



## **Project No. 2025-087: SCC Main Building East Wing Renovation**

Community Colleges of Spokane  
1810 N Greene Street, Spokane WA

**11.14.2024**

# NAC

# NAC

November 14, 2024

Community Colleges of Spokane  
1810 N Greene Street, Spokane WA 99224  
Re: Project No. 2025-087

Dear Selection Committee,

The NAC team is genuinely excited that CCS is moving forward with the next phase following our collaboration on the SCC Main Building South Wing Renovation. **We are proud of our previous work together and would be honored to work with you and SCC stakeholders again to envision the next phase of renovation at Main Building.** NAC will contribute our vast and deep knowledge of the Main Building to execute this project efficiently and with the utmost efficacy.

Here are some reasons to select the NAC team:

- > The band is back together! Tom Golden and Jeff Hyslop, who worked approximately 4,000 hours on the Main Building South Wing Renovation, will lead the East Wing Renovation. We know this building, and understand its complexities and most importantly the impact on your learners and future students as the “front door” to campus and the Spokane community.
- > We’ve added new members to the team: Brodie Bain and Colin Anderson. We know this project is about more than just the interior improvements. As a nationally renowned campus planner and programmer, Brodie will bring her big-picture organizational and planning skills to the project at the campus level as well as ensuring we are maximizing the usage of East Wing spaces through careful and integrated planning. Colin’s project management experience will be critical as we navigate the complexities of renovating such a well-used and crucial campus building.
- > NAC is adept at discovering older buildings’ amazing potential and transforming them into new and relevant spaces for future generations to experience and enjoy.

NAC is the team to maximize the success of the East Wing Renovation. **We offer proven experience not just on the SCC and SFCC campuses, but more broadly at other community colleges and four-year institutions around the region.** We are well versed in multi-phased State agency construction, complex phased renovations, and maximizing the value of sustainable design, having achieved LEED certification at all levels.

We wholeheartedly support your mission to provide every student with an excellent education that transforms lives and opens doors to greater opportunities. The Main Building plays a vital role in bringing this mission to life—whether welcoming prospective students to campus for the first time, supporting current students as they connect with faculty or access academic support, tutoring services, ESL support, or equitable access to education for students with disabilities who rely on paratransit services. Old Main remains a cornerstone for SCC and the Spokane Community and we would be honored to help enhance and expand the impact it can bring to student success within our community.

Sincerely,



Tom Golden, AIA, Principal



Jeff Hyslop, AIA, Principal





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: <b>NAC Architecture</b>	
Point of Contact Name & Title: <b>Tom Golden, AIA, Principal-in-Charge</b>	
Email: <b>tgolden@nacarchitecture.com</b>	Telephone: <b>(509) 623-2353</b>
Address: <b>1203 W Riverside Ave</b>	
City: <b>Spokane</b>	Zip: <b>99201</b>



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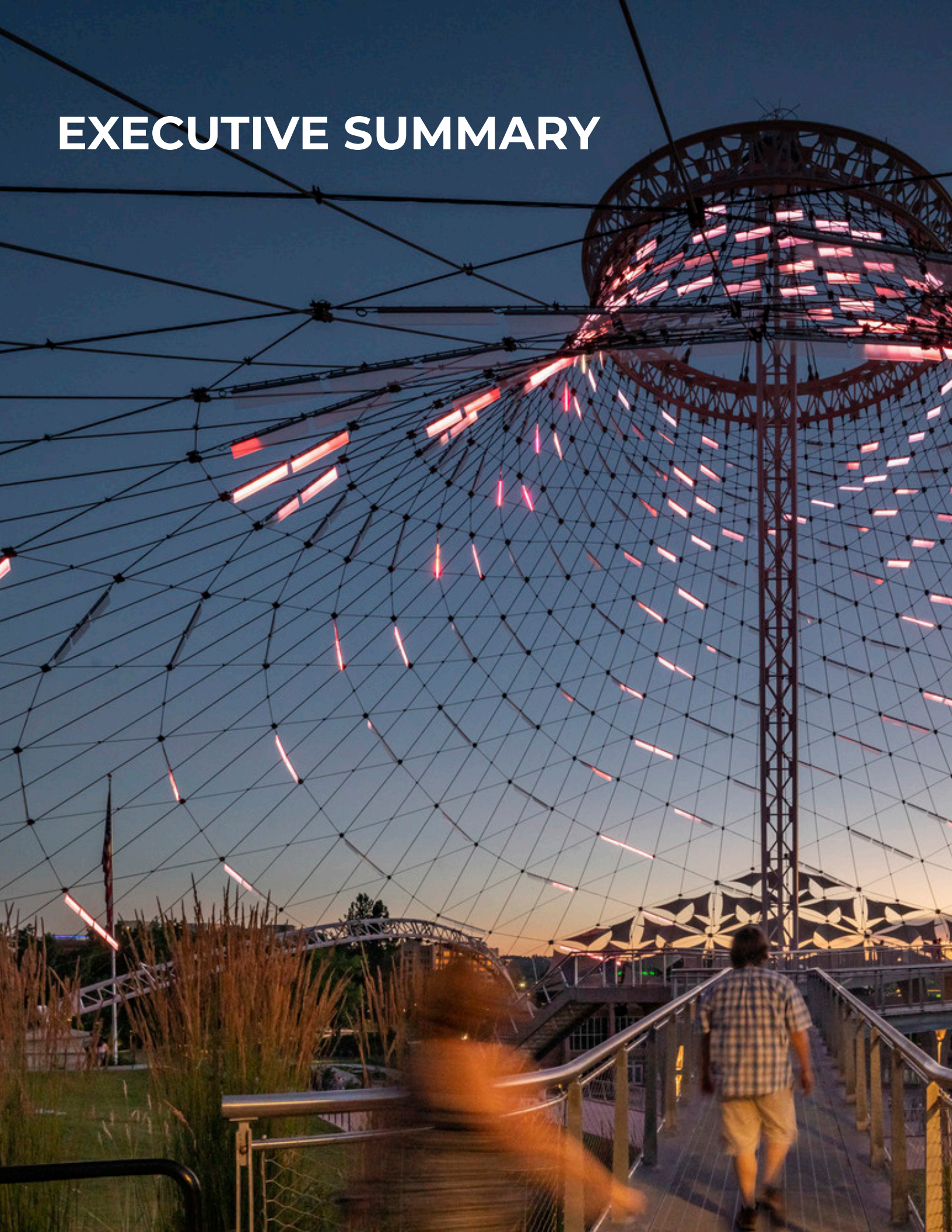
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# EXECUTIVE SUMMARY







# EXECUTIVE SUMMARY

NAC is a national leader in the planning and design of learning environments and is dedicated to creating flexible and resilient student-focused spaces.

