

NORTHROP BUILDING MODERNIZATION

Project No. 2022-746

WA Center for Deaf and Hard of
Hearing Youth

611 Grand Blvd | Vancouver, WA 98661
Statement of Qualifications | July 12, 2023



July 12, 2023

Glen Gipe, Project Manager
Center for Deaf and Hard of Hearing Youth
Department of Enterprise Services
1500 Jefferson Street SE
Olympia, Washington, 98501

Re: WA Center for Deaf and Hard of Hearing Youth, Northrop Building Modernization, Project No. 2022-746

Via: On-line submission

Dear Members of the Selection Committee:

Bassetti Architects is pleased to offer our qualifications and expertise to assist the Washington Center for Deaf and Hard of Hearing Youth with the modernization of the historic Northrop Building. Our expertise in educational design and deep experience in historic renovation and modernization positions us to create a memorable facility that is flexible and adaptable to emerging teaching pedagogy and technology to last another 59 years.

Our qualifications include:

- + **Successful preservation and renovation of historic school buildings.** We will bring best practices with the most successful renovation and preservation of the Pacific Northwest most storied school buildings, delivering beautiful, restored spaces that will meet the needs of the next generation of students, while adhering to DAHP standards.
- + **A DeafSpace consultant.** Jennifer Harris, from Johnson Oaklief Architects, will guide the team to ensure that our modernizations reflect the specific needs of the deaf community, and that spaces are designed to adapt to future teaching and technology.
- + **A focus on creating environments to support pro-social learning.** With deep expertise in Trauma-Informed Design, our team understands how to create spaces that support students' mental, social, and environmental health in a range of space types, indoors and out.
- + **Experience with public agency clients.** We understand and are well-versed in working with local and state agencies. We have worked successfully with a diverse set of public agency clients, including Washington State Department of Enterprise Services and the City of Vancouver.
- + **Diversity inclusion.** A commitment to partnering with and mentoring WMBE/SBE firms and to continually build equity within our own firm.

Careful listening, robust and thorough analysis, engaged stakeholder facilitation, and clear communication are the hallmarks of our project approach. We welcome the opportunity to assist to ensure the Northrop building is properly maintained, updated, and cared for well into the future.

Sincerely,



Joe Echeverri AIA, LEED AP BD+C
jecheverri@bassettiarch.com
971 420 1107



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: Bassetti Architects		
Point of Contact Name & Title: Joe Echeverri AIA, LEED AP BD+C		
Email: jecheverri@bassettiarch.com	Telephone: 971 420 1107	
Address: 721 NW 9th Ave, Suite 350		
City: Portland	State: Oregon	Zip: 97209

EXECUTIVE SUMMARY

Since 1947, Bassetti Architects has designed places where people learn, work, play, and connect. We believe that architecture is most successful when it authentically reflects client goals and thoughtfully interacts with its surroundings. Our mission is to foster healthy communities through learning and design. Bassetti is comprised of a talented team of architects, interior designers, graphic designers, planners, and office support. Our firm's approach is to share our creative energy and to join with you and your community for an inclusive design process.

Our offices in Portland, Oregon and Seattle, Washington work primarily on academic, civic, and cultural institutions for public and non-profit clients. Our goal is to articulate our clients' visions into projects of inspired design and enduring quality. While our approach to problem-solving and design is consistent, our end results are unique to client and community goals.

WE MAKE GREAT PLACES FOR PEOPLE

Our principals are hands-on. We make it personal and will advocate for you from the beginning of your project through its completion. A good project is more than on time and on budget; it is a positive experience created through professionalism, respect, and a belief in the importance of your mission.

We are adaptable. Our working method is crafted to address your preferences, timeline, and budget. Tools to develop a successful process include: setting project goals; continuous client interaction; presentations and workshops for stakeholders; and cost models.

Our commitment to quality and professionalism builds strong relationships with our clients. We embrace each job with enthusiasm and a commitment to excellence.

