COMMUNITY COLLEGES OF SPOKANE

We bring our clients' stories to life.

SOQ

JULY 13, 2023

ALSC ARCHITECTS

Project No. 2023-514
SFCC Lodge Renovation, 2023
Spokane, Washington

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Project No. 2023-514:
SFCC Lodge Renovation, 2023
Community Colleges of Spokane
3305 West Whistalks Way
Spokane, WA 99205

ALSC ARCHITECTS

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alscarchitects.com

July 13, 2023

Department of Enterprise Services
Engineering & Architectural Services
1500 Jefferson - Olympia, WA 98501

Attn: Gloria Miller, Project Manager

RE: Project No. 2023-514
SFCC Lodge Renovation, 2023
Community Colleges of Spokane
3305 West Whistalks Way
Spokane, WA 99205

Dear Gloria & Selection Committee Members:

Community Colleges of Spokane has played a major role in the education of the region's citizens since 1963. The SFCC Lodge Renovation has become a key part of your mission, to enrich Spokane, Washington by serving educational and cultural needs of communities and residents throughout the service area. This renovated facility has the potential to greatly enhance the education opportunities for students in pursuit of their dreams while returning to the original model of operations where district functions can be in much closer proximity to students and staff. The ability to introduce new programs and expand educational offerings will be an additional benefit that this renovated facility will provide.

Our proposed team is a strategic group of Higher Education planning and design expertise. In addition, the ALSC team offers you recent experience preparing Pre-Design Reports per the Office of Financial Management's (OFM) Pre-design Manual including the following examples:

> Science & Technology Building, Walla Walla Community College
> Washington State Dept. of Agriculture Fruit Tree Certification Lab, Prosser
> Department of Fish & Wildlife Storage & Parking Facility, Spokane Valley
> Spokane Community College Main Building West Wing Renovation Pre-Design Report
> Tri-Cities National Guard Readiness Center Pre-Design Report
> Museum of Arts & Culture Exhibit Hall & Cheney Cowles Center Pre-Design Report

The ALSC team would be honored to collaborate with you on the planning for the SFCC Lodge Renovation project for the Community Colleges of Spokane in support of your mission. We value our longstanding relationship with the State of Washington Department of Enterprise Services, and our team looks forward to the opportunity to discuss how we can collaborate with you to help achieve your goals.

Sincerely

I Dehal

Indy Dehal, AIA
Principal-in-Charge

EXECUTIVE SUMMARY

Sunhawk Hall Study Area, Columbia Basin College

OVERVIEW OF FIRM/HISTORY

ALSC Architects was founded in 1948 with the goal of translating the needs of our clients into beautiful, functional spaces. Our firm has gained local, regional and national recognition for the design of innovative architecture that engages the mind, body, and spirit of the people using the space.

From our office in Spokane, ALSC is primarily involved with design commissions in the Pacific Northwest region. We have also designed projects for our clients throughout the United States and abroad.

Our breadth of experience, diversity of projects, dedication to design excellence, and the comprehensive services we provide give ALSC the proven ability to make every project a success.

PRINCIPAL-BASED DESIGN PROCESS

ALSC's principle-based design process is grounded in over 75 years of translating our clients' physical, functional, aesthetic, and emotional needs into spaces that enhance the human experience. We want to make the world a better place—and we do it methodically, intelligently, and sustainably.

In working with ALSC, you will find that our process is neither arbitrary nor preconceived. We begin by gaining a clear understanding of the needs of our clients. This information becomes a set of "Guiding Principles" that form the foundation for the project.

We believe that the best solutions result from a process that focuses on engagement and collaboration with our clients. We provide the leadership and clear communication to guide the collective team through this process, from initial discussions and conceptual design through completion of construction.

The result of ALSC's principle-based design process is architecture that is an authentic expression of the vision, mission, and culture of our clients.

Areas of Expertise/ Market Area

ALSC's Design Studio is excited about the opportunities that your project presents. With 15+ higher education projects completed by our design team we are experienced in creating a happy, healthy and sustainable living environments that Community Colleges of Spokane will be proud of. The same team who collaborated on those projects is ready to begin working with you immediately and apply the experience gained and lessons learned as we plan for the new SFCC Lodge Renovation Project.

Athletics Leadership Center Lobby
Whitworth University

QUALIFICATIONS
OF KEY PERSONNEL

ALSC ARCHITECTS

Indy Dehal Principal-in-Charge

Troy Bishop Design Principal

Iren Taran Project Manager

Hannah Rouns Interior Designer

Additional Staff as Needed

CONSULTANTS

Jess Stauffenberg
Mechanical Engineer - MSI Engineers

Joel Enevold
Electrical Engineer - MW Engineers

Justin Cook
Structural Engineer - DCI Engineers

Wade Gelhausen
Civil Engineer - DCI Engineers

Michael Terrell
Landscape Architect - MT-LA

Kelly Karmel
LEED - Design Balance

Others If Necessary

Indy Dehal Principal-in-Charge, will lead ALSC's team and the pre-design effort. He will be supported by an experienced team of professionals including Troy Bishop (Design Principal), Iren Taran (Project Manager, and Hannah Rouns (Interior Design). ALSC's staff of 40 provides a depth of resources that will be applied to the project as appropriate.

We are proposing the following consulting engineers and specialists for our team:

- MSI Engineers, Mechanical
- MW Consulting Engineers, Electrical
- DCI Engineers, Structural/Civil
- MT-LA Landscape Architecture
- Design Balance, LEED

Resumes for proposed key personnel are included on the following pages.

Indy Dehal, AIA, ASHE
Principal-in-Charge, ALSC Architects

Indy Dehal's approach to project planning results in the design of buildings that are unique to each client, transcending design fads and creating timeless architecture. He has focused his talents on the planning and design of educational facilities including multiple college and university projects. Specific projects include classroom buildings, laboratories, fitness and athletic facilities for clients including Walla Walla Community College, Washington State University, and Gonzaga University.

Select Featured Projects

Walla Walla Community College:
> Science & Technology Building Pre-Design
> Science & Technology Building Design
> STEM Education & Training Center Project Request Report
> Water & Environmental Center, Phase II
> Campus Master Plan Update

Walla Walla Community College, Clarkston, WA:
> Workforce & Business Development Project Grant Application
> Student Center Remodel/Addition
> Campus Master Plan Update

Walla Walla Community College, Clarkston:
North Idaho College, Coeur d'Alene, ID:
> Meyer Health & Sciences Building (2021)
> Student Wellness & Fitness Center

Washington State University, Richland, WA:
> Ste. Michelle Wine Estates WSU Wine Science Center

Washington State University, Pullman, WA:
> Cougar Football Complex
> Hospital Building Renovation

Gonzaga University, Spokane, WA:
> Hughes Hall Science Center
> PACCAR Center for Applied Science
> Herak Center for Engineering Remodel & Addition
> Volkar Center for Athletic Achievement

Chas Health, Cheney, WA:
> CHAS Health Teaching Center

Paschal Sherman Indian School, Omak:
> K-9 School & Dormitory

Education

> Bachelor of Architecture, 2000
> Washington State University
> Bachelor of Science in Architectural Studies, 2000
> Washington State University

Registrations & certifications

> Architecture: Washington, Montana, Idaho
> ASHE Certified

Troy Bishop
Design Principal, ALSC Architects

Throughout his professional career, Troy Bishop has been involved with all phases of architecture from programming and planning through design and construction. His strong design skills and technical abilities have contributed to the success of projects including educational, health care, science, sports and recreation, hospitality, multi-resident housing and mixed-use facilities. Troy has led the design effort on higher education projects for clients including Washington State University, Columbia Basin College, North Idaho College, Walla Walla Community College, and Whitworth University.