NAC's core practice is centered around mission-driven work. We operate under the Just Cause of creating a more humane world to make it "right" in the eyes of every stakeholder group who engages with our team, including your faculty, staff, and students. We balance ideas and services through an open and interactive design and planning process. We are passionately participatory and collaborative, committed to working closely with our clients to achieve superior results regardless of budget constraints or tight schedules. We have worked on over 100 campuses and are able to provide the personal service of a small, local firm with the resources of a large, national firm.

NAC's approach to planning and design reflects a long-tested and well-honed process customized to the unique conditions of our clients. For every college we support, we dive deeply into its distinct mission, qualities, goals, setting and context.

Founded in 1960, NAC is a 200-person firm with broad ownership by 32 principals and 27 associate principals located in Spokane, Seattle, Los Angeles and Columbus, offering our clients a high principal-to-staff ratio.

Our principals maintain a "hands-on" approach to project participation. We do not departmentalize our projects; the staff who start a project in the early phases are the same people who continue on through completion, creating a continuity

throughout that ensures decisions made during the process are understood and championed across project phases.

## Qualifications of Key Personnel

The NAC Team offers the SCC Main Building East Renovation:

- > Deep experience in **pre-design and design of major renovations** to higher education facilities, especially bringing multiple administrative functions together with shared, collaborative spaces.
- > Substantial knowledge of—and experience with—Community Colleges of Spokane and the SCC Main Building.
- > Success working together on recent community college projects, including pre-designs, that accommodate future technologies while respecting and enhancing the campus culture.
- > Strong background in multi-phased state agency construction, the Washington capital budget process, planning, life-cycle cost analysis, and sustainable design.



## Relevant Experience

NAC has recent experience with Washington community colleges and other facilities designed to house campus administrative functions. We understand the State of Washington capital budget process, including pre-design. And of course, we have decades of experience working with CCS facilities, including on the:

- > **SCC Main Building South Wing Renovation**
- > **SCC Campus Wayfinding**
- > SCC Campus Access Control and Security Study
- > SCC Science Building
- > SCC Roof Replacements
- > SCC Campus Perimeter Study
- > SCC Mission Street Entry
- > SCC/SFCC Energy Studies
- > SFCC Building 17 Renovation
- > SFCC Stadium Railings
- > SFCC Master Plan Update 2018
- > SFCC Early Learning Center
- > SFCC Gateway Building
- > SFCC sn-w'ey'-mn Building

## Past Performance

NAC's approach to achieve and maintain the project scope, schedule, and budget for the East Wing Renovation is founded on fully engaging with stakeholders to deeply understand needs and desires, then balancing those with budget and schedule to prioritize and arrive at a realistic program. To do this, we will employ proven tools and methods successfully implemented on many other projects.

*Holistic Campus Thinking:* We know this project is about more than just the interior improvements. With the college's physical reorientation to the campus migrating south and east, there will be campus-wide implications to consider. These include thinking holistically about access to auxiliary and student services. We will consider all our design solutions within the context of campus wide implications.

## Life Cycle Cost Analysis Design

NAC, through documentation and collaboration with consultants, maintains a high standard through regular design review meetings. **Deliverables include periodic cost estimates and a continuous cost model to guide design decisions.** We also leverage space-specific cost models and existing space analysis to optimize value. Our 3D scanning captures precise as-built conditions, providing accurate project data and a historical record for effective renovations.

## Sustainable Design Experience

NAC targets LEED Silver Certification or higher for all projects, emphasizing low-tech, high-performance solutions to reduce energy and water use. For the East Wing Renovation, NAC will explore cost-effective options to modernize systems and enhance the building's envelope.

## Geographical Proximity

NAC is headquartered in Spokane, making us less than fifteen minutes away from SCC.

## Diverse Business Inclusion Strategies

NAC's plan for diverse business inclusion is robust, proactive, and constantly improving. We will energetically seek diverse teammates to contribute to the SCC Main Building East Wing Renovation.

# 30+

**projects with  
Community Colleges  
of Spokane**

# 60+

**years of educational  
design and planning  
experience**

# 120+

**university and college  
clients**

# QUALIFICATIONS OF KEY PERSONNEL





## OUR TEAM

In assembling the team for the Main Building East Wing Renovation, we carefully selected individuals whose expertise and innovative approaches align with the project's goals, alongside a deep understanding of the SCC campus. Tom and Jeff anchor the team, bringing invaluable experience and leadership from their work on the SCC Phase 1 renovation, while new team members add depth and breadth to our collective expertise.

### TOM GOLDEN

As Principal-in-Charge, Tom Golden has intimate knowledge of the SCC campus. His over 30 years of experience in budget planning, life-cycle costs analysis, and sustainable design makes him the ideal leader for this project.

### JEFF HYSLOP

As Design Principal Jeff, will collaborate closely with Tom Golden. As head of NAC's higher education division, Jeff brings extensive experience in higher education design and a highly collaborative approach, refining ideas through client feedback. His work on the Phase 1 renovation and campus wayfinding for Main will be instrumental in enhancing the student experience through this project.

### BRODIE BAIN

Brodie Bain is a national leader in campus planning for higher education. She brings invaluable expertise to this project with a focus on campus connectivity, social equity, and accessibility, she will support planning and programing to ensure the realignment of programs and services is cohesive and carefully integrated. Her national perspective will help shape SCC's unique vision and goals for the renovation.

### COLIN ANDERSON

Colin's diverse construction background combined and recent experience as an owner's representative working on complex renovations make him the ideal project manager for the East Wing Renovation. He will keep our project organized, clear, and thoughtful integrated with your goals.

### SARA CLARK

Sarah brings two decades of experience in place-making design to Spokane Community College, including work on both the SCC and SFCC campuses. Known for her thoughtful approach to design and planning, she excels at creating warm, inviting spaces that enhance the campus experience.

# Spokane Community College

## MAIN BUILDING EAST WING RENOVATION

## CORE DESIGN TEAM

### ARCHITECT

## NAC

Tom Golden, AIA, LEED AP

Principal-In-Charge

Jeff Hyslop, AIA

Design Principal

Brodie Bain, FAIA, LEED AP

Planning Principal

Colin Anderson

Project Manager

Sara Clark, NCIDQ

Interior Designer

## SUBCONSULTANTS

### COST ESTIMATING // MACC Estimating Group

We feel a third party estimating consultant is critical, especially in the initial scoping study to create a solid and reliable target budget. Moving forward with design, that task could transition over to the GCCM. In order to complete the design team, we would like your input and aid in selecting the remainder of the consultants to be used throughout the project.

