA Student Center Design-Build; Tacoma, WA

Metro Parks and the City of Tacoma, Eastside Community Center and Pool; Tacoma, WA

Clover Park Tech College, Student Center Building & Allied Health Building; Lakewood, WA

JAMES H. COLLINS, S.E.

SENIOR PRINCIPAL

Jim joined PCS Structural Solutions in 1978. He has managed a wide variety of new construction projects, rehabilitation of existing historic structures and seismic and structural evaluations of civic and community center facilities. Jim understands the role of structure in architecture, working with designers to meet project aesthetics and planning while maintaining the structural integrity of the building. This has resulted in many award-winning designs.

Relevant Project Experience:

Fircrest Community Center & Pool Feasibility Study

Eastside Community Center

Lakewood Community Center

Les Gove Park Community Center

Peoples Pool Modernization

Squaxin Island Fitness Center

Sumner Community Center Condition Assessment

Camp Berachah Pool Building Repairs

Puyallup High School Pool

North Kitsap Pool Building Modernization

North Kitsap Pool Building Modernization Hilti Diaphragm Design

TEAM QUALIFICATIONS

FSI

MECHANICAL ENGINEER



EDUCATION

Montana State University, Bachelor of Science, Mechanical Engineering, 2003

REGISTRATION

PE Mechanical, Washington, 2008; Nevada, 2017; Oregon, 2017
LEED AP BD+C, 2011

AWARDS / AFFILIATIONS

Member, SAME

KEVIN CHADWICK, PE, LEED AP BD+C

MECHANICAL PRINCIPAL-IN-CHARGE

Kevin has more than 14 years of experience, including 12 years at FSi. Kevin's expertise includes building HVAC, industrial piping and ventilation, plumbing, controls, technical specifications, and construction support for buildings including locker rooms, community centers, park facilities, and pools. Kevin takes a special interest in developing practical mechanical solutions that meet the requirements of building functions within the project budget, and are cost-effective, energy-efficient, and maintainable.

Relevant Project Experience:

Maplewood K-8 School Pool Heating System Replacement
YMCA Cottage Lake Pool Mechanical System Upgrades
Cama Beach State Park Renovations, New Bathhouse
Madison Park Bathhouse
Rainier Beach High School Locker Room Upgrades
Jane Addams K-8 School, Renovation, New Locker Rooms
Shilshole Bay Marina Shower and Laundry Facilities
Auburn Youth and Community Center
Frances Anderson Community Center Plumbing Replacement
International District Community Center
Kingston Community Center
Algona Community Center and City Hall Commissioning, LEED Certified
Puyallup War Memorial Community Center Assessment
Seattle Musical Theatre at Magnuson Park HVAC Study

TRAVIS FITZMAURICE

ELECTRICAL ENGINEER



EDUCATION

Bachelor of Science in Electronics and Communications Engineering, University of Baguio, Philippines 2004

AFFILIATIONS

Illuminating Engineering Society
Association of Filipino-American Engineers of Washington

APRILLE A. BALANGUE

ASSOCIATE ENGINEER, PROJECT MANAGER

Aprille Balangue has been with Travis, Fitzmaurice & Associates since 2007. She has nine years of electrical design experience in power distribution, communications systems, audio visual, fire alarm, security, access control, CCTV, and architectural lighting design. She has been Project Manager and/or Project Engineer on numerous park, community center, educational, multi-use, and other commercial projects. Aprille strives to integrate electrical design elements with architectural, structural, civil, landscape, and mechanical disciplines to deliver a fully coordinated design. She applies her knowledge of applicable codes and standards as well as sustainable design principles in her projects. She continues to develop her knowledge of technologies and trends as they apply to the project and market type and is deeply committed to delivering quality design work to the client. Aprille commits to every project that she teams on. She diligently works with the rest of our team to assure the timely execution of all phases of her projects.