Select Featured Projects

North Idaho College, Coeur d'Alene:
> Meyer Health & Sciences Building
> Christianson Gymnasium Remodel/Addition Feasibility Study

Walla Walla Community College:
> Science & Technology Building Design (2021)
> Student Recreation Facility Feasibility Analysis

Walla Walla Community College, Clarkston:
> Student Recreation Center Remodel/Addition
> Campus Master Plan Update
> Workforce & Business Development Building *

Washington State University, Spokane:
> Spokane Teaching Health Clinic (Design-Build Competition) *

Washington State University, Pullman:
> Baseball Stadium Fundraising Graphics
> Indoor Practice Facility Design Explorations

State of Washington Pre-Design Reports:
> Walla Walla Community College Science & Technology Building
> Dept. of Fish & Wildlife Parking & Storage Facility
> Museum of Arts & Culture Expansion

Kalispel Tribe:
> Northern Quest Resort & Casino Expansion, Airway Heights
> Camas Early Learning Center & Sailish School, Usk

Education

> Bachelor of Architecture, 2003
> Washington State University
> Bachelor of Science in Architectural Studies, 2004
> Washington State University

Registrations

> Architecture: Washington

* Project with previous employer.

Iren Taran
Project Manager/Architect, ALSC Architects

Iren Taran has 15 years of experience working on all aspects of complex, multi-phase projects including research and high-tech facilities. Her educational background includes a Masters of Urban & Regional Planning from Portland State University's Toulan School of Urban Studies & Planning and a Bachelor of Architecture, Cum Laude, from Washington State University's School of Architecture & Construction Management. Her projects have included science and technology facilities at Oregon State Health & Science University, Oregon State University, Humboldt State University, University of Oregon, and Central Oregon Community College.

SELECT FEATURED PROJECTS

Spokane Community College, Spokane:
> Fine & Applied Arts Replacment
> NSC Right of Way Study
> Parking Expansion P2

Mead School District, Mead:
> Mead School District - New Elementary School

Central Oregon Community College
> Science Center

Portland State University:*
> Academic & Student Recreation Center

Oregon Department of Public Safety *
> Standards & Training Public Safety Academy

Humboldt State University *
> Kinesiology & Athletics Facility

State of Oregon:*
> Central Computer Facility

Humboldt State University:*
> Behavioral & Social Science Building

U.S. Department of State:*
> New Embassy Compound

Education

> Masters of Urban & regional Planning, Portland State
> Bachelor of Architecture, Washington State University

Registrations

> Architecture: Washington, Oregpn

* Project with previous employer.

Hannah Rouns, NCIDQ
Interior Designer, ALSC Architects

Hannah Rouns approach to project planning for school centers on creative ways of designer exciting interior spaces which enhance the educational environment for students. With an approach that focuses on a very interactive relationship with her clients. Hannah will work closely with your representatives throughout the educational specifications and design process. Her role also includes selecting and applying materials and finishes which are visually appealing as well as durable and appropriate for the educational environment.

Select Featured Projects

Gonzaga University, Spokane:
> Center For Athletic Achievement
> Baseball Improvements

Spokane Community College, Spokane:
> Student Lair Remodel

Washington State University, Pullman:
> Football Operations
> Pharmacy Relocation

Central Valley School District, Liberty Lake:
> Ridgeline High School
> Selkirk Middle School
> Evergreen Middle School Renovation/Addition
> Barker High School / Early Learning Center
> North Pines Middle School Replacement
> Opportunity Elementary School Renovation/Addition
> Sunrise Elementary School Modernization & Expansion

Cheney School District - Cheney, WA
> Cheney High School
> Windsor Elementary Modernization & Expansion

Spokane Public Schools - Spokane, WA
> Sacajawea Middle School

Helena Public Schools - Helena, MT
> Jim Darcy Elementary

Education

> Bachelor of Arts in Interior Design, 2011, Washington State University

REGISTRATIONS

> National Council for Interior Design Qualifications

Jess Stauffenberg, PE
MSI Engineers, Mechanical

As Principal of Meulink Stauffenberg, Inc., Jess Stauffenberg has championed sustainable design within the firm and on the many projects he oversees. Providing the best possible system solutions for varied client demands, changing conditions and strict budget requirements is his main objective. He enjoys the challenge and takes pride in the finished product – satisfied building occupants.

Select Featured Projects

Wenatchee Valley College:
- Student Residence Hall
- Van Tassell Interior Improvements
- Softball Field Restrooms/Pressbox
- Batjer Hall Renovation/Replacement
- Welding Lab Improvements
- Maintenance Central Receiving

Education

- University of Wyoming, Bachelor of Science in Architectural Engineering, 1996

Registrations

- WA, OR, ID, WY

Joel Enevold, P.E., ESS
MW Engineering, Electrical

Joel Enevold's design experience includes power distribution, power generation, fire alarm, security, telecommunications and low voltage lighting controls. He thoroughly understands the importance of incorporating the needs of each client into an effective and budget-conscious final product that will meet and exceed expectations for years to come.

Select Featured Projects

Wenatchee Valley College:
- Science & Technology Building
-
-

Central Washington University:
- Health Education Building
- Health Sciences Building
-

Washington State University
- Spokane Health Education & Research
- Intercollegiate Center for Nursing

Education

- Washington State University Bachelor of Arts, Business, 2003
- Eastern Washington University Bachelor of Science, Electrical Engineering, 2008

Registrations & CERTIFICATIONS

- CA 19557
- WA 55377
- BICSI Electronic Safety and
- Security Designer 2012

Justin Cook, PE, SE,
DCI Engineers, Structural

Justin Cook has been an integral team member on many projects, both large and small, for colleges and universities throughout the Northwest including: Washington State University (WSU), Gonzaga University, and Whitworth University. He has experience as a conventional consultant as well as a design build team member. Justin is an innovative designer, who puts a high priority on value engineering, meeting deadlines and prompt responsiveness during construction. Justin's design expertise and experience on area college campuses makes him familiar with the quality standards of campus departments.