	NAC	P%	SD%	DD%	CD%	CA%
Tom Golden, Principal-in-Charge		30	30	30	20	15
Jeff Hyslop, Design Lead		50	40	30	20	10
Brodie Bain, Principal Planner		30	20	0	0	0
Colin Anderson, Project Manager		75	75	75	75	65
Sara Clark, Interior Designer		30	40	75	75	40



## > Tom Golden

AIA, LEED AP, NCARB  
*Principal-in-Charge*

### EDUCATION

Bachelor of Architecture,  
University of Idaho

### REGISTRATIONS

Licensed Architect, State of Washington,  
Idaho, Oregon  
American Institute of Architects (AIA)  
Leadership in Energy and Environmental  
Design (LEED) Accredited Professional

Tom is an ideal individual to lead the Main Building East Wing Renovation because of his intimate knowledge of the SCC campus, strong background in program research, process efficiencies, and innovative, highly functional design. He is well versed in State agency major construction projects, the State of Washington capital budget process, planning, life-cycle cost analysis, and sustainable design.

### Select Projects

**SCC Main Building South Wing Renovation (Design Build)**  
Spokane, WA

**SCC Campus Wayfinding**  
Spokane, WA

**SFCC Building 17 Renovation**  
Spokane, WA

**SFCC Master Plan Update 2018**  
Spokane, WA

**Eastern Washington University, Patterson Hall Renovation (GCCM)**  
Cheney, WA

**Central Washington University, North Academic Complex**  
Ellensburg, WA

**WWCC Workforce and Business Development Center**  
Clarkston, WA

**WWCC Basic Skills and Computer Lab Addition**  
Walla Walla, WA

**WWCC Hughes Health Science Center**  
Clarkston, WA

**WSU Spokane Teaching Health Clinic (Design Build)**  
Spokane, WA

**Whitworth University Health Sciences Building (Design Build)**  
Spokane, WA

**WWCC Recreation Center (GCCM)**  
Walla Walla, WA

Jeff is the leader of NAC's higher education studio and has worked on some of the firm's most important campus facilities. A leader of conceptual design, he will maintain design clarity and vision from project inception through construction. Jeff's advocacy for design rigor is aligned with his desire to collaborate closely with stakeholders.



## > Jeff Hyslop

AIA

*Design Principal*

### EDUCATION

Master of Architecture,  
University of Washington

Bachelor of Architecture,  
Washington State University

### REGISTRATIONS

Licensed Architect, State of Washington  
American Institute of Architects (AIA)

### Select Projects

**SCC Main Building South Wing Renovation (Design Build)**  
Spokane, WA

**SCC Campus Wayfinding**  
Spokane, WA

**SFCC Falls Gateway Building**  
Spokane, WA

**WSU Wilmer Davis Study**  
Pullman, WA

**Montana Technological University Space Analysis**  
Butte, MT

**University of Montana Knowles Hall Renovation**  
Missoula, MT

**Bellevue College Residence Hall (GCCM)**  
Bellevue, WA

**Whitworth Health Science Building (Design Build)**  
Spokane, WA

**Eastern Washington University Patterson Hall Renovation (GCCM)**  
Cheney, WA

**University of Montana Master Plan**  
Missoula, WA

**College of Southern Idaho, Taylor Hall**  
Twin Falls, ID

**Washington State University Team Health Education (Design Build)**  
Spokane, WA





## > Brodie Bain

FAIA, LEED AP

*Principal Planner*

### EDUCATION

Master of Architecture, University of Illinois Urbana-Champaign  
Bachelor of Science, Environmental Studies  
University of Hartford

### REGISTRATIONS

Registered Architect, WA  
Fellow of the American Institute of Architects (FAIA)  
LEED Accredited Professional

Brodie Bain is a registered architect and certified planner with over 30 years of experience, focusing almost exclusively on higher education. Brodie’s main focus is helping institutions achieve their mission-centered decisions around the physical environment. This requires thinking strategically about actions and priorities within the context of the long term vision. Her comprehensive understanding of colleges and universities through work in campus planning, programming, utilization studies, site planning, pre-designs and design for the full range of campus building types affords a comparative perspective that is invaluable to clients.

### Select Projects

**University of Puget Sound Campus Plan**  
Seattle, WA

**Western Washington University Capital Development and Strategic Vision Plan**  
Bellingham, WA

**San Bernardino Valley College Landscape Master Plan**  
San Bernardino, CA

**WSU Team Health District Planning (Design Build)**  
Pullman, WA

**WSU Southside Dining Planning**  
Pullman, WA

**Gonzaga University Second Year Housing Village Plan**  
Spokane, WA

**Bellevue College Campus Master Plan\***  
Bellevue, WA

**Bellevue College Transdisciplinary Building Predesign\***  
Bellevue, WA

**Portland Community College System-Wide Facilities Plan\***  
Portland, OR

*\*Projects completed by Brodie Bain while at another firm*

Colin is an architectural designer and project manager with over 17 years of experience. His greatest skillset lies in his ability to design and resolve issues quickly in both virtual and real-world applications. His experience as an owner’s rep gives him a unique perspective from both “sides of the table”, ensuring that projects are organized, clearly communicated, and directly meet owner requirements. As a leader with the Design-Build Institute of America, Colin is in ideal project manager with deep relationships with local GC and subcontractor community.

### Select Projects

**Whitman College Creek Village (GCCM)\***  
Walla Walla, WA

**Blue Mountain Community College Farm II Arena (PDB)\***  
Pendleton, OR

**Whitworth Cowles Stage Renovation\***  
Spokane, WA

**Whitman College Baseball Clubhouse\***  
Walla Walla, WA

**Whitworth Music Facility\***  
Spokane, WA

**Central Washington University Bouillon Hall Renovation\***  
Ellensburg, WA

**Whitworth Black Box Theater Feasibility Study\***  
Spokane, WA

**Central Washington University Randall Hall HVAC Upgrades\***  
Ellensburg, WA

*\*Projects completed by Colin Anderson while at another firm*



## > Colin Anderson

DBIA

*Project Manager*

### EDUCATION

Master of Architecture  
Washington State University  
  
Bachelor of Science in Architecture  
Washington State University  
  
Bachelor of Science in Graphic Communication  
Moorhead State University



## > Sara Clark

NCIDQ

*Interior Designer*

### EDUCATION

Bachelor of Science in Interior Design,  
Washington State University

Associate in Applied Science  
Spokane Falls Community College

### REGISTRATIONS

National Council for Interior Design  
Qualification (NCIDQ)

Sara has nearly 20 years of experience in educational place-making design. She consistently produces thoughtful, creative design solutions that follow project goals and result in meaningful spaces. For this project, Sara will focus on interior reconfiguration and wayfinding to meet programmatic needs.