Relevant Project Experience

Auburn Community Center and Youth Center
Rainier Beach Community Center and Pool
Eastside Community Center and Pool
Mercerwood Shore Club
Perrigo Park
Grow Community Phases 1 and 2
Suquamish Health and Fitness Center

TEAM QUALIFICATIONS

DCW COST ESTIMATOR



EDUCATION

Marketing and International Business
Studies, University of Washington, 1982

CERTIFICATIONS

Women Business Enterprise- Oregon
(WBE)
Women Business Enterprise-
Washington (WBE)
King County (SCS)
Women Owned Small Business (WOSB)
LEED AP, Washington 2008
Certified Professional Estimator,
Washington 2009

TRISH DREW, CPE, LEED AP MANAGING DIRECTOR

Trish Drew, CPE, LEED AP brings 31 years of construction industry experience to our team, with over 21 years in construction management. She has been an active member of the design team achieving maximum design to budget results. Beginning at the programmatic level, Trish works with the team to provide “live” budgetary feedback on design concepts, thus significantly reducing redesign. She has a thorough working knowledge of labor efficiencies, market fluctuations, project budgeting, competitive estimating, and contract negotiation.

Relevant Project Experience:

Eastside Community and Aquatic Center, Tacoma, WA
Fircrest Community Center and Pool, Tacoma WA
Auburn Community and Youth Center, Auburn WA
William Shore Memorial Pool and Community Center- Port Angeles, WA
Port Townsend Library Historical Renovation and addition, Port Townsend, WA
Tukwila Library, King County Library System, Tukwila, WA
Renton Library, King County Library System, Renton, WA
Seattle Central Library facilities renewal and upgrades, Seattle, WA
Seattle Preparatory School Adelpia Hall, Seattle WA
Seattle Preparatory Peyton Hall, Seattle, WA
Auburn Elementary School- Auburn, WA
Recreation and Wellness Center – Merced, CA



ABOVE: ROSEHILL COMMUNITY CENTER - MUKILTEO, WA

- TEAM QUALIFICATIONS
- PROJECT APPROACH
- RELEVANT WORK
- REFERENCES



PROJECT APPROACH



TOP: FIRCREST COMMUNITY CENTER AND POOL
MIDDLE TOP: FIRCREST COMMUNITY CENTER AND POOL
MIDDLE BOTTOM: MAIN ENTRANCE TO REGENTS PARK
BOTTOM: WATERFRONT PROPERTY IN FIRCREST

DESIGN PRINCIPLES

ARC's mission is to help improve people's quality of life through architecture that is responsive to needs, values and sense of place. This approach has been a catalyst for our focus community-based projects throughout the Puget Sound Region and is based on simple and comprehensive design principles:

- Design community-based, appropriate architecture
- Provide places that are delightful, enjoyable, safe, and accessible
- Design projects that affordable to build and operate
- Embrace sustainable design

THE PAST IN THE PRESENT

ARC is known for finding the right "fit" for each of its projects, looking to the character and history of places to inform design ideas that make sense. This is especially important for the Fircrest Community Pool and Community Center.

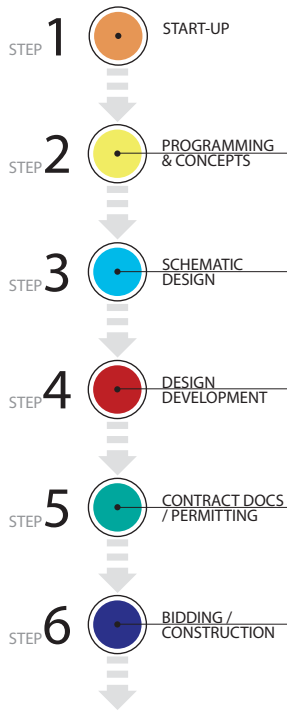
We look to the character and history of places to inform our design. For Millennium and Lakeside Parks, both in Lake Oswego, OR, stone, copper and wood are a direct reference to the Olmstead Brothers' significant influence on Lake Oswego and Portland park design. Rosehill Community Center, in Mukilteo, has small-scale forms that fit well with historic Old Town Mukilteo. Nearby, park structures for Lighthouse Park make direct reference to Mukilteo's historic lighthouse. Tukwila Community Center has dormer, silo and barn-like forms that pick up on the city's agricultural past. We are preserving the character of Carnation Farm's historic barn, converting it into a terrific gathering place for events on the iconic, historic site.