Select Featured Projects

North Idaho College:
- Student Recreation & Wellness Center
- Meyer Health Sciences Expansion

Gonzaga University:
- Mccarthey Athletic Center
- Volkar Center for Athletic Achievement

University of Idaho:
- Lionel Hampton School of Music Renovation

Washington State University:
- Martin Stadium Expansion
- Football Operations Building
- Chief Joseph Village Apartments
- Global Scholars Residence Hall
- Jordan Schnitzer Museum of Art
- Terre View Research Facility
- John J Hemmingson Center
- Myrtle Woldson Performing Arts Center
- Integrated Science & Engineering

Education

- B.S., Civil Engineering, University of Idaho, 1996

Registrations

- Civil & Structural: WA, ID, OR

Wade Gelhausen, PE
DCI Engineers, Civil

Much of Wade's higher education project expertise has been working with project teams and universities for the construction of new buildings constructed in occupied campus settings. This experience is key in forming a design perspective that considers construction phasing, staging, and contractor traffic in addition to the ultimate desired civil design. Wade's expertise gives him an understanding of the importance of bringing together the campus aesthetics, pedestrian, bicycle and transportation movements, and accessibility (ADA), such that all can coexist together in a safe campus environment.

Select Featured Projects

Spokane Falls Community College:
> Early Learning Center

North Idaho College:
> Student Recreation & Wellness Center
> Meyer Health Sciences Expansion

Gonzaga University:
> Integrated Science & Engineering
> Regional Health Partnership
> Myrtle Woldson Performing Arts Center
> John J Hemmingson Center
> Jesuit Residence

University of Idaho:
> Dan O'Brian Track and Field Renovation

Washington State University:
> Terre View Research Facility
> Jordan Schnitzer Museum of Art
> Teaching Health Clinic

Education

> Bachelor of Science Civil Engineering, Gonzaga University, 1997

Registrations

> Civil: WA, ID

Michael Terrell, PLA, ASLA
MTLA, Landscape

Mike is the Principal and Founder of MT-LA. He has over thirty years of landscape architecture and planning experience working on projects for municipal governments, parks departments, universities, school districts and private developers. Through the years, Mike has designed, managed, and coordinated construction on a wide range of projects. His skills include site master planning from evaluation of existing conditions to detailing public spaces, recreation facilities and trail systems.

Select Featured Projects

Community Colleges of Spokane:
> SFCC Parking Lot 13
> SCC Campus Landscape Master Plan
> SCC Parking Lot Expansion
> SCC Main Building
> SCC Veteran's Memorial

Columbia Basin College:
> Atrium
> Wortman Medical Science Center

Walla Walla Community College:
> Student Recreation Center
> Workforce and Business Development Center
> Student Activity Center

Eastern Washington University:
> Climate Resiliency Landscape Master Plan
> Children's Center Safety Surfacing Replacement
> Dressler Sport Courts
> Palouse Prairie Master Plan
> President's Residence
> Play Field Irrigation
> Waste Water Reuse Plan

Education

> Bachelor in Landscape Architecture, University of Idaho, 1986

Registrations

> Landscape Architect: WA, ID, OR

Kelly Karmel, AIA
Design Balance, LEED

Kelly Karmel is the Founder and Principal Sustainable Design Specialist for Design Balance LLC. She started the firm in 1996 after 12 years in the design field to work toward preserving and restoring the natural environment while creating high-performance buildings for her clients.

Kelly's role as Principal LEED consultant includes facilitating the design and construction team to include LEED requirements and other sustainable design strategies. She has worked as a LEED Consultant with ALSC Architects on many projects that successfully achieved their LEED Certification goals. She is a highly skilled manager and facilitator and all of her staff are LEED Accredited professionals.

Select Featured Projects

Gonzaga University:
> Center For Athletic Achievement

University of Montana:
> Gilkey Center for Executive Education

Eastern Washington University:
> Hargreaves Hall Renovation/ Addition,

Whitworth University:
> North Residence Hall

Education

> Bachelor of Science, 1979, Civil Engineering, Stanford University
> Masters in Architecture, 1985, University of Colorado

Registrations & CERTIFICATIONS

> Architecture: Colorado
> LEED AP BD+C
> Leed Proven Provider
> Living Building Challenge Ambassador

RELEVANT EXPERIENCE

Higher Education Expertise

ALSC Architects has current, relevant experience in the planning and design of Higher Education facilities. This experience has been successfully applied to projects for colleges and universities throughout the region including:

- Columbia Basin College
- Eastern Washington University
- Gonzaga University, Spokane
- North Idaho College
- Spokane Community College
- Spokane Falls Community College
- University of Idaho
- Walla Walla Community College
- Walla Walla Community College, Clarkston Campus
- Washington State University, Pullman
- Washington State University, Spokane
- Washington State University, Tri-Cities
- Whitworth University

RELEVANT EXPERIENCE **CONTINUED**

ALSC Architects has extensive experience with higher education facilities, working on over 25 projects with similar scope.

Select Pre-Design Reports

Walla Walla Community College
> STEM Education & Training Center, Program & Project Request Report
> Science & Technology Building Pre-Design

Spokane Falls Community College
> Fine & Applied Arts Pre-Design

Spokane Community College
> Main Building West Wing Renovation Pre-Design

Univeristy of Idaho
> Lionel Hampton School of Music Pre-Design

Eastern Washington University
> Roos Stadium Renovation Pre-Design

Columbia Basin College
> Student Recreation Center Pre-Design

Whitworth University
> Event Center Pre-Design

Northwest Museum of Arts & Culture
> Exhibit Hall & Cheney Cowles Center Pre-Design

Mt Spokane Ski & Snowboard Park
> Guest Services Building Pre-Design

Washington Air National Guard
> Tri-Cities Readiness Center Pre-Design

Washington State Dept. of Agriculture
> Fruit Tree Certification Lab Pre-Design

Washington State Dept. of Fish & Wildlife
> Storage & Parking Facility Pre-Design

Science & Technology Building

Walla Walla Community College - Walla Walla, WA

The Science & Technology Building provides science labs, classrooms and informal student study spaces to serve the College's programs in physics, earth science, inorganic chemistry, organic chemistry and math. These programs, in turn, support academic and professional-technical programs across campus.

The 16,044 square foot facility is designed to support best pedagogical practices in STEM education, providing space and technology to support active learning, interdisciplinary collaboration, and teamwork – greatly enhancing student engagement and success. The proximity of labs to classrooms and student study spaces will increase the opportunities for project-based learning. The new building will enable the College to meet its goal of preparing students to transfer to state universities and training students for high wage, high demand occupations. It will have a huge impact in relation to its modest size and cost.

The new building is sited at a highly visible location that promotes student understanding of the career pathways opened through these programs. The facility will contribute to student recruitment and retention, encouraging students to enroll and complete their education.

Project Goals:

> Flexible spaces to study and collaborate.
> Easily adapt to program change.
> Program Exposure - transparency into the building.
> Spatial program and qualities allow for a variety of conversations.
> Collaboration - Student-centered spaces are highly visible.
> Ties in with existing building and campus.
> Enhances the function of the existing plaza to engage students.
> Safety - best practices for experimental environments.