PROJECT UNDERSTANDING

The Northtrop building is the last historic building on the Washington Center for the Deaf and Hard of Hearing campus and is on the National Historic Register. The design services for this modernization will include expanding programming for Pre-K and daycare; an updated museum; the redesign of MEP and HVAC systems; and ADA upgrades as well as any required hazardous abatement. These will require coordination between our team and DAHP. We have extensive experience working with Landmarked structures and our knowledge of how to best within a historic project's parameters is crucial to creating a building that is a beacon for learning on campus.

The previously completed building assessment and pre-design are the jumping off point to tailor a design solution that best accommodates your project goals including the design of active learning, research, and innovation environments; space for up-to-date learning tools and technology for the deaf community; expanded services for young learners, present and future; and administrative support for the students and community.

We will begin with developing a thorough understanding of the specific needs of the

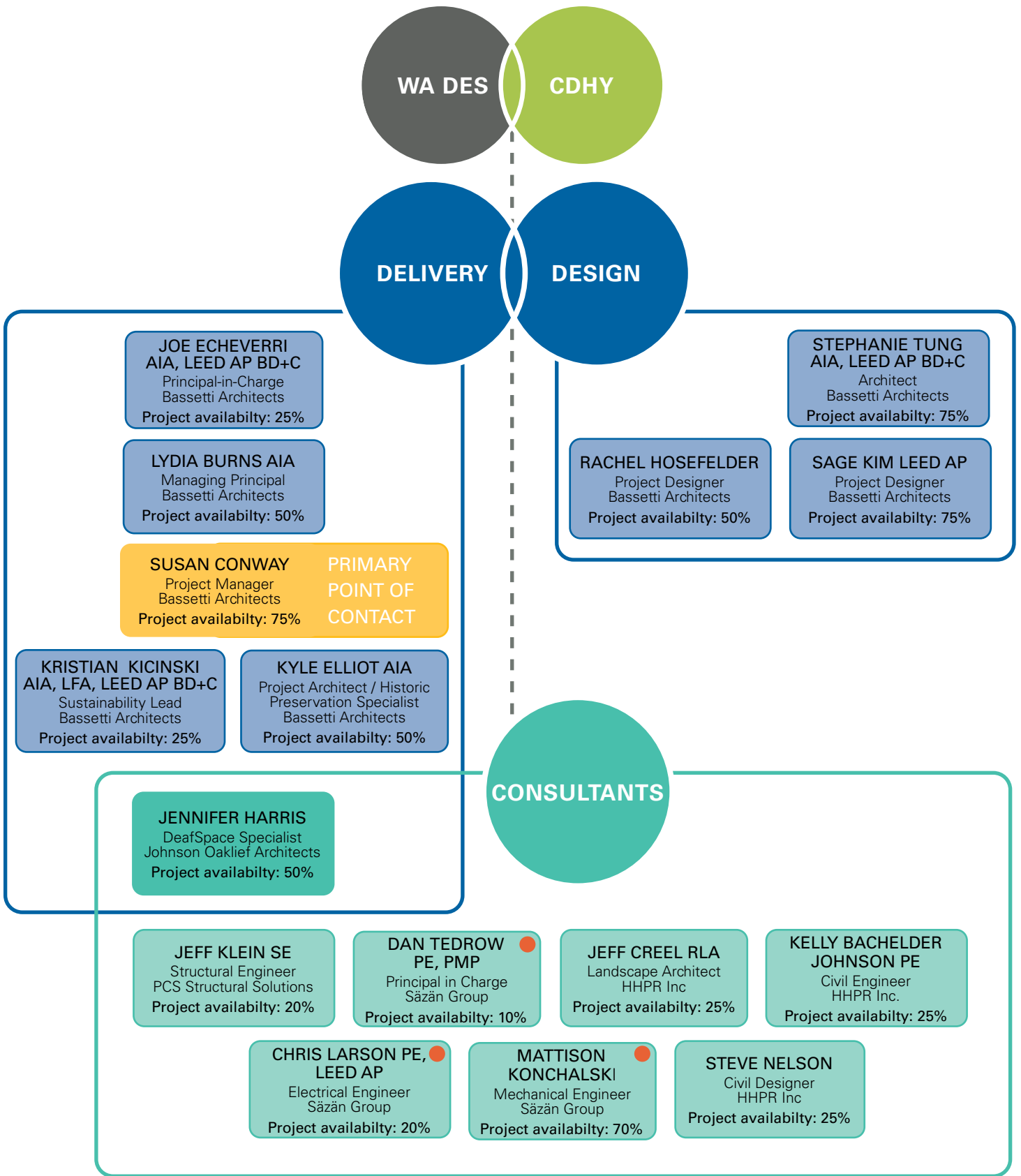
CDHY community, including faculty, staff, students, and stakeholders. In all project activities, we strive to build partnerships which promote goodwill and result in collaborative design solutions. Unlike many of our peers, we are not top-down designers. We strive to be active listeners who place your needs and goals foremost in the design of the project. Respect for every team member is an essential ingredient to our design philosophy.