For Fircrest, the design of the Community Pool and Community Center will be key in how it supports the visual character of Fircrest Park and the city for the next 50 plus years. This is especially important since Fircrest Park is a large urban park and focal point for community wide activities. To support this role, we will work through the planning and development patterns for the city - from the early 1900s Regent Park through the exponential growth of the 1950s and 1960s - to identify the character-defining features for the city and the park. Character-defining features are tangible aspects, such as building types and style, that convey the city's history and underpin the town's strong sense of community. These will serve as key elements in the public meetings by helping the design team guide a design consistent with community needs and character, and helping the public relate to the new design.

OPPOSITE TOP: TUKWILA COMMUNITY CENTER - TUKWILA, WA
OPPOSITE LEFT: MILLENNIUM PARK - LAKE OSWEGO, OR
OPPOSITE MIDDLE: MUKILTEO LIGHTHOUSE PARK - MUKILTEO, WA
OPPOSITE BOTTOM: ROSEHILL COMMUNITY CENTER - MUKILTEO, WA



PROJECT APPROACH



PROCESS

Our approach to Fircrest Pool and Community Center Project is linear with clear deliverables at each step. It starts with a review of the 2016 Feasibility Study and the results of the 2017 survey. The survey provides additional information to consider, and there are many design ideas that need to be investigated.

The process is inclusive with input from a steering committee, staff, the public and City Council. The process is strategic in that it provides information from all constituents and stakeholders to the City Council so that they can make informed decisions. For this reason, City Council is met with at the end of each phase, prior to proceeding to the next one.

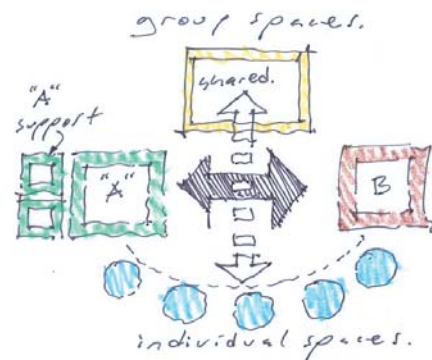
STEP 1 START-UP

- Open discussion of the 2016 Feasibility Study
- Review the 2017 survey; what new insights are provided
- Obtain site survey (geotechnical information is available)
- Establish communication protocols
- Distribute base drawings
- In-field verifications



STEP 2 PROGRAMMING & CONCEPTS

- Meet with City Council, Advisory Committee, and staff - establish expectations
- Meet with building, fire, planning and code officials - establish requirements
- Develop options for Phase 1 (pool and bathhouse) and Phase 2 (community center)
- Public Meeting #1 - uses, concept options, aesthetics
- Meet with City Council, Advisory Committee, and staff – preferred design direction



STEP 3 SCHEMATIC DESIGN

- Building and site design
- Basis of design memoranda from consultants
- Estimating: construction and soft costs
- Discuss financing strategies
- Public Meeting #2 - refined design, form/materials/color, budget
- Meet with City Council, Advisory Committee, and staff – design direction, desired changes



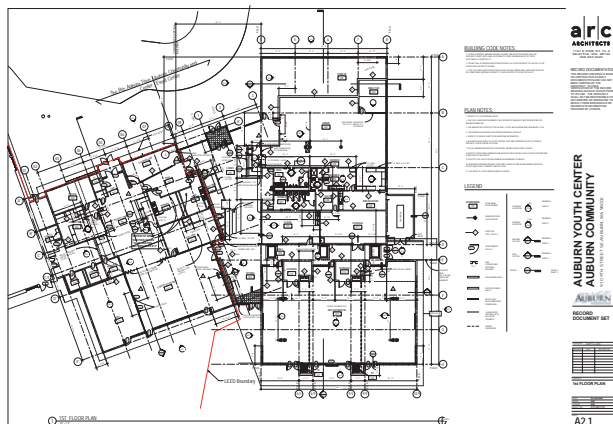
STEP 4 DESIGN DEVELOPMENT

- Refined design, to align with needs and budget
- Refined estimate
- Funding strategies formalized
- Public Meeting #3 - refined design, renderings, budget
- Meet with City Council and staff – tie up loose ends prior to going into CDs