PROJECT DETAILS:

Size:
16,044 SF

Original Budget:
$7,416,226

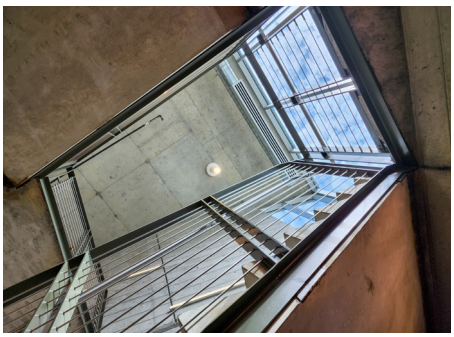
Low Bid:
$8,724,000 (June 2021)

Final Cost:
N/A (construction underway)

Date:
Scheduled for completion in 2022

Delivery Method:
Design-Bid-Build

Contact:
Shane Loper, Executive Director
Facilities & Capital Projects
Walla Walla Community College
shane.loper@wwcc.edu
509.527.4571



Meyer Health & Sciences Building

North Idaho College - Coeur d'Alene, ID

The Meyer Science Program is recognized regionally for developing well rounded students prepared to continue their educations at top programs in Idaho, Washington, and Montana. This expansion enhances an already high-level facility by opening exposure into instruction spaces and showcasing what is taught in Biology, Botany, Medical Lab Technology and Nursing.

An enlarged central instruction space, the 'think tank', allows for large State-wide science conferences to be held alongside Lake Coeur d'Alene.

Project Goals:

> Science on display.
> Learning happens everywhere.
> Maximize the asset.
> Campus connection.
> Eye on the future of science.

PROJECT DETAILS:

Size:
20,000 SF

Original Budget:
$7,389,694

Low Bid:
$7,587,000 (March 2021)

Final Cost:
$7,600,251

Date:
August 2022

Delivery Method:
Design-Bid-Build

Contact:
Chris Martin, VP of Business Affairs
North Idaho College
camartin@nic.edu
208.769.3342

Ste. Michelle Wine Estates WSU Wine Science Center

Washington State University - Richland, WA

This new $23 million research and teaching facility is located at Washington State University's Tri-Cities campus in Richland.

The 39,300 square foot facility includes a research and teaching winery, state-of-the-art research laboratories, classrooms, conference rooms and a regional and international wine library.

A dramatic central lobby provides views of the research winery floor and outdoors toward the Columbia River and the WSU Tri-Cities campus. The glass lobby opens to exterior landscaped plazas on each side of the building.

Geared toward research and education, the center is designed to further Washington's regional and global wine industry prominence and enhance wine grape research also being done in Pullman and Prosser. It is one of the most technologically advanced wine research centers in the world and trains wine makers and viticulturists through their bachelor's and master's degrees in addition to the doctorate level. The fermentation floor contains 192 sixty-gallon fermentation tanks to support research activities.

PROJECT DETAILS:

Size:
39,300 SF

Original Budget:
$23,000,000

Actual Cost:
$23,000,000

Date:
January 2015

Delivery Method:
Design-Build

Contact:
Olivia Yang
Associate VP For Facilities Services
Washington State University
olivia.yang@wsu.edu
509.335.5571

Fruit Tree Certification & Nematode Research Lab

Washington State Dept. of Agriculture - Prosser, WA

ALSC completed a Pre-Design study for this Fruit Tree Certification and Nematode Research Laboratory, which shares a campus with Washington State University in Prosser, Washington. The facility supports Washington's tree growing and nursery community, ensuring that fruit and vegetables are certifiable to distribute internationally. With an interest in feeding the world, the organization analyzes food at the microscopic level looking for positive and negative nematodes in tree specimens, soil and individual foods.

The methodology the researchers use is demonstrated in the planning and shape of the architecture. Adequate distances between various lab processes to decrease contamination resulted in three separate wings, with one distinct lab per wing. At the hub of the three wings is where collaboration occurs, in an open office and small group spaces.

The overall building design respects the utilitarian neighboring greenhouses and storage buildings while displaying the high level of precision processes that occur within and around the lab.

PROJECT DETAILS:

Size:
6,000 SF

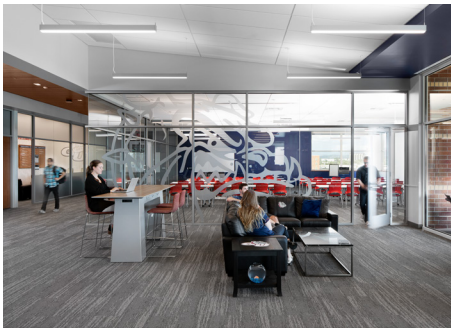
Estimated Cost:
$2,500,000

Actual Cost:
N/A

Date:
Pre-Design, July 2020

Delivery Method:
TBD

Contact:
Dave Hickman, Project Manager
State of Washington
Dept. of Enterprise Services
david.hickman@des.wa.gov
360.407.7950



Volkar Center for Athletic Achievement

Gonzaga University - Spokane, WA

The 51,240 square foot Volkar Center for Athletic Achievement was designed to help Gonzaga University's student athletes succeed in competition, in the classroom and in the community. The new building infills space between three existing buildings to provide Gonzaga's student athletes with facilities and support services reflective of the University's elite status in the NCAA community.

Located on the third floor of Volkar Center, the Rian G. Oliver Student Athlete Enrichment Center provides a centralized location for services previously housed in several cramped locations throughout campus. The Center includes study rooms, labs and classrooms designed to accommodate multiple learning styles. Classrooms and supporting study spaces are equipped for video conferencing; break-out and huddle spaces provide additional collaboration opportunities.

The focus of the interior design is on the vibrant brand of Gonzaga Athletics; visible from many spaces within Volkar Center. Maximizing the Student Athlete Enrichment Center's connection to its beautiful exterior context is another key interior design element. The south-facing roof deck patio features stunning 180-degree views of downtown Spokane and Gonzaga's lower campus to the south.

PROJECT DETAILS:

Size:
51,240 SF

Estimated Cost:
$24,000,000

Actual Cost:
$24,000,000

Date:
April 2018

Delivery Method:
GC/CM

Contact:
Chris Standiford
Athletic Director
Gonzaga University
standiford@athletics.gonzaga.edu
509.313.4210

Nursing Simulation Suite & Respiratory Care Expansion

Spokane Community College - Spokane, WA

Nursing Simulation Suite (top photo): Existing space in Building 16 at Spokane Community College was remodeled to house new nursing simulation suites and observation rooms. Manikins are used in the suites, which mimic hospital rooms. Each suite adjoins an observation room with one-way glass. Students and instructors in the observation room can watch nursing students deal with a variety of simulations while controlling the manikin. Obstetric, pediatric and a variety of other medical and surgical simulations are part of the school's curriculum. The realistic simulation environment allows students to see things they may not otherwise observe in the clinical environment.