Many of our design strategies come from an understanding of brain research and how learning environments can help support ALL students to be successful. As an example, we look to tenets of Trauma-Informed Care (TIC) and Trauma-Informed Design (TID). We have been at the forefront of research to help develop updated TID principles to design spaces that are safe, welcoming, and supportive of students and staff that are experiencing day-to-day stresses and trauma. We also use our training in principles of Diversity, Equity, and Inclusion (DEI) to help with community outreach and facilitation with underserved communities. At the center of our design philosophy is the intent to have our schools be inclusive and reflective of their communities.

Below: ROMP, a child daycare facility, was renovated to include a variety of warm and brightly lit play spaces.



QUALIFICATIONS OF KEY PERSONNEL





JOE ECHEVERRI AIA, LEED AP BD+C

PRINCIPAL IN CHARGE | BASSETTI ARCHITECTS

ARCHITECT, WA 20109065

EDUCATION: BACHELOR OF ARCHITECTURE, UNIVERSITY OF OREGON

- + As Principal in Charge, with 22 years of experience, Joe leads his team in creating integrated design solutions through immersive understanding of place and in-depth stakeholder engagement.
- + As a champion of sustainable, integrated design solutions, Joe's approach is to immerse himself in the school's operations as early as possible to develop a deep understanding of people, place, and environmental conditions.

RELEVANT PROJECTS

Truman Elementary School, Vancouver, WA*
 Multiple Pathways to Graduation, Portland, OR
 Roosevelt High School, Portland, OR >
 Five Oaks Middle School, Beaverton, OR
 Benson Polytechnic High School, Portland, OR >



SUSAN CONWAY

PROJECT MANAGER | BASSETTI ARCHITECTS

EDUCATION: MASTER OF ARCHITECTURE III, VIRGINIA POLYTECHNIC AND STATE UNIVERSITY; BACHELOR OF ARTS ART HISTORY, THE COLLEGE OF WILLIAM & MARY

PRIMARY POINT OF CONTACT

- + Susan shines in the project management role, where she excels at maintaining schedules, planning, design, coordination of meetings, managing the project budget, coordinating the sub-consultants, providing clear communication, and leading the construction document effort.
- + She embraces the complexities and challenges that come with designing Pre-K and early learning facilities - resulting in the creation of a beautiful design while remaining within budget.

RELEVANT PROJECTS

Montessori-inspired, Tuition-free, Early Learning Centers
 » Des Moines, Pasco, Federal Way, Renton, Everett, Kent, Tacoma*
 Neighborhood House Early Childhood Learning Center, Burien, WA*
 Arbor Heights Elementary School, Seattle, WA*
 Old Woodinville Schoolhouse, Woodinville, WA

* Early Childhood Facility Included
 > Historic



LYDIA BURNS AIA

MANAGING PRINCIPAL | BASSETTI ARCHITECTS

ARCHITECT, NC 9419

EDUCATION: MASTER OF ARCHITECTURE, NORTH CAROLINA STATE UNIVERSITY; BACHELOR OF ARCHITECTURE, NORTH CAROLINA STATE UNIVERSITY

- + With over 30 years of experience in the planning, design, and management of public and private projects, Lydia uses her skills to assure success from concept through completion.
- + Through Lydia's experience in all phases of design, she has developed key skills to aid the owner with effectively capturing their vision, defining goals, setting priorities, and organizing scope.