STEP 5 CONTRACT DOCS / PERMITTING

- Full contract documents – drawings, specifications, calculations
- Submit for permit – submittals as required by agencies



STEP 6 BIDDING / CONSTRUCTION

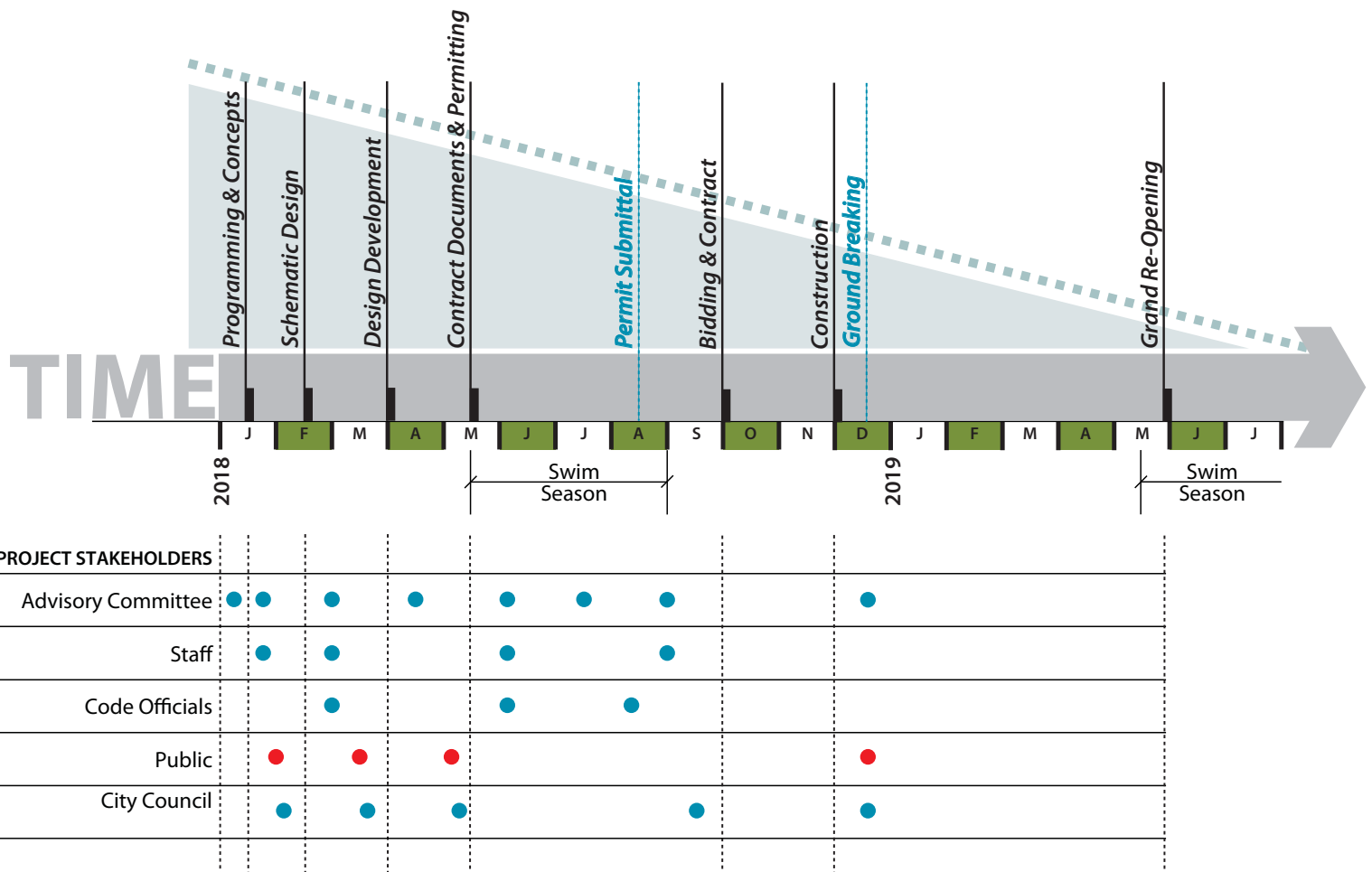
- Public bid – documents developed accordingly
- Weekly meetings
- Submittal and shop drawing review
- Answer field questions
- Review payments
- Punch list, backpunch, as-built drawings
- Grand opening!