Respiratory Care Expansion (photo to left): Space within Building 8 at Spokane Community College was remodeled to accommodate the College's expanding Respiratory Care Program. Included are two simulation rooms, classroom and lab space, control room and storage. Existing lab tables were modified to allow for reuse in the remodeled space, and medical gases were extended to the expanded area.

PROJECT DETAILS:

Size:
3,100 SF

Original Budget:
$392,179

Actual Cost:
$562,787 (includes owner-changes)

Date:
Completed 2018

Delivery Method:
Design-Bid-Build

Contact:
Clinton Brown
Director of Capital Construction
Spokane Community College
clinton.brown@ccs.spokane.edu
509.533.8699

Science & Technology Building, Walla Walla Community College

VALUE ENGINEERING
AND CONSTRICTABILITY

As per the State of Washington Office of Financial Management, "the intent of the life cycle cost model is to provide comparable economic information for decision makers to consider when choosing among facility alternatives. Life cycle cost analysis (LCCA) is a projection of initial and ongoing costs of ownership or leasing and operations for a facility or site over its useful life. It is usually one of many factors considered when making a decision to proceed with a facilities project. Other factors often include the business need, availability of funding, schedule constraints, jurisdictional and community interests."

The State of Washington Pre-Design Manual (2019-2021 biennium) outlines the procedures for incorporating Life Cycle Cost Analysis in all Pre-Design Reports, using OFM's Life Cycle Cost Model which provides a standard methodology and set of assumptions for all capital projects.

OFM's Life Cycle Cost Tool (LCCT) is used for the design of facilities with an area of 5,000 square feet or greater to demonstrate how the building design contributes to energy efficiency and conservation.

The DES Energy Program's Energy Life Cycle Cost Analysis (ELCCA) is required for projects over 25,000 square feet. This tool evaluates energy-using systems such as heating, cooling, lighting, building envelope and domestic hot water.

Our team recently completed a Life Cost Analysis at Walla Walla Community College for the new Science & Technology Building (see rendering above). ALSC Architects and MSI Engineers worked collaboratively to explore alternates and compare them to the Baseline design. This study tool allowed us to generate the BEST outcome for the project. Below is the Executive Report from that submission to OFM.

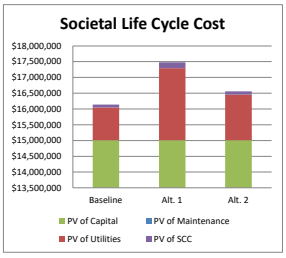
Project Information	
Project:	
Address:	520 Campus Loop, Main Building D, Walla Walla , 99362-9270
Company:	ALSC Architects
Contact:	Indy Dehal
Contact Phone:	509.838.8568
Contact Email:	idehal@alscarchitects.com

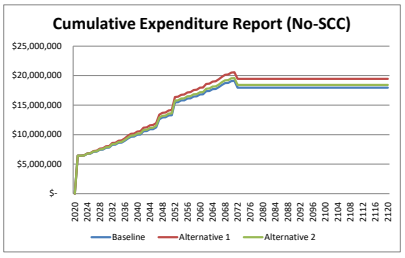
Key Analysis Variables		Building Characteristics	
Study Period (years)	52	Gross (Sq.Ft)	16,097
Nominal Discount Rate	3.14%	Useable (Sq.Ft)	10,836
Maintenance Escalation	1.00%	Space Efficiency	67.3%
Zero Year (Current Year)	2020	Project Phase	0
Construction Years	2	Building Type	0

Life Cycle Cost Analysis	BEST		
Alternative	Baseline	Alt. 1	Alt. 2
Energy Use Intenstity (kBtu/sq.ft)	82.6	169.7	80.3
1st Construction Costs	$ 6,391,771	$ 6,391,771	$ 6,391,771
PV of Capital Costs	$ 15,007,937	$ 15,007,937	$ 15,007,937
PV of Maintenance Costs	$ -	$ -	$ -
PV of Utility Costs	$ 1,035,713	$ 2,285,973	$ 1,446,904
Total Life Cycle Cost (LCC)	**$ 16,043,650**	**$ 17,293,910**	**$ 16,454,842**
Net Present Savings (NPS)	**N/A**	**$ (1,250,260)**	**$ (411,192)**

Societal LCC takes into consideration the social cost of carbon dioxide emissions caused by operational energy consumption

(GHG) Social Life Cycle Cost	BEST		
GHG Impact from Utility Consumption	Baseline	Alt. 1	Alt. 2
Tons of CO2e over Study Period	1,290	2,433	1,404
% CO2e Reduction vs. Baseline	N/A	-89%	-5%
Present Social Cost of Carbon (SCC)	$ 98,173	$ 185,561	$ 106,615
Total LCC with SCC	**$ 16,141,823**	**$ 17,479,471**	**$ 16,561,457**
NPS with SCC	**N/A**	**$ (1,337,648)**	**$ (419,634)**





Baseline Short Description
Current Building Design
Alternative 1 Short Description
Code Minimum Building
Alternative 2 Short Description
Heating and Cooling Plant are air-to-water Heat Pumps (in lieu of gas-fired boilers & water cooled chillers)

SUSTAINABLE DESIGN EXPERIENCE

We understand that this project will be designed to achieve a minimum LEED Silver Certification. Designing for LEED certification can sometimes be synonymous to being costly and cumbersome. By being proactive, we will design a building that is functional, economical and sustainable. Our approach is three-fold: early implementation is key, collaborate with the entire team (Community Colleges of Spokane, DES and A/E team) to identify key targets early, and monitoring and adjusting these targets often. Our goal is to provide high-quality service to our clients in using sustainable design as a driver for better financial performance, human comfort, and environmental restoration.

Minimizing environmental impact, creating healthy indoor environments, reducing operating costs and maximizing resource efficiency is integral to ALSC's design process. Our approach to sustainability enables us to achieve the desired result - whether it is LEED Silver Certification, addressing the Washington Sustainable Schools Protocol (WSSP) or simply meeting a client's goal in terms of energy conservation.

ALSC is committed to designing **high performance buildings** – the highest performing building that fits within the budget. The single best way to provide sustainable, energy efficient buildings in a cost-effective manner is to establish project goals early, followed by ongoing reviews. We have incorporated the use of building performance modeling software (cove.tool) into our process to facilitate that commitment by:

- Providing a universal platform around which all members of the design and ownership team can gather, collaborate, and understand implications on a building's energy performance.
- Assisting with analyzing a project's energy use and benchmarking goals.
- Studying and optimizing daylighting levels.
- Automating evaluation of various design options, optimizing cost vs. energy performance to assist in decision-making.