RELEVANT PROJECTS

Lincoln Elementary School Vestibule and Administration Remodel, Vancouver, WA
 Multiple Pathways to Graduation, Portland, OR
 Benson Polytechnic High School, Portland, OR >



KYLE ELLIOTT AIA, LEED GREEN ASSOCIATE

PROJECT ARCHITECT/ HISTORIC PRESERVATION SPECIALIST | BASSETTI ARCHITECTS

ARCHITECT, OR 38252865

EDUCATION: MASTER OF ARCHITECTURE, UNIVERSITY OF OREGON; BACHELOR OF SCIENCE, TEXAS TECH UNIVERSITY

- + Kyle's education and work have focused on developing the skills necessary to protect and revitalize the historic educational buildings with which we have been entrusted. He understands architecture as a catalyst for culture and that it can greatly influence everyday life.
- + Kyle's resume, prior to Bassetti, includes projects that are on the National Register of Historic Places: the Oregon State Capitol's renovation and repairs; renovation, restoration, and expansion of Tillamook City Hall; and rehabilitation and finishes repair to the Oregon Caves Chateau.

RELEVANT PROJECTS

Roosevelt High School Master Planning, Portland, OR >
 Multiple Pathways to Graduation, Portland, OR
 Benson Polytechnic High School, Portland, WA >
 Mount Baker Theatre, Bellingham, WA >



STEPHANICE TUNG AIA, LEED AP BD+C

ARCHITECT | BASSETTI ARCHITECTS

ARCHITECT, WA 12092

EDUCATION: MASTER OF ARCHITECTURE, COLUMBIA UNIVERSITY

- + Stephanie approaches early learning environments with zest and an understanding of their importance for children and the greater community.
- + She is currently the architect for several montessori-inspired early learning facilities in underserved communities. These spaces help to nurture every child to become a creative leader, original thinker, and lifelong learner.

RELEVANT PROJECTS

Montessori-inspired, Tuition-free, Early Learning Centers

- » Des Moines, Pasco, Federal Way, Renton, Everett, Kent, Tacoma *

Neighborhood House Early Childhood Learning Center,
Burien, WA *

Woodinville Montessori Studies, Woodinville, WA *



SAGE KIM LEED AP

PROJECT DESIGNER | BASSETTI ARCHITECTS

MEMBERSHIP: PIONEER SQUARE HISTORIC PRESERVATION BOARD, ARCHITECT

EDUCATION: MASTER OF ARCHITECTURE, COLUMBIA UNIVERSITY GSAPP; BACHELOR OF ARCHITECTURE, EHWA WOMAN'S UNIVERSITY (SEOUL)

- + Sage has a passion for preservation and adaptive reuse of old structures. She is on the Pioneer Square Preservation Board, where she strives to uphold the compelling design legacy of this historic district and to ensure the revitalization and reuse of the built infrastructure.
- + She is highly adept at working within existing building constraints to create early childhood learning centers that provide a variety of spaces for student engagement.

RELEVANT PROJECTS

Montessori-inspired, Tuition-free, Early Learning Centers

- » Pasco, Federal Way, Renton, Everett, Kent, Tacoma *
- » **Feasibility studies:** SeaTac, Renton, Olympia, WA; Sandra Day O'Conner, Poston, AZ *

Neighborhood House Early Childhood Learning Center,
Burien, WA *



RACHEL HOSEFELDER

PROJECT DESIGNER | BASSETTI ARCHITECTS

EDUCATION: MASTER OF ARCHITECTURE, LEIBNIZ UNIVERSITY OF HANOVER; BACHELOR OF ARCHITECTURE, LEIBNIZ UNIVERSITY OF HANOVER

- + Rachel firmly believes in the motto "Measure twice, cut once." She knows that careful preparation and clear communication are the building blocks to a successful team.
- + Rachel is extremely detail-oriented and knows that thorough work may take more time, but will be worth it in the long run. She continually pushes for innovative ideas while considering constructability, cost, and sustainability.