PROJECT APPROACH

PROJECT SCHEDULE

We will develop a schedule – with your input - that identifies milestones for decision making that advances the design to successful completion. An important scheduling consideration is timing public meetings so that they do not conflict with holidays, school closures and summer vacation. Equally important is a schedule that works around the swimming season. We feel the design and document phase can be done in 8 to 9 months for the pool and bathhouse. Construction for a project of this scale should be able to be completed within 6 to 7 months.



- TEAM QUALIFICATIONS
- PROJECT APPROACH
- RELEVANT WORK
- REFERENCES



RELEVANT WORK



RAINIER BEACH COMMUNITY CENTER & POOL SEATTLE, WA

Located in the most diverse neighborhood in Seattle, the Rainier Beach Community Center replaces an aging facility on the same site. The 48,000 square foot program includes an aquatic center complete with competition and recreation pools, a gymnasium, multipurpose rooms, fitness room, classrooms and childcare. The community was actively involved in the programming and design of this facility. Completed in 2013, the facility is busy and draws visitors from around the City and beyond.



Located on an urban site, adjacent to two public schools, the new building opens up to the neighborhood to welcome them to participate and enjoy their new community center. The parking was located on the north edge to maximize the public presence of the building along Rainier Avenue South.

All the main spaces connect to outside patio or plazas so events can occur inside and out. An existing plaza at the south was extended to the new building with added terraced seating and a separate plaza for the pool. The gym is on the north for the best natural daylighting and opens up to a large plaza for multipurpose events.



LEED Gold certified 2014
AIA Civic Design Merit Award 2014
WRPA Facility of the Year 2014
Aquatics International Dream Design 2014

Project Duration:
2010 - 2013

Final Construction Cost:
\$17,580,000



EASTSIDE TACOMA COMMUNITY CENTER & POOL TACOMA, WA

In 2014 ARC completed an operations plan & feasibility study for the Eastside Tacoma Community and Aquatic Center. The process included consideration of five sites for the future center. The program evolved from broad community input, reflecting the multi-generational and diverse community. The Center will support programs, uses and services for youth, an age-group that is significantly underserved in East Tacoma, and fills service gaps created after other providers left the community.



In 2015, Metro Parks Tacoma & ARC Architects began the full design process for Eastside's new Community Center & Pool. We have since facilitated two additional well attended public meetings. This 55,000 SF facility will include a basketball court with track, meeting rooms, a large social hall, and an exercise room. The pool has a shallow water area, drop slide, diving board, 25-yd swim lanes & a spa. The project is anticipated to start construction in May 2016.

Project Duration:
2016 - 2018

Final Construction Cost:
\$20,700,000



RELEVANT WORK



ROSEHILL COMMUNITY CENTER MUKILTEO, WA

The Rosehill Community Center occupies a prominent site in Old Town Mukilteo. The two-story, 30,000 square foot facility celebrates a commanding view of Puget Sound. The center features a large social hall that is one of the most popular places for weddings in the region and designed for community theatre and music. Other spaces include an arts and crafts room, game room, meeting/ classrooms, a seniors room, and fitness rooms for aerobics, dance, yoga, and a weights/cardio workout room.



ARC Architects worked with a Citizen Design Committee, who reviewed options and made recommendations to City Council for their final approval. The Committee reviewed architectural concepts, leading to a design of relatively small-scaled forms that utilized wood and stone, materials befitting the character of the Old Town. Many of the rooms are linked to outdoor spaces including a grassy area used for informal activities and the farmer's market. There is a raised terrace overlooking the Sound, and an urban plaza that is used for city-wide events.