We strive to learn and push ourselves to embrace new ways of achieving higher-performing designs, and we are excited to take you on that journey with us. Select LEED projects designed by ALSC include the following:

LEED Gold

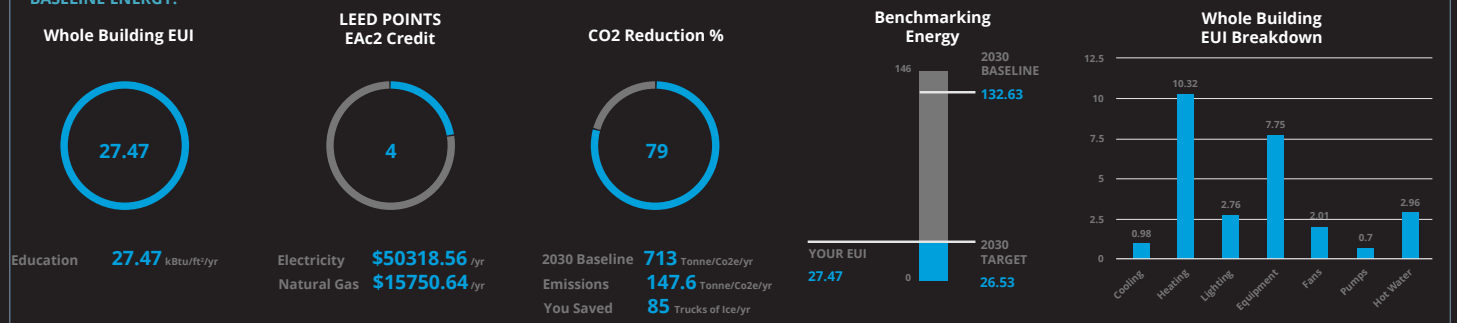
- PACCAR Center for Applied Science, Gonzaga University
- Center for Water & Environmental Studies Ph. 2, Walla Walla Community College
- Fairchild Air Force Base Fitness Center
- North Spokane YMCA/YWCA
- Inland Power & Light Headquarters, Spokane

LEED Silver

- Science & Technology Building, Walla Walla Community College (designed to achieve LEED Silver Certification)
- Ste. Michelle Wine Estates WSU Wine Science Center, Richland, WA
- Center for Water & Environmental Studies Ph. 1, Walla Walla Community College
- Volkar Center for Athletic Achievement, Gonzaga University
- Snyamncut Hall Dormitory, Eastern Washington University
- Cougar Football Complex, Washington State University
- Spokane Convention Center Expansion
- Central Spokane YMCA/YWCA
- Minot Air Force Base Dormitory
- Westview Elementary School, Spokane

ENERGY ANALYSIS EXAMPLE: Sacajawea Middle School (cove.tool)

BASELINE ENERGY:



COOLING:
Your cooling load is not dominating your energy use. This is because your HDD are higher than your CDD days.

HEATING:
Your heating load is dominating your energy use. This is because your HDD are higher than your CDD days. You can reduce your heating load by facade, HVAC system, or reducing infiltration.

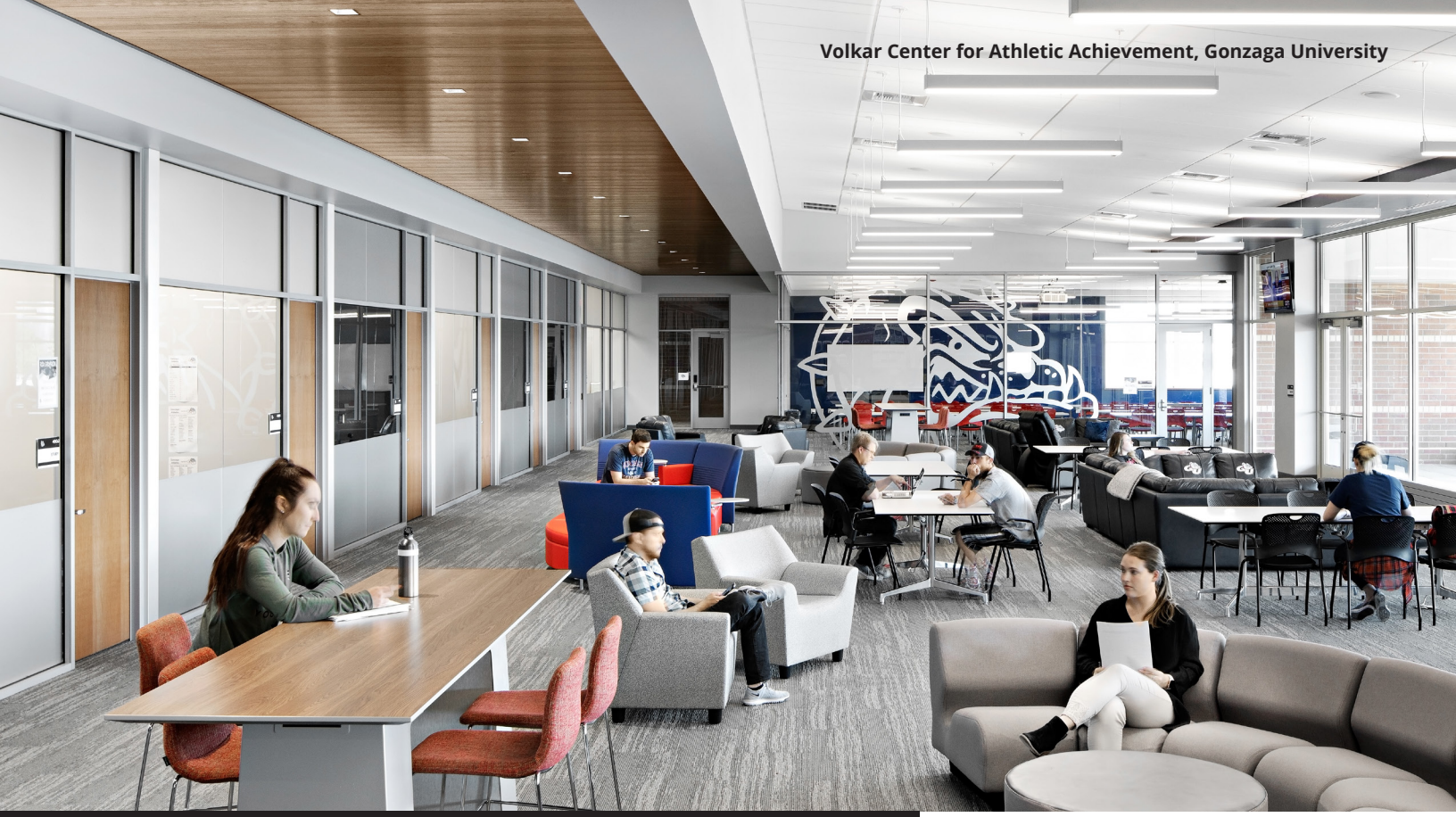
LIGHTING:
Your lighting load contributes to 10.05% of the total EUI. You can reduce your lighting load by reducing your lighting power density and having daylight and occupancy sensors in the Engineering Inputs.