### Select Projects

**CCS Facilities Office Relocation\***  
Spokane, WA

**Finch Elementary Historic Renovation & Addition\***  
Spokane, WA

**Hutton Elementary Historic Renovation & Addition\***  
Spokane, WA

**Gonzaga Team Store / Chapel Conversion\***  
Spokane, WA

**Kiemle Hagood Tenant Improvements\*\***  
Spokane, WA

**SFCC Student Union Master Plan**  
Spokane, WA

**Mukogawa Fort Wright Institute, Takawa Hall\***  
Spokane, WA

**Central Valley School District Elementary School Prototypes\***  
Spokane Valley, WA

**WSU Martin Stadium Concession Stands\***  
Pullman, WA

**Cowles / Spokesman Review Tenant Improvements**  
Spokane, WA

*\*Projects completed by Sara Clark while at another firm*

*\*\*Independent contract*

## MACC ESTIMATING GROUP

With 32 years of experience, Jim has been a trusted partner on many projects with members of the NAC team. In our experience, he is unbeatable in accurate estimating during both the conceptual phase and later design phase. Jim spent 20 years as President of a successful general contracting firm before focusing on estimating and founding MACC Estimating Group. Architectural teams realize the value of having a cost estimator with real construction experience on their team.

### Select Projects with NAC Architecture

**Whitworth University New Residence Hall**  
Spokane, WA

**1023 W Riverside Residences**  
Spokane, WA

**Spokane Public Schools Pauline Flett Middle School**  
Spokane, WA

**Lewis and Clark High School Addition**  
Spokane, WA

**Missoula International School**  
Missoula, MT

**Spokane Public Schools Logan Elementary Early Learning Center and Clinic Addition**  
Spokane, WA



## > Jim Paras,

*Cost Estimator*

### EDUCATION

Washington State University, Bachelor of Science, Construction Management



# RELEVANT EXPERIENCE





The following pages detail select experience in higher education design relevant to the SCC Main Building East Wing Renovation.



Before



After

## SCC MAIN BUILDING RENOVATION

SPOKANE COMMUNITY COLLEGE

Spokane, Washington

NAC collaborated closely with CCS facilities, DES, and campus administration to bring a dynamic new vision to Spokane Community College's Main Building renovation. This building, which hosts academic spaces, retail, and various student support services, was designed to reflect and reinforce the college's identity. NAC worked with over a dozen user groups—including Arts and Sciences, Campus Executive Administration, Business, Hospitality & Information Technologies, Cosmetology, Criminal Justice, Electronics, and sections of Orlando's Bakery and Restaurant—ensuring that each department's needs were thoughtfully integrated. **The reimagined Main Building now serves as the "front door" of the campus, creating a strong sense of arrival and branding for the college.**

The design includes 50,000 square feet of renovated space and 12,000 square feet of new construction. The construction project incorporated numerous phases requiring careful planning with facilities and users to ensure that the disruptions to education was minimized.

ESTIMATED COST: \$20,000,000

ACTUAL COST: \$21,654,000

The addition of vibrant study spaces and lounges **enhances the student experience**, while solar panels and geothermal wells provide onsite renewable energy. Sun shading, updated windows, and an enhanced thermal envelope have revitalized the building's exterior, with integrated campus signage creating a refreshed community presence. NAC also developed a comprehensive room renumbering and wayfinding strategy for students and visitors.

### PROJECT RELEVANCY

- ✓ Complex renovation with unforeseen conditions
- ✓ Numerous CCS stakeholders
- ✓ Iconic building that reinforces brand identity
- ✓ Welcoming public access
- ✓ Creative solutions



Before



## PATTERSON HALL RENOVATION AND ADDITION

EASTERN WASHINGTON UNIVERSITY

Cheney, Washington

Located on Eastern Washington University's central gathering lawn in the heart of campus is Patterson Hall, the university's largest general classroom building, renovated by NAC. The original 105,000 square-foot, three-story building constructed in the early 1960s has been completely renovated and wrapped with a 30,000 square-foot, two-story addition. The renovated building **provides renewed, inviting, comfortable general instruction space with state-of-the-art teaching technology** in a multitude of classroom sizes and configurations. It also incorporates much needed study spaces designed for individual and collaborative study. Altogether, it contains 48 academic instructional spaces, a forensics lab, and 200 work spaces for faculty and staff, including 140 private offices that all have exterior windows.

### PROJECT RELEVANCY

- ✓ Complex renovation
- ✓ Administrative offices and facilities
- ✓ New, welcoming entrances
- ✓ GCCM Project Delivery



After



After

REFERENCE: KRIS JESKE | KJESKE1@EWU.EDU

ESTIMATED COST: \$38,000,000

ACTUAL COST: \$37,264,268

## MORGAN MIDDLE SCHOOL

ELLENSBURG SCHOOL DISTRICT

Ellensburg, Washington

Ellensburg's historic Morgan Middle School was in need of thorough renovation and addition of educational space. The project renovates the core, historic section of the middle school, including the gym and auditorium, demolishes existing additions from the 1960s and 1990s and replaces them with two, symmetrical wings that flank the original 1929 facade. The design of the new wings incorporates simple larger scale window openings and intermediate mullions that do not compete with or detract from the original historic architecture. New exterior materials consist of a red brick and a light colored masonry or precast concrete that complement the red brick and cast stone of the original school.

**REFERENCE:** MICHELLE BIBICH | (509) 925-8112 | MICHELLE.BIBICH@ESD401.ORG

**ESTIMATED COST:** \$35,600,000

**ACTUAL COST:** \$36,506,000

### PROJECT RELEVANCY

- ✓ GCCM
- ✓ Complex phased renovation
- ✓ Renovation of educational spaces



## NORTH ACADEMIC COMPLEX

CENTRAL WASHINGTON UNIVERSITY

Ellensburg, Washington

Central Washington University needed to accommodate growth and consolidate fragmented programs while creating a healthier, more sustainable facility that supports current and future innovations in teaching and learning. The new facility includes 20 classrooms, a computer lab, faculty offices, a dean's suite, support and service spaces, and utility spaces. A 250-seat lecture hall and large flexible active learning spaces will complement existing campus facilities and support campus-wide and community events.

The new building will serve as the campus's centerpiece, designed to be a vibrant hub for students and visitors alike. The first floor has been thoughtfully planned to foster inclusivity and accessibility, featuring a restroom area that offers private, full-height single-user toilet compartments. Complementing these is a centrally located semi-private shared sink and grooming area, ensuring that all individuals feel comfortable and welcome in this central space.



**REFERENCE:** JOE CHANES | (509) 856-7107 | JOE.CHANES@CWU.EDU

**ESTIMATED COST:** \$80,000,000

**ACTUAL COST:** TBD (COMPLETION IN 2026)

### PROJECT RELEVANCY

- ✓ Adaptable teaching spaces
- ✓ Campus integration
- ✓ Student study and collaboration



## EWU GENDER INCLUSIVE STUDY

EASTERN WASHINGTON UNIVERSITY

Cheney, Washington

NAC is working with Eastern Washington University to study existing restroom facilities and provide strategies and options to incorporate gender inclusive design into campus facilities. The scope of the study includes up to 13 buildings on campus. The study is scheduled for completion in February 2025.