Project Duration:
2009 - 2011

Final Construction Cost:
\$8,420,000



PUYALLUP TRIBE OF INDIANS ELDER CENTER TACOMA, WA

The new Elder Center for the Puyallup Tribe offers a serene and comfortable environment for the Elders to relax, socialize and receive services. The 26,000-square-foot, 2-story building sits atop a sloping site with sweeping views of Commencement Bay and the Olympic Range. Careful site planning allowed for the creation of a campus green space with Spirit Garden that commemorates tribal ancestors. A water feature runs through the Spirit Garden representing the nearby Puyallup River. Peeled cedar poles stand proud in front of the cedar-clad building. The facility includes gathering spaces, classrooms, art rooms, banquet facility, library, health and wellness center with hydrotherapy pool, and massage and exercise rooms.

The building is designed to LEED Certified standards.

Project Duration:
2007 - 2009

Final Construction Cost:
\$10,035,000



RELEVANT WORK



RICHLAND COMMUNITY CENTER RICHLAND, WA

During design of the Richland Community Center, public input was gathered through workshops with citizens and city staff. The community expressed the significance of the site - the City's premiere park along the Columbia River. We heard their concerns and responded with a design that reflects Richland, the park setting, and recalls the geology of the Columbia River Basin.

The 22,000 square foot center is focused on multi-generational social, health and wellness programming. There is a dedicated senior room, but the balance of the center is for the entire community. A dining/lounge area and large social room open to the park and serve small and large gatherings and events. Fitness, dance, technology, and games rooms serve everyone. Outdoor terraces focus on the park and Columbia River and accommodate meals, weddings, and music in the park.

Materials were selected for first costs and easy long-term maintenance. They include painted fiber-cement siding, concrete masonry (laid up in an interesting pattern that suggests basalt), and an aluminum curtain wall.

Project Duration:
1999 - 2001

Final Construction Cost:
\$13,720,000





In January 2015, Counsilman-Hunsaker researched aquatic facility options and provided information for the development of a new facility in Stodden Park. The study offered a comprehensive analysis that focused on three seasonal outdoor aquatic facility concepts that offered various amenities with conceptual drawings, programming, and an operational pro forma.

In March 2016, the City of Butte set out to garner excitement for a decision on a bond measure that would be used to build a new community aquatic center. Counsilman-Hunsaker was contracted to develop a promotional video in which viewers could “fly-through” the proposed aquatic facility to get a personal experience in the facility. Stakeholders could experience various angles and views throughout the proposed facility in addition to suggesting future programming opportunities for community members. The video played a vital role in securing the votes the city needed to pass the bond for a new outdoor aquatic center.

Voters in Silver Bow County put the project in motion by approving a \$7.2 million bond in June 2016 to pay a large portion of the construction. Another \$1.5 million in private and public funds will pay for amenities including the giant slides and the lazy river.

In September 2016, the team of Counsilman-Hunsaker and SMA Architects was retained for the design of the new Butte-Silver Bow Community Pool. The 14,000 sq. ft. aquatic center is expected to be completed in spring/summer 2018 and will include zero beach entry, four 25-yard lap lanes, two waterslides, a large lazy river, play structure, various spray features, monkey swings and five stair entries.

Reference:

Mr. J.P. Gallagher
Director

BSB Parks and Recreation
126 W. Granite St.
Butte, MT 59701

Phone: 406.497.6571

Email: jgallagher@bsb.mt.gov

Project Cost: \$8,700,000

Services Provided:

Expense Analysis: Date Completed: January 2015

Marketing and Promotion Plan:

Date Completed: March 2016

Aquatic Design and Engineering to be Completed: 2018



In early 2007, ALSC Architects, Counsilman Hunsaker, and the City of Spokane Park leaders worked with neighborhood groups to design the new pool at A.M. Cannon Park in West Central Spokane.

Residents elected for the A.M. Cannon Pool to have more splash features and family-friendly amenities than the other five similar facilities being constructed under the same park bond measure.

After the ribbon-cutting ceremony at A.M. Cannon Pool, the neighborhood chairwoman of the West Central Neighborhood Council, waded into the shallow section and commented:

"I find we got everything we wanted and asked for, and a little bit more!"