EQUIPMENT:
Your equipment load contributes to 28.22% of the total EUI. You can reduce your equipment load by reducing your appliance power density in the Engineering Inputs.

HOT WATER:
Your hot water load contributes to 10.78% of the total EUI. You can reduce your hot water load by reducing your domestic hot water demand and using a more efficient hot water generation system in Engineering Inputs.

FANS:
Your fan load contributes to 7.32% of the total EUI. You can reduce your fan energy by switching your fan flow control accordingly in the Engineering Inputs.

PUMPS:
Your pump load contributes to 2.55% of the total EUI. You can reduce your pump energy by adjusting pump control for cooling/heating in the Engineering Inputs.



Volkar Center for Athletic Achievement, Gonzaga University

PAST PERFORMANCE

Pre-Design for the SFCC Lodge Renovation will be developed per the Office of Financial Management's (OFM) Pre-Design Manual for submission by Community Colleges of Spokane to the State Board of Community and Technical Colleges (SBCTC) and OFM.

ALSC Architects is well positioned to provide Spokane Falls Community College and the State of Washington with pre-design as well as complete design services for this project. The following information addresses our approach to working with you on the initial Pre-Design phase of this project.

Achieving The Best Outcome

ALSC's work process is highly interactive. We will invite your representatives to engage in the design process as much as possible, because we believe that the best outcome results when decision-makers are well-informed, active participants. The success of this integrated approach hinges on the right combination of talent and character. ALSC aspires to a work ethic that is genuinely collaborative; it is our job to lead the process with expertise rather than personality, to facilitate rather than dominate, to balance artistry with utility, and to listen carefully—asking the right questions of the right people at the right time. We we have demonstrated these traits on recent projects for clients including Walla Walla Community College, Columbia Basin College, Spokane Falls Community College, and Spokane Community College.

New technology and changing pedagogies are influencing how to best teach a generation of learners who have never known a world without smartphones or tablets. ALSC will be your partner in renovating the SFCC Lodge and addresses your unique needs and plans for the future. By understanding today's students and envisioning how learning will continue to evolve, we will shape the structure and spaces that support new teaching methods and evolving educational missions.

There are several significant trends impacting the design and function of today's classrooms. We plan to discuss and explore the following trends with you:

- A generation of students who learn and communicate differently from previous generations.
- Integrated technology in classrooms, teaching labs, and other student spaces.
- Redesigned course delivery that includes a blend of in-person and online experiences.
- Recognition of the value of small group work where students learn from and support each other.
- Intentional learning, in which students become advocates of their own education.
- The need to equip students to enter a competitive workforce with broad-based skills, adaptability and critical thinking acquired through a high-quality educational experience.

Fine & Applied Arts Building Student Commons,
Spokane Falls Community College

Original Insights/Opportunities

Belief in gaining a complete and thorough understanding of our clients, their operations and context is a hallmark of ALSC. We will dive deep into research on the Spokane community and the history and traditions that make it unique.

We understand that this project has limited funds. ALSC will work to establish target values (TVD) during the Pre-Design phase. This will aid the team in making real-time decisions as we develop an area summary for the project.

Another opportunity and challenge will be to work with multiple stakeholders. ALSC has extensive experience working to build consensus and providing incredible outcomes.

Project Kick-Off

It is critical that the Lodge Renovation project begins on solid ground. ALSC has provided Pre-Design Services on multiple projects for the State of Washington following the OFM Pre-Design Manual as well as other public and private clients - we understand the process!

Prior to the start of the project, we will interface with project leaders to identify the core stakeholders, the steering committee, and leadership structure for the project. A project schedule and communication plan will be created to ensure communication flows smoothly. A kick-off meeting with the steering committee will be held to get background information on the project, establish goals and priorities (through project visioning), review schedule and budget targets, and thoroughly catalog requirements for achieving the desired outcome.

ALSC's pre-design effort will include an investigation of the proposed site(s), development of space programming information, analysis of alternatives, cost estimating including verification of maximum allowable design and construction costs. With this information in hand, we will focus our efforts to deliver on your goals and mission efficiently.

Workshop Sessions

The ALSC team will use highly engaging and interactive workshop-style meetings that provide the most open, inclusive and responsive approach for gaining input, facilitating agreement and making timely progress for the project. We anticipate meeting with a variety of stakeholder groups, including WVC leadership, key staff, and students to understand the potential users of the SFCC Lodge Building.

Additional Project Phases

We are excited about the opportunity to continue providing architectural services as this project moves forward into design, construction documents, bidding, and construction phases.

The following information addresses our approach to working with you to complete the remaining design and construction phases of the project.

Scematic Design: Our team will begin regular coordination meetings at the outset of Schematic Design. As the site and building planning come together, we will prepare schematic system diagrams and detailed narratives describing all of the building's components. This information is vital to the ultimate.

Spokane Community College Student Lair

Design Development: During the Design Development phase we will meet with you every 2-3 weeks to review refinements to the project design. During this phase we continue to refine the design and update the cost estimate information. We will also apply a well-coordinated effort to detect any physical conflicts between project components.

This is where the use of Revit ® integrated software provides great value. Clash detection software identifies conflicts early, allowing design adjustments to be made in real time and tracking any changes throughout the project.

ALSC's best practices include vigilant cost monitoring and value engineering throughout Design Development, which guides decision-making related to the selection of materials, details and systems. At the conclusion of this phase, a Design Development Report will be prepared. This document will summarize and compare the Design Development document set to the Schematic Design set and the program requirements, noting any deviations.

Construction Documents: During this phase we will complete the drawings and specifications that will be used to construct the project. Typical review milestones occur at 50%, 75% and 95% document completion stages.

These review sessions follow the "page turn" format, as the information to be reviewed and approved becomes much more technical. Our QC measures in this phase ramp up to meet the fast pace of the detailed information being produced. We utilize time-tested, proprietary standard construction details for the majority of our assemblies in order to maintain quality while minimizing risk. We also maintain an updated Masterspec® library as the basis for our specifications, making sure that every specification written is based on current products and availability.

As one of the largest firms in the region, ALSC's practice affords us the ability to have senior level staff members that are not working on a project provide "cold eye" quality reviews of drawings and specifications at each milestone. Detailed cost estimates are also updated at each of these milestones to ensure that on bid day we meet our goal of our estimate being 5% above the low bidder. We also work closely with local Building Officials to ensure that our documents are fully code compliant during the building permit plan review process.

Final drawings are then plotted and then checked against our standard document checklists to make sure plotting settings are correct, all layers are set correctly for each drawing, and that final coordination with all consultants has been completed. After this final review is completed, the documents are issued for bidding and construction.

Student Wellness & Recreation Center, North Idaho College

Bidding & Construction Phases: With the documents completed, our emphasis shifts to working with bidders and ultimately the selected contractor in answering questions and issuing supplemental clarifications as needed to make sure the intent of the documents is followed.