### PROJECT RELEVANCY

- ✓ Accessibility
- ✓ Universal design
- ✓ Student and administrator integration

REFERENCE: KRIS JESKE | KJESKE1@EWU.EDU

ESTIMATED COST: N/A

ACTUAL COST: N/A



## SPOKANE COMMUNITY COLLEGE WAYFINDING

SPOKANE COMMUNITY COLLEGE

Spokane, Washington

Community Colleges of Spokane (CCS) engaged NAC to design and implement a signage and wayfinding system on the SCC campus. Over time, significant additions and renovations turned Old Main into a complicated labyrinth of offices, and classroom which became a frequent frustration for students, staff and visitors to campus.

The construction of the North Spokane Corridor (NSC) project which will flank the entire western edge of the existing campus necessitated the reorientation of the campuses front door to the South and East edges. NAC worked closely with SCC facilities to develop a new strategy to break down the buildings scale to provide clearer wayfinding and room number the aid in intuitive way finding.

### The goals of the system include:

- > Reflect a consistent College identity and brand.
- > Use clear and legible typographic practices.
- > Provide a uniform and user-friendly hierarchy of content.
- > Support barrier-free accessibility.
- > Provide maximum accessibility of information.
- > Account for evening-visibility limitations.
- > Account for weather and maintenance requirements.
- > Comply with ADA requirements.
- > Apply economy and adaptability of materials to designs.

## WILMER-DAVIS FEASIBILITY STUDY

WASHINGTON STATE UNIVERSITY

Pullman, Washington

NAC worked with Washington State University on a feasibility study for new and renovated residences for students within the existing Wilmer-Davis Hall in the center of campus. The renovated bedrooms and activity rooms will further the strategic priorities of Housing Services by creating an exciting, student-focused residential experience for new and returning students. A primary goal is to incorporate safe and supportive amenities that encourage the educational and interpersonal growth of students, and to anticipate which amenities will attract potential students and increase retention rates.



REFERENCE: CYNTHIA ARBOUR | CARBOUR@WSU.EDU

ESTIMATED COST: N/A

ACTUAL COST: N/A

## BUILDING 17 RENOVATION

SPOKANE FALLS COMMUNITY COLLEGE

Spokane, Washington

CCS administration asked NAC to look at ways to increase the desirability for students, faculty, and staff to stay and dine in the existing Student Union cafeteria by providing more contemporary and appropriate space for students to lounge, study, collaborate and socialize between classes. This renovation opened up the wall between the lounge space and the dining area with large retractable glass partitions, increasing the flow and creating one larger gathering space. Originally constructed in the mid-20th century, the spaces' finishes, furnishings, and lighting were all updated with a more contemporary and bright setting, reducing the institutional feeling and creating a warmer character. The fireplace at the east end of the lounge was maintained but also updated with a more modern look.



### PROJECT RELEVANCY

- ✓ Numerous CCS Stakeholders
- ✓ Complex Renovation
- ✓ Focus on student experience and campus integration

REFERENCE: CLINTON BROWN | (509) 533-8699  
CLINTON.BROWN@CCS.SPOKANE.EDU

ESTIMATED COST: \$1,180,000

ACTUAL COST: \$1,297,998





## SCIENCE BUILDING

**SPOKANE COMMUNITY COLLEGE**

*Spokane, Washington*

Spokane Community College’s Science and Mathematics Building acted as a new campus entrance, introducing a contemporary building aesthetic designed in concert with the campus master plan being developed by NAC. The 65,268-SF building - created via NAC’s collaborative design process - was conceived as three distinct elements: an office tower; a classroom/lab block; and a three-story, light-filled atrium lobby. Constructed at a cost of \$10.8 million, the building houses SCC’s Science and Mathematics departments. As a result of the project coming in nearly \$1 million under budget, the college was able to re-build a soccer field adjacent to the building, replacing the field displaced by the new structure. Daylighting, energy efficiency, site conservation, and natural ventilation are incorporated into the design.

### PROJECT RELEVANCY

- ✓ Numerous CCS Stakeholders
- ✓ Under budget
- ✓ Sustainable design strategies



## GATEWAY BUILDING

**SPOKANE FALLS COMMUNITY COLLEGE**

*Spokane, Washington*

The 54,000 square-foot Falls Gateway Building, which earned LEED Silver certification, occupies a prominent site at SFCC. The building is designed as two perpendicular, contrasting wings to complement and enhance important features of the campus. A more dominant, transparent classroom wing of glass, concrete and metal panel visually connects the building’s interior teaching and learning environments with the rest of the campus by its location adjacent to the major pedestrian walk linking the campus together. A contrasting, more academic, primarily brick wing houses the campus administration, a tutoring center and faculty offices. The east facade of this more traditional brick architecture defines one side of a new campus quad that terminates at the existing library.

### PROJECT RELEVANCY

- ✓ Numerous CCS Stakeholders
- ✓ Administrative offices and facilities
- ✓ Prominent campus location



## SN-W’EY’-MN BUILDING

**SPOKANE FALLS COMMUNITY COLLEGE**

*Spokane, Washington*

Replacing three 1967 buildings on the Spokane Falls Community College campus, this 70,000-square-foot, structure features two wings—each housing a separate department—connected by a light-filled three-story atrium lobby space. Two stacked classrooms with a floor-to-ceiling thermal buffer wall maximizing the daylight entering the classrooms have been termed “Learning Lanterns” and create a visual connection to the campus while also providing an insulating air space to minimize the heat gain and loss through the large expanse of glazing. This project was important in defining the eastern edge of campus and introducing an aesthetic and density to SFCC more common to four-year universities.