RELEVANT PROJECTS

Walnut Grove Elementary School, Vancouver, WA

Franklin Elementary School, Vancouver, WA

Jason Lee Middle School, Vancouver, WA

Benson Polytechnic High School, Portland, WA >

Oregon State University, LaSells Stewart Center HVAC and



KRISTIAN KICINSKI AIA, LFA, LEED AP BD+C

SUSTAINABILITY LEADER | BASSETTI ARCHITECTS

ARCHITECT, OR 38252865

EDUCATION: BACHELOR OF ARCHITECTURE, UNIVERSITY OF TEXAS

- + Kristian provides holistic support to project teams by facilitating the establishment of sustainable design targets and integrating sustainable design strategies to achieve LEED certification.
- + He leads a team that provides technical support to projects including daylight modeling, embodied carbon life cycle assessment, energy studies, and documentation of LEED credits.

RELEVANT PROJECTS

Montessori-inspired, Tuition-free, Early Learning Centers

- » Des Moines, Pasco, Federal Way, Renton, Everett, Kent, Tacoma *

St. Thomas School, Medina, WA *

Neighborhood House Early Childhood Learning Center,
Burien, WA *

* Early Childhood Facility Included
> Historic



JENNIFER HARRIS

DEAFSPACE SPECIALIST | JOHNSON OAKLIEF ARCHITECTS

EDUCATION: MASTER OF ARCHITECTURE, UNIVERSITY OF KENTUCKY; BACHELOR OF ARCHITECTURE, UNIVERSITY OF KENTUCKY; BACHELOR OF ART HISTORY, GALLAUDET UNIVERSITY

- + Jennifer’s architectural design process is greatly informed by having grown up in a Deaf family with Deaf schooling experiences.
- + Jennifer will provide oversight for Johnson Oaklief Architecture and Planning’s DeafSpace consulting role with Bassetti Architects in the renovation of the Northrop Building.

RELEVANT PROJECTS

Kentucky School for the Deaf (KSD) New Elementary Building, Danville, KY
 Puget Sound Association of the Deaf (PSAD), Seattle, WA
 Portland General Electric (PGE) Willamette Island Property Predevelopment, West Linn, OR



JEFF KLEIN SE

STRUCTURAL ENGINEER | PCS STRUCTURAL SOLUTIONS

EDUCATION: MASTER OF SCIENCE, CIVIL ENGINEERING (STRUCTURAL EMPHASIS), UNIVERSITY OF COLORADO; BACHELOR OF SCIENCE, CIVIL ENGINEERING, WASHINGTON STATE UNIVERSITY

- + Jeff has recent experience with CDHY having worked on the Northrop Building Assessment and Pre-Design.
- + Over his 27 years of experience, Jeff has managed hundreds of school renovation and upgrade projects that apply a wide variety of structural systems and unique delivery solutions, including work on historic structures.

RELEVANT PROJECTS

Washington School for the Deaf Northrop Building Assessment and Pre-Design, Vancouver, WA *>
 Vancouver Public Schools, Early Childhood Evaluation Center Remodel, Vancouver, WA
 Adna School Addition and Modernization, Chehalis, WA >



DAN TEDROW PE, PMP

PRINCIPAL IN CHARGE / MECHANICAL ENGINEER | SÄZÄN GROUP
 PROFESSIONAL ENGINEER, WA 51823

EDUCATION: BACHELOR OF SCIENCE, MECHANICAL ENGINEERING, CAL POLY, SAN LUIS OBISPO

- + Dan brings experience with the CDHY campus, recently leading Sätzän Group’s work at the academic expansion project.
- + Dan has been a facilities owner and operator, a construction owner’s representative, commissioning agent, an asset management expert, an HVAC design engineer, and an energy efficiencies consultant. This combined knowledge will guide the overall MEP decision making process.