We will visit the construction site at agreed upon intervals and report on any deviations we observe from the standards and quality defined by the documents. We will make sure that the contractor is diligent in red-lining an as-built record set in real time, as this information is critical for the long-term operation and maintenance of the facility. We provide an extensive review of shop drawings, submittals, Operations & Maintenance manuals and warranties so that compliance with requirements is met. We also perform a highly detailed punch list walk-through at project closeout as the final check for compliance.

ALSC's Project Manager, Iren Taran, will lead this construction supervision effort with oversight from Indy Dehal, ALSC's Principal-in-Charge. This effort will also include ALSC team members Troy Bishop and Hannah Rouns, as well as our consultants, from time-to-time. As Project Manager, Iren is the ideal choice to lead this phase due to her in-depth knowledge of the document contents and consultant coordination.

We appreciate your consideration of the ALSC team for your SFCC Lodge Renovation. We would be honored by the opportunity to collaborate with you on the planning, design, and construction of this project!

DIVERSE BUSINESS INCLUSION STRATEGIES

ALSC Architects' Diverse Business Inclusion Plan was adopted in October of 2011. We are committed to attainment of the Washington State Department of Enterprise Services Diverse Business goals and the outreach strategy outlined in our plan. ALSC's Principals, senior leadership and staff believe that diverse businesses including small business, micro-business, mini-business, minority owned business (MBE), women owned business (WBE) and veteran owned businesses are an integral part of our community and economy. We accept the challenge of increasing contracting opportunities through outreach, opportunity and inclusion.

Mission

The mission of our Diverse Business Outreach Plan is to 1) Use consistent practices that are aligned with and supportive of the goals and objectives of ALSC Architects' Diverse Business Outreach Plan and Chapter 39.19 RCW and 2) Meet or exceed Washington State DES goals whenever possible.

Responsible Party

Rustin Hall, Principal, is responsible for managing and overseeing ALSC's Diverse Business Inclusion Plan. He also works one-on-one with diverse business consultants to monitor their services from a QA/QC perspective to ensure that services rendered are consistent with ALSC standards.

Education & Training Program

Our Outreach Plan is accessible to all employees via our Intranet. We review diverse business inclusion goals and policies with staff members at in-house Professional Development Meetings. Our training program includes training project managers to use the State OMWBE directory when seeking consultants for proposals.

Participation in Outreach Events

Active networking is an effective means of making initial contacts with diverse business subconsultants. We participate in networking events including AIA, OneAEC, Greater Spokane Incorporated, and the West Plains Chamber of Commerce. These events tend to draw the community-minded firms we seek to hire, and diverse business subconsultants often participate in these events.

Project Specific Outreach

Project-specific outreach involves direct contact with firms that possess the experience, knowledge, and skills needed to perform the work. We regularly request information and qualifications from diverse business firms registered with the State of Washington in order to remain current with their latest project experience and specialized training. We maintain an electronic database of this information.

Procedures to Provide Assistance

Our procedures for one-on-one assistance to diverse business subconsultants includes inviting interested firms to present their qualifications to ALSC Principals and Project Managers. We also ask subconsulting firms to submit their qualifications for specific projects that require their area of expertise.

Diverse Business Subconsulting Mentoring Program

Our mentoring effort includes direct monitoring of subconsultants and immediate feedback during work in progress. We have high expectations and have found that this process of real-time communication results in improved performance for all team members. Our reporting process allows us to maintain records of performance of consulting firms for reference when making firm selections on future projects.

Actions to Develop Subcontract Requirements

The actions taken by ALSC to develop subcontract requirements to the beneficial involvement of diverse businesses include producing an listing of tasks for the entire project that are broken down by discipline and by phase of work. This task list clarifies roles, responsibilities and accountability of all parties. With project scope and sequence established, we produce a detailed schedule that includes all project milestones and identifies prioritized critical path elements.

How We Monitor Progress

ALSC conducts an annual review of contracting and procurement documents, policies and practices which may hinder or create barriers to successful implementation of the Diverse Business Outreach Plan. We track percentage of diverse business subconsultant participation in ALSC contracts throughout the year, and regularly monitor and report participation rates.

ARCHITECT - ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

Project No. 2023-514

PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2A. FIRM (Or Branch Office) NAME **ALSC Architects, P.S**	3. YEAR ESTABLISHED **1973**
	4. DUNS NUMBER **05-305-7634**
2B. STREET **203 North Washington, Suite 400**	5. OWNERSHIP
	A. TYPE **Corporation**
2C. CITY **Spokane, WA, 99201**	B. SMALL BUSINESS STATUS **N/A**
6A. POINT OF CONTACT NAME AND TITLE **Indy Dehal, AIA, Principal-in-Charge**	7. NAME OF FIRM (If block 2A is a branch office) **N/A**
6B. TELEPHONE **509-838-8568**	6C. E-MAIL ADDRESS **idehal@alscarchitects.com**

8A. FORMER FIRM NAME(S) (If any)	8B. YR. ESTABLISHED	8C. DUNS NUMBER
Adkison Leigh Sims Cuppage Architects	**N/A**	**N/A**

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH	a. Profile Code	b. Experience	c. Revenue Index Number (see below)
02	Administrative/Marketing	5		008	Auditoriums & Theaters	3
06	Architects	17		017	Commercial Bldg; Shopping Center	5
--	Architectural Interns	4		027	Dining Halls; Clubs; Restaurants	4
08	CADD Technician	3		028	Educational Facilities; Classrooms	7
37	Interior Designers	4		030	Field Houses; Gyms; Stadiums	7
56	IT Manager	1		039	Garages; Vehicle Maintenance; Parking	2
--	Project Designers	2		048	Hospitals & Medical Facilities	5
48	Project Manager	2		050	Housing (Residential; Multi-Family)	4
				058	Laboratories; Medical Research	3
				060	Libraries; Museums; Galleries	3
				072	Office Buildings; Industrial Parks	4
				078	Planning (Site, Installation & Project)	3
				087	Swimming Pools	5
	Other Employees					
	Total	38				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS
(Insert revenue index number shown at right)

a. Federal Work	5
b. Non-Federal Work	8
c. Total Work	8

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

I. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

A. SIGNATURE I Dehal

B. DATE **July 13, 2023**

C. NAME AND TITLE **Indy Dehal, AIA, Principal**

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STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES
1500 Jefferson St. SE, Olympia, WA 98501
PO Box 41476, Olympia, WA 98504-1476

Consultant Selection Contact Form

Designated Point of Contact for Statement of Qualifications

For Design Bid Build, Design Build, Progressive Design Build, GC/CM & Job Order Contracting (JOC) Selections

Firm Name: ALSC Architects		
Point of Contact Name & Title: Indy Dehal, Principal		
Email: idehal@alscarchitects.com	Telephone: 509-838-8568	
Address: 203 N Washington, Ste 400		
City: Spokane	State: WA	Zip: 99201