A.M. Cannon Pool features the following amenities:

8,500 sq. ft. Recreation and Lap Pool

- Six 25-yard lap lanes
- Zero depth entry with water dome and bubblers
- 100 ft. open body flume waterslide
- 90 ft. enclosed body flume waterslide
- Instructional area
- Children's play feature with interactive water features and small run-out waterslide



Awards:

2009 'Mayor's Choice' Award
City of Spokane, WA



Reference:

Mr. Carl Strong
Recreation Supervisor
Spokane Parks and
Recreation Department
810 N. Stone Street
Spokane, WA 99201

Phone: 509.363.5415

Email: cstrong@spokanecity.org

Project Cost: \$3,500,000
Aquatics Cost: \$1,400,000
Date Completed: July 2009

Services Provided:
Master Plan: December 2007
Aquatic Design & Engineering: 2009



Coeur D Alene Park
2195 W. 2nd Ave.
(W. 4th Ave. & S. Chestnut)
Date Completed:
August 2008



Thorton Murphy Park
3105 E. 27th Ave.
Date Completed:
August 2008



Chief Gary Park
2515 E Sinto Ave.
(Mission Ave & Cook St.)
Date Completed:
August 2008



Audubon Park
3405 N. Milton Ave.
(W. Northwest Blvd. & N. Audubon)
Date Completed:
September 2008



Friendship Park
631 E. Greta
(Greta Ave. & Standard St.)
Date Completed:
September 2008

In 2007, Counsilman-Hunsaker completed an Aquatic Master Plan for the City of Spokane in association with a local Architect, ALSC. The master plan identified community swimming pools that had reached physical and functional obsolescence, and highlighted a need to provide aquatic experiences to newly developed and underserved neighborhoods.

Pleased with the results from the Master Plan, Counsilman-Hunsaker was awarded the title of lead aquatic designer for the new construction of all seven city community swimming pools, and the addition of 11 new park splash pads, some of which have replaced obsolete, unmanaged park wading pools.

Local landscape architects, David Evans and Associates, along with Counsilman Hunsaker, conducted multiple community meetings and elementary school outreach, to make sure that each splash pad was designed to meet individual neighborhood's needs and desires. The splash pads were designed to allow for interactive water features to be rotated and/or replaced from one splash pad to another in the future.

The splash pad project was completed in two construction phases. Each phase was competitively bid through a public bid process. The construction cost of the entire splashpad project was delivered below the projected cost estimate outlined in the Master Plan assessment.

Awards:
2009 'Mayor's Choice' Award
City of Spokane, WA



Reference:
Mr. Carl Strong
Recreation Supervisor
Spokane Parks and
Recreation Department
810 N. Stone Street
Spokane, WA 99201

Phone: 509.363.5415
Email: cstrong@spokanecity.org

Total Project Cost Splashpads: \$3,000,000
Aquatics Cost: \$1,500,000

Services Provided:
Master Plan: December 2007
Aquatic Design & Engineering



In 2007, the City of Spokane, Washington, retained the team of Counsillman-Hunsaker and ALSC Architects to prepare construction documents for the replacement of the 70-year-old Witter 50-meter pool. The result is a new modern deck-level gutter pool (home to the Spokane City Swim Team) capable of hosting the state's northwestern area summer swim leagues.

The major challenge at this site (adjacent to a tributary of the Spokane River) was to determine the exact orientation of the new pool and the positioning of the new bathhouse to accommodate an anticipated high volume of visitors. Improvements to parking and pedestrian travel were two of the key focus points for city staff while the neighborhood groups were concerned about the swim team's downtime.

Numerous neighborhood meetings took place and the design solution included the reuse of the existing building to accommodate the pool mechanical systems, which enabled more funds to be applied to additional water areas, including a recreation pool for swim lessons and children's water fun.