RELEVANT PROJECTS

Washington Center for Deaf and Hard of Hearing Youth (CDHY) Expansion Cx, Vancouver, WA
 Washington State School for the Blind New Academic and Dorm Building Cx, Vancouver, WA
 Bend-La Pine School District New Elementary School Constructability Review Study, Bend, OR



CHRIS LARSON PE, LEED AP

LEAD ELECTRICAL ENGINEER | SÄZÄN GROUP
 PROFESSIONAL ENGINEER, WA 48903

EDUCATION: BACHELOR OF SCIENCE, ELECTRICAL ENGINEERING, LAWRENCE TECH UNIVERSITY

- + Chris has 30 years of experience designing for K-12 projects. He brings an innovative approach to projects, emphasizing sustainable and resilient design principles.
- + With a proven track record of building solid relationships with clients and collaborating with teams in a manner that is clear, concise, and understandable to all, Chris is an approachable team player that guides the full electrical design process.

RELEVANT PROJECTS

Amity Middle and High School Renovations, Amity, OR
 District Gym Upgrades for Three Schools, Mountain View, OR
 Bend-La Pine School District Education Center and HR Offices Remodel, Bend, OR
 East Gresham Elementary School, Gresham, OR*+
 Prototype Design for Three Elementary Schools, Hillsboro, OR*+

* Early Childhood Facility Included
 > Historic
 + Prior to Current Firm



MATTISON KONCHALSKI

LEAD MECHANICAL DESIGNER | SÄZÄN GROUP

EDUCATION: BACHELOR OF SCIENCE, MECHANICAL ENGINEERING, UNIVERSITY OF ALABAMA

- + Matti is has eight years of experience that include completing hundreds of mechanical designs for multiple sectors, including various K-12 projects.
- + She is responsible for mechanical design and layout, load calculations, sizing and selection of commercially available equipment, coordination between disciplines, and preparation of construction contract documents, including drawings and specifications.

RELEVANT PROJECTS

Kentucky School for the Deaf (KSD) New Elementary Building, Danville, KY

Puget Sound Association of the Deaf (PSAD), Seattle, WA

Portland General Electric (PGE) Willamette Island Property Predevelopment, West Linn, OR



KELLY BACHELDER JOHNSON PE

CIVIL ENGINEER | HHPR INC.

EDUCATION: BACHELOR OF CIVIL ENGINEERING, WASHINGTON STATE UNIVERSITY

- + Kelly has over 23 years of experience and provides project management and engineering design services for site development, public street, and utility projects.
- + She has a special expertise in educational site development, and has developed the skills necessary for successfully completing projects that include many facets of civil engineering design, from site grading, drainage, sanitary, and water to public street design.

RELEVANT PROJECTS

CDHY Academic and Physical Education Building, Vancouver, WA

WSUV Life Science Building, Clark County, WA

Martin Luther King Elementary School, Vancouver, WA

Fir Grove Children's Center, Vancouver, WA *

Vancouver School of Arts and Academics, Vancouver, WA >



STEVE NELSON

SENIOR CIVIL DESIGNER | HHPR INC.

EDUCATION: BACHELOR OF CIVIL ENGINEERING, PORTLAND STATE UNIVERSITY

- + Dan brings experience with the CDHY campus, recently leading Sazän Group's work at the academic expansion project.
- + Dan has been a facilities owner and operator, a construction owner's representative, commissioning agent, an asset management expert, an HVAC design engineer, and an energy efficiencies consultant. This combined knowledge will guide the overall MEP decision making process.

RELEVANT PROJECTS

CDHY Academic and Physical Education Building, Vancouver, WA

WSUV Life Science Building, Clark County, WA

Emerald Elementary School, Vancouver, WA

Fir Grove Children's Center, Vancouver, WA *

Martin Luther King Elementary School Replacement, Vancouver, WA



JEFF CREEL RLA

LANDSCAPE ARCHITECT | HHPR INC.

PROFESSIONAL LANDSCAPE ARCHITECT, WA 40681

EDUCATION: MASTERS OF LANDSCAPE ARCHITECTURE, CALIFORNIA STATE POLYTECHNIC UNIVERSITY

- + Jeff brings 21 years of creative problem solving and Pacific Northwest design to HHPR's landscape group.
- + His work is throughout the states of Washington and Oregon and includes a gamut of project types from site irrigation plans, street tree selection, to playgrounds, trails, and community parks.
- + Jeff has worked with a variety of clients on both public and privately funded projects including Vancouver Public Schools.