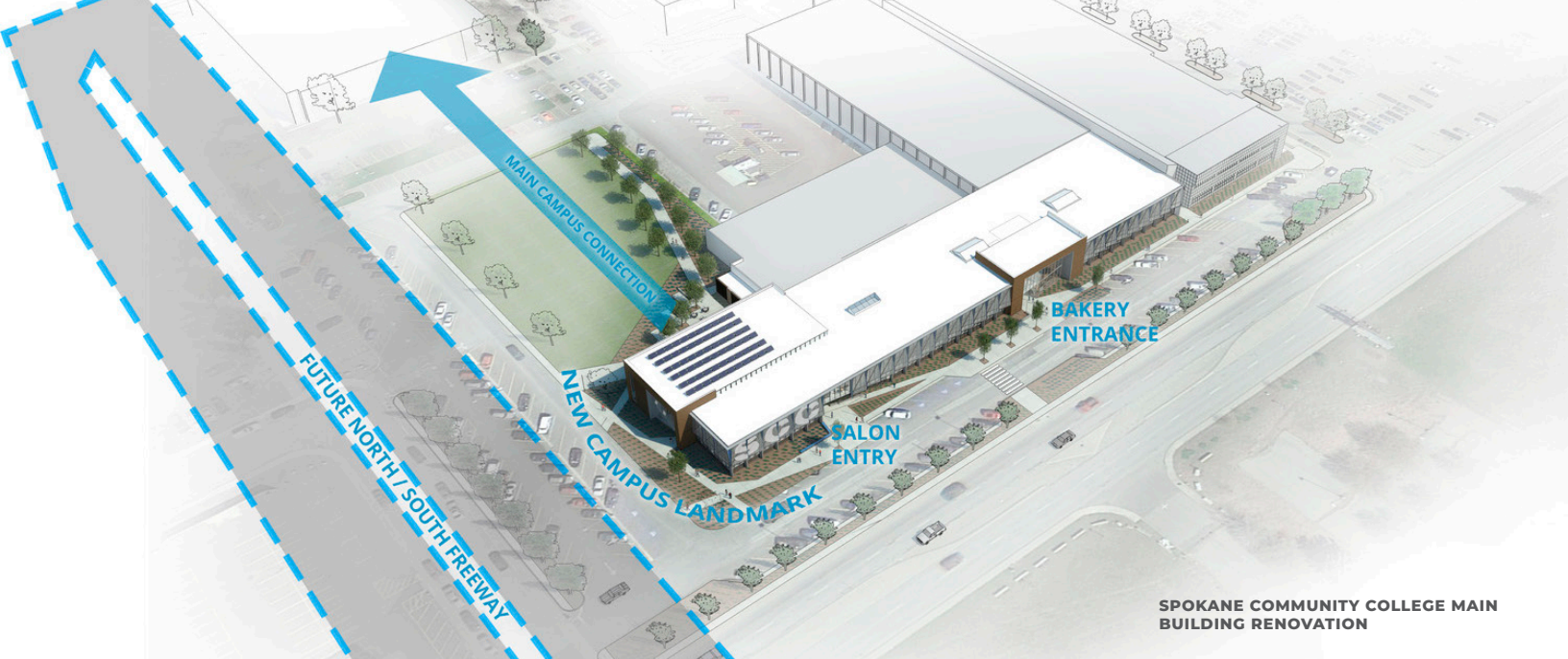
### PROJECT RELEVANCY

- ✓ Numerous CCS Stakeholders
- ✓ Mixed-use building
- ✓ Prominent campus location

# PAST PERFORMANCE







SPOKANE COMMUNITY COLLEGE MAIN BUILDING RENOVATION

Old Main is a complex building, with its scale and the layers of additions and renovations spanning decades. Over its lifetime, it has continuously adapted, remaining a cornerstone for SCC and its community. We take pride in the impact of the Phase 1 renovation on students, staff, and the wider campus.

Additionally, we collaborated closely with SCC to renumber and implement a new wayfinding strategy for the entire building. Through these projects, we've gained a deep understanding of Old Main—its unique characteristics and its potential. **We believe that many of the principles developed in our past work will be instrumental as we advance into this next phase of redevelopment and campus reorientation by implementing the following concepts:**

**Focus:** Create for high impact design elements and concentrate these moments in key areas within the plan.

**Easy Access:** Create highly visible and accessible entrances for students and public patrons to program profit centers and high visitor traffic areas. We believe this is incredibly important to address on the east side of the building where paratransit occurs. A new universally designed entrance which welcomes all to campus and removes barriers is essential.

**First Impressions:** Establish a strong and welcoming identity for the East renovation by blending the classic “academic brick” with sleek, tech-inspired metal elements. This design approach will create a modern, inviting environment that resonates with students and the community, honoring tradition while embracing innovation.

**Natural Light:** Break down dark space and feed natural light into the core of the building.

**Make it sticky!:** Create welcoming and inviting student spaces where students want to linger and learn together with their community, and strategically place these spaces adjacent to natural light.

**Vision first, then Phase:** Develop a clear plan that maximizes priorities and then work backwards with users, administrators, and the GCCM to develop detailed phasing strategies to maintain and maximize building operations during construction.

**Plan for flexibility:** The Main Building's ability to adapt to the changing needs in education means we need to balance a need for 21st century learning spaces while ensuring they are flexible and adaptable for the future.

## OUR PLANNING AND PREDESIGN EXPERIENCE

NAC's approach to campus planning reflects a long-tested and well-honed process that is always customized to the unique conditions of our clients. For every university we support, we dive deeply into its distinct mission, qualities, goals, setting and context. In the end, every plan is a unique response that provides a flexible and inspirational road map for the future, promotes stewardship, and inspires a socially equitable community.

Successful renovations start with careful evaluation of existing conditions. It is important that broad stakeholder engagement is part of the scope definition to ensure that scope is effectively prioritized. Scope creep can be a challenge, and clearly articulating goals ensures that finite financial resources are maximized to the fullest potential. More often than not, renovations try to do too many things all at once which can result in a project that becomes watered down and less effective.

Once priorities are established, like systems, envelope, program, and amenities, options are evaluated against one another and scored. As we design these early options, we look for opportunities to breathe new life into the existing structure by creating new openings to the exterior or by adding small additions to help update the exterior and simplify wayfinding. Small additions can often yield large results by maximizing existing space more effectively.

Accessibility and equity issues are essential to prioritize and solve. Ensuring that mechanical, electrical, and plumbing infrastructure, while expensive, is carefully considered as part of upgrades, ensuring that renovations thrive for decades to come.

Scope and budget management need to be carefully monitored with ample contingency during design to make sure the project is successful.

## ROBUST AND INTEGRATED OUTREACH AND ENGAGEMENT

One key to NAC's leadership in higher education planning and design is our university-centric focus. We are relentless about engaging your most important stakeholders in the hands-on process of planning for the future. Every project mentioned in this submittal underwent a thorough collaboration with students, campus leadership, faculty and staff, and often the greater community. Our approaches include both modern digital collaboration tools like Miro, Social Pinpoint and online data collectors, and traditional tools of student focus groups, surveys, visual questionnaires, in-person workshops, and pop-up events. We find it is vital to see what campus life looks like throughout the day, week and year.

At the start of our process, we will hold in-depth discussions with you to understand your engagement goals and needs, then tailor the process and suite of tools for the best outcome. The goal is typically to reach representatives from all stakeholder groups in some way including faculty, staff, students, and sometimes outside groups.





# LIFE CYCLE COST ANALYSIS EXPERIENCE





# LIFE CYCLE COST ANALYSIS

NAC will emphasize the coordination and completeness of our documents, as well as our coordination with consultants, staying on a regular schedule of review meetings to ensure their work is complete to the same high level. **NAC's deliverables will include third-party cost estimates, performed periodically throughout the design phases as benchmarks to ensure that predicted costs are in alignment with the project budget.** In addition to these formal estimates, however, we also use a continuous cost model approach to inform decision-making early in the design process.