Witter Pool features the following amenities:

12,350 sq. ft. Competition Pool

- Eight 50-meter lap lanes with two 1-meter diving boards
- Twenty-one 25-yard lap lanes
- 30-meter waterpolo course
- Instructional area

2,350 sq. ft. Recreational Pool

- Three 60' lap lanes, waterslide, and zero depth entry with geysers



Awards:
2009 'Mayor's Choice' Award
City of Spokane, WA

Reference:
Mr. Carl Strong
Recreation Supervisor
Spokane Parks and
Recreation Department
810 N. Stone Street
Spokane, WA 99201
Phone: 509.363.5415
Email: cstrong@spokanecity.org
Project Cost: \$5,500,000
Aquatics Cost: \$3,400,000
Date Completed: October 2009
Services Provided:
Master Plan: December 2007
Aquatic Design & Engineering

COMMUNITY & RECREATION CENTERS

ARC Architects is an expert in the design of community and recreation centers. We have designed or programmed more than 60 master plans, feasibility studies and community center designs. Our centers range in size from 3,000 square feet to 56,000 square feet in both new and renovation construction.

Our community and recreation projects include:

Eastside Tacoma Community and Aquatic Center
 Auburn Youth & Community Center
 BEST Gymnasium for Northshore School District
 Bellevue Aquatic Studies
 Bellevue Teen Center
 Birch Bay Community Center Expansion Study
 Burndale Community Center
 Carol Edwards Community Center & Sports Fields
 Centre at Norpoint and Aquatics
 Eastside Terrace Community Center
 Eckstein Community Center
 Firwood Circle Community Center
 Greenlake Community Center and Evans Pool Study
 Hiawatha Community Center Assessment
 Jefferson Park Community Center
 Kent Family Center
 Lacey Community Center
 Loyal Heights Community Center Assessment
 New Holly Community Center
 NE Tacoma Community Center
 Old Redmond Schoolhouse Community Center
 Peter Kirk Pool Renovation
 Port Angeles William Shore Memorial Pool Renovation
 Puyallup Elder Center and Pool
 Queen Anne Community Center Assessment
 Rainier Beach Community Center and Pool
 Redmond Teen Center
 Richland Community Center
 Rosehill Community Center
 Skagit County Community and Aquatics Center Study
 South Park Community Center
 South Bellevue Community Center
 South Whidbey Community Center Study
 Springwood Youth Center
 Suquamish Tribe Fitness and Youth Center
 Tukwila Community Center
 Upper Skagit Tribal Community Center
 Valli Kee Community Center



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- TEAM QUALIFICATIONS
 - PROJECT APPROACH
 - RELEVANT WORK
 - REFERENCES

REFERENCES

COMMUNITY & AQUATIC CENTERS

(ARC References)

Eastside Tacoma Community Center and Pool
Jeremy Woolley - Tacoma Metro Parks
253-305-1031 jeremyw@tacomaparks.com

Rainier Beach Community Center and Pool
David Graves – Seattle Parks and Recreation
206-684-7048 david.graves@seattle.gov

Auburn Community Center
Daryl Faber - Parks and Recreation Director
253-931-3043 dfaber@auburnwa.gov

Rosehill Community Center
Jennifer Berner – Burlington Parks and Recreation Director
360-755-1017 jenniferb@burlingtonwa.gov

AQUATIC CENTERS

(Counsilman-Hunsaker References)

Mr. Carl Strong
Recreation Supervisor
Spokane Parks and Recreation Department
Phone: 509.363.5415

Email: cstrong@spokanecity.org
Master Plan: December 2007
Aquatic Design and Engineering: six new city park pools, two new YMCAs, and the addition of 11 splash pads - 2008 - 2010

Mr. Philip Rodriguez
City Manager
City of Athens
Phone: 903.675.5131
Email: prodriguez@athenstexas.us
Study Completed: January 2017

Ms. Kathy Whitman
Aquatics Manager
Seattle Parks & Recreation Department
Phone: 206.684.7099
Email: Kathy.whitman@seattle.gov
Updated Business Plan Completed: 2009
Aquatic Design & Engineering: 2013
(Rainier Beach Community Center, WA project)

Mr. Don Kearney
Director of Parks and Recreation
(605)-367-8222
Studies Completed: 2001, 2006 and 2013
Aquatic Design and Engineering for Midco Aquatic Center: 2016

Ms. Alyson Elliott
Assistant Township Manager
Cheltenham Township
Phone: 215.887.6200 ext. 110
Email: aelliott@cheltenham-township.org
Audit Completed: March 2017
Study Completed: May 2017