Our cost model is an analytical tool that can be used to quickly test the cost ramifications of a proposed scope change or design idea. As the project is clarified throughout Pre-Design and Schematic Design, the cost model helps to manage expectations and illuminate opportunities.

NAC will use our extensive database to compare with the cost consultant's recommendations. **Sometimes the built solution isn't the best.** We will analyze the existing spaces and optimize their utilization before starting to build new. When we are building new, rather than applying a typical flat square footage cost, we will apply a model that varies the cost according to the type of space. For example, a hallway costs less than office spaces. Our tool allows for taking space types into consideration and making those decisions early.

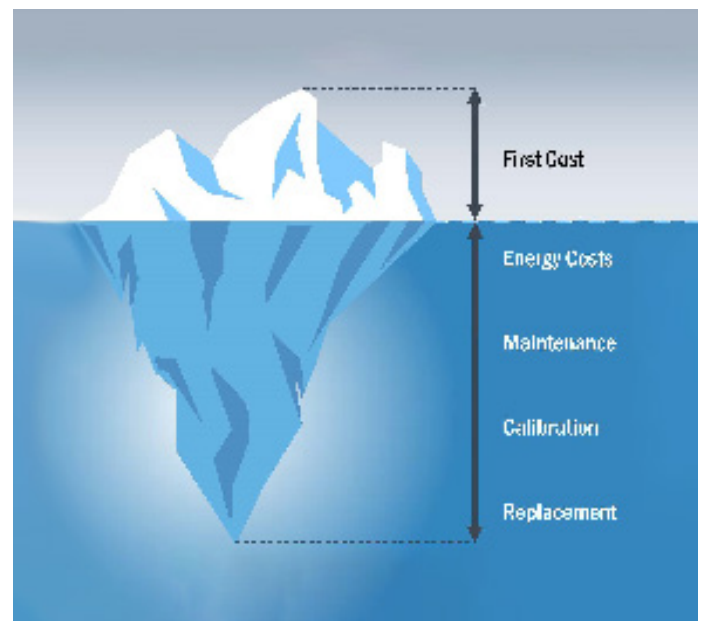
A recent NAC life cycle cost analysis resulted in a design that saves an estimated \$2.8 million per year compared to the baseline design condition on a university classroom and office building. Design team members will collaborate early to achieve the best sustainable design solution at the lowest cost for the owner's budget. We will engage with the individual design team members and owner representatives to acquire and test assumptions, such as energy consumption, maintenance costs, and first costs for proposed systems to make well informed decisions and arrive at a consensus. While the Office of Financial Management LCCM and LCCT tools support early design selection, we also believe they bring value to the post design phase to track design aspirations as the life of the facility progresses.

NAC has 3D scanning capabilities in our Spokane office. With laser scanning we can capture 360-degree photos and highly accurate point cloud data that we can measure with accuracies down to 1/16th of an inch.

**We are using this software on renovation projects to capture entire visible as-built conditions quickly and efficiently.** The point cloud is then used to build an accurate 3D Revit model. Not only does this tool help to capture and share building information with the entire team, it also becomes a historic record. We have utilized this in many different applications but find it very effective on buildings which have undergone iterative renovations. Capturing a clean and accurate existing baseline quickly puts the entire team on a strong footing and path to success.

## Early Cost Consulting Integration

We support your choice to use the GCCM process for this project. NAC has strong connections with general contractors and subcontractors in the Spokane area. We believe bringing in a cost consultant early into the process would add significant value, helping to refine the project scope and set clear project priorities. From experience, we have also found that retaining a cost estimator as an independent check and balance providing reconciliation estimates with the selected GC up to the point when the Guaranteed Maximum Price (GMP) is set, provides significant value and cost assurances.





# SUSTAINABLE DESIGN EXPERIENCE

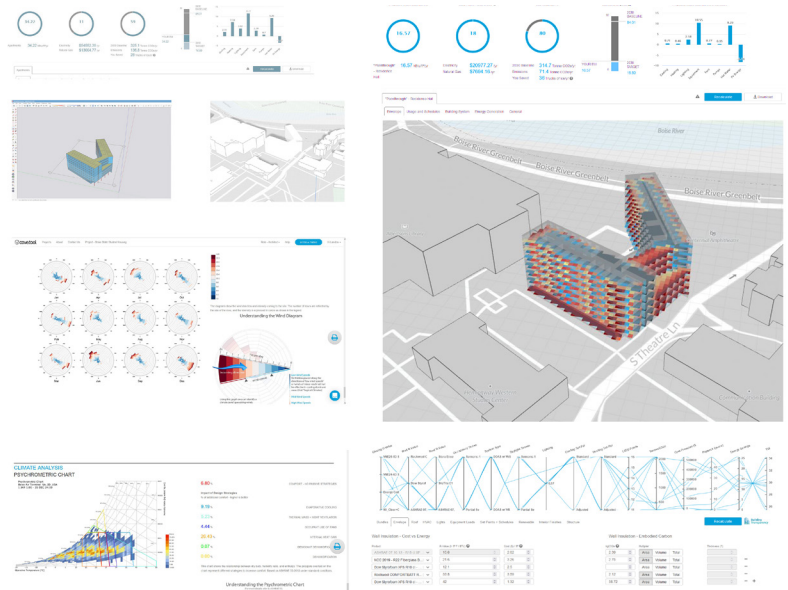




# SUSTAINABLE DESIGN EXPERIENCE

NAC's minimum baseline goal for all projects is LEED Silver Certification or better. We drive our projects beyond LEED expectations through a simple philosophy and approach: **low tech, low-cost, high-performance solutions that reduce energy and water consumption and create healthy places for generations of users.** Renovations take a special approach. The key is to look for critical opportunities to maximize performance by making energy efficient modifications that will enhance the overall building's performance.

As we take a deep dive with you into the programming of the East Wing Renovation, we will review all viable options and propose quantitatively proven, cost-effective solutions to diminish energy and water consumption that are appropriate for this facility. We will evaluate ways to tighten the building's envelope and increase existing building performance, and work closely with you to select healthy and sustainable material and product selections, in addition to optimizing materials and assemblies for sustainability and longevity. Many climatically appropriate passive systems can be very successful in our specific climate. These might include natural ventilation, passive solar, sun shading, and indigenous vegetation.



Example NAC project utilizing Revit Integrated Cove Tool to track design iterations and environmental impact.



## PROJECT GOAL: MEET OR EXCEED OWNER'S SUSTAINABILITY GOALS



### Spokane Community College Main Building Renovation

In NAC's recent renovation of Spokane Community College's Main Building, we successfully integrated an open-loop geothermal system, which takes advantage of the Spokane aquifer's consistent water temperature to efficiently condition the building. This type of system integrates well with systems that are typically cost effective in academic building construction and provide additional energy and carbon savings.



# GEOGRAPHIC PROXIMITY





# GEOGRAPHIC PROXIMITY



NAC's Spokane office is located at 1203 W Riverside Ave, making us less than fifteen minutes from the SCC campus. This positions us to easily respond to any in-person event.

## Additional References

No one can attest to the quality of our work better than our past clients:

**Bellevue College**  
Ray White, Former Vice President  
Administrative Services  
425-564-2446  
rayewhite@gmail.com

**Washington State University**  
Louise Sweeney  
Facilities Project Manager  
509-335-4437  
lasweeney@wsu.edu

**Whitworth University**  
Mike Ediger, Dean  
School of Health Sciences  
509-777-4624  
mediger@whitworth.edu



# DIVERSE BUSINESS INCLUSION STRATEGIES



# DIVERSE BUSINESS INCLUSION

## We are committed to creating a diverse and inclusive team to support the SCC Main Building East Wing Renovation.

We regularly work with a diverse group of consulting firms that may be added to the design team as the project progresses. **Over the last 4 years we have tracked fees and show a typical range of 7-19% of our design fees that go to MWBE/SBE/VBE partner firms.** For this project, we will seek to achieve a minimum 20% MWBE/SBE/VBE participation rate.

Our outreach process for consultants encourages OMWBE and local participation as follows:

- > Include OMWBEs and local firms in our solicitation lists, and preview and promote targeted packages at outreach events.
- > Identify areas or packages that may be broken down into bid packages suited to smaller firms.
- > Distribute all subcontracting packages to a wide network of plan centers and resource centers, and make them available online.
- > Work with the Contractor Development and Competitiveness Center to improve our opportunities for small and disadvantaged firms.
- > We also exercise local and state agency resources, advertisements, outreach meetings, and direct-by-phone contacts to expand our reach. The agencies include OMWBE, BXWA and the Seattle Daily Journal of Commerce, which will publicly advertise the project and specifically identify potential OMWBEs and local businesses.

As a company, NAC has made a focus to hire, develop, and mentor women and people of color to strengthen the diversity of our team and the quality of our work.

**Our current staff demographics include 58% women and 26% people of color.** We track this data because we think it is valuable to understand our office

make-up, yet we also appreciate that equity and inclusion are complex issues. We have a very active in-house JEDI (Justice, Equity, Diversity, Inclusion) group to help us integrate greater awareness and opportunities for action as we strive for continual improvement. With the JEDI team's leadership, we launch each week with a "SOYWD moment" (Start Off Your Week Diversely) that may be a story, video or article about diversity – making Justice, Equity, Diversity, and Inclusion an integral part of our firm culture.


Many of our projects are with very diverse communities - including ethnic, religious, socio-economic, and neurodiversity. This has led us to develop more inclusive design processes. **This improved input has led to design elements that improve the sense of belonging for students and families.** Several of our innovations have been adopted to become standards for our clients including Seattle Public Schools (SPS) in their effort to be more inclusive. A few examples of this include developing a "Culture Awareness Team" from the school; this group provides input and guidance for design elements that foster a sense of belonging to people who often feel excluded. Design features that SPS has now made standard include non-gender specific restrooms and inclusive family living rooms. We believe that learning environments that support the needs of the more vulnerable students becomes a great space for all.





# 330 FORM PART II



ARCHITECT-ENGINEER QUALIFICATIONS				1. SOLICITATION NUMBER (IF ANY) 2025-087		
<b>PART II – GENERAL QUALIFICATIONS</b>						
<i>(If a firm has branch offices, complete for each specific branch office seeking work.)</i>						
2a. FIRM (OR BRANCH OFFICE) NAME NAC Architecture			3. YEAR ESTABLISHED 1968		4. DUNS NUMBER 09-676-6472	
2b. STREET  1203 West Riverside Avenue			5. OWNERSHIP			
2c. CITY Spokane			2d. STATE WA	2e. ZIP CODE 99201-1107		
6a. POINT OF CONTACT NAME AND TITLE Tom Golden, Principal			5. OWNERSHIP			
6b. TELEPHONE NUMBER 509-838-8240			6c. E-MAIL ADDRESS tgolden@nacarchitecture.com			
8a. FORMER FIRM NAMES(S) (If any) Northwest Architectural Company, Jubany Architecture, Tan-Brookie-Kundig Architecture, TBK Architecture, TSG/Architects, Trogdon-Smith-Grossman Architects, AR7 Architects, Hoover, Desmond, Berg Architects, Trinity PDA, Osborn			8b. YR. ESTABLISHED Same as above.		8c. DUNS NUMBER Same as above.	
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		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	29		008	Airport; Terminals and Hangars; Freight Handling	1
06	Architects	54		A11	Auditoriums and Theaters	2
08	CADD Technicians	25		C10	Commercial Buildings	1
16	Construction Manager	2		C12	Communications Systems	1
31	Health Facility Planner	3		E02	Educational Facilities, Classrooms	8
37	Interior Designer	14		F02	Field Houses; Gyms; Stadiums	1
	Intern Architects	37		G01	Garages, Vehicle Maintenance, Parking Decks	1
	Engineering Technicians	4		H09	Hospitals/Medical Facilities	7
	Students	2		H10	Hotels, Motels	1
48	Project Managers	11		H11	Housing	2
	Electrical Engineer	10		I01	Industrial Buildings, Manufacturing Plants	1
	Other Employees	10		I05	Interior Design, Space Planning	1
				J01	Judicial and Courtroom Facilities	1
				L01	Laboratories, Medical Research Facilities	4
				L04	Libraries; Museums, Galleries	1
				O01	Office Buildings; Industrial Parks	2
				P06	Planning (Site, Installaton, and Project)	1
	Other Employees			P08	Prisons and Correctional Facilities	1
	Total	201		R04	Recreation Facilities (Parks, Marinas, etc)	4
				S12	Swimming Pools	1
				W01	Warehouses and Depots	1
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER				
a. Federal Work		1. Less than \$100,000		6. \$2 million to less than \$5 million		
b. Non-Federal Work		2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
c. Total Work		3. \$250,000 to less than \$500,000		8. \$10 million to less than \$25 million		
		4. \$500,000 to less than \$1 million		9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million		10. \$50 million or greater		
12. AUTHORIZED REPRESENTATIVE The foregoing is a statement of facts.						
a. SIGNATURE 				b. DATE November 14th, 2024		
c. NAME AND TITLE Tom Golden, Principal						





# THANK YOU!

1203 W RIVERSIDE AVE  
SPOKANE, WA 99201

**NAC**