RELEVANT PROJECTS

Salmon Creek Elementary School, Vancouver, WA

Walnut Grove Elementary School, Vancouver, WA

Harney Elementary School, Vancouver, WA

Cascadia Technical Academy, Vancouver, WA

RELEVANT EXPERIENCE

Historic Renovation + Preservation + Modernization

As leaders in the historic renovation and modernization of educational facilities, we have been honored to work on some of the oldest schools in the Pacific Northwest. We have experience working on a variety of historic buildings, from Landmarks to those on the National Register. We have deep knowledge of DAHP and Secretary of the Interior Standards required for these projects.

LINCOLN HIGH SCHOOL

Seattle, WA

Originally built in 1907, with additions in 1914, 1930, and 1958, Lincoln High School has a significant physical and visual presence in Seattle's Wallingford neighborhood.

CLIENT: Seattle Public Schools

DELIVERY: GCCM

DATE COMPLETED: 2020

PROJECT ATTRIBUTES:

Landmarked Modernization | ADA upgrades

| Flexible / Adaptable Space

INITIAL BUDGET: \$63,116,690

FINAL COST: \$70,729,880*

*Change Orders:

Value Added: 11.39%

No Value Added: 0.22%

REFERENCE:

Richard Best, Director of Capital Projects and Planning, Seattle Public Schools
206 252 0647
rlbest@seattleschools.org

Our commitment to documenting and revitalizing Landmarked and historic structures is embedded broadly within our firm. We offer unparalleled experience revitalizing historic schools – restoring the historic structure while meeting 21st century learning needs. When a complete restoration is not possible due to budget

or safety concerns, we work with our clients to retain elements of the historic structure to be highlighted in the new building. We have brought Landmarked staircases up to code, restored and reused terra cotta elements, polished terrazzo flooring to its original sheen, and repurposed historic elements to create light fixtures and experiential graphic design features.



Left: The Landmarked staircases were brought up to code using a glass panel system that allows the original wrought iron to remain visible. Right: The windows and ceiling in the original theater were restored and the room repurposed into a library.

WORKING IN A LANDMARKED BUILDING

Bassetti was commissioned to restore this designated Seattle landmark to a viable, 21st century learning facility while celebrating its 20th century roots. In addition to preserving character-defining spaces at Lincoln, we adapted 21st century learning into the nuances of the historic building. We placed coherent academic neighborhoods into each distinct wing, preserved original terrazzo flooring and woodwork, brought the Landmarked staircases up to code, and restored the original windows and plaster ceiling in the North wing to create a daylit library.

CASE STUDY: HISTORIC REUSE

When possible we weave elements from old buildings or sites into our new designs. Our experiential graphic design team has taken gymnasium flooring and created wall graphics, and used site-found tree rounds to create opportunities to learn through graphics. We understand that reusing existing elements is sustainable and work to create solutions such as cladding or light fixtures with elements being demolished.



Left: At Stewart Middle School the old gymnasium flooring greets students as a wall graphic. Right: At Portland's Roosevelt High School the theater's seats were repurposed into light fixtures.

RELEVANT EXPERIENCE

Early Childhood Learning + Educational Design

Bassetti has designed learning environments since 1961. This work is comprised of new and modernized facilities as well as many daycare and early learning facilities housed within our Pre-K-12 schools. We have completed seven tenant improvement projects for non-profit daycare facilities with feasibility studies for an additional four sites; an early learning center for St. Thomas Church; a master plan for a nationwide early learning company; early learning facilities for Neighborhood House; and an interior renovation for ROMP, a birth to five early learning center.

We are experts in addressing the unique design requirements of early learning centers. Our designs balance supervision and privacy; adult-scale and child-scale of spaces and fixtures; and safety versus encouragement of play and exploration. Additionally, we understand the necessity to meet interior program space requirements within an existing

renovated space that must also consider other program elements such as storage and staff amenities. Lastly, the Center's requirements must work within the established budget, and must open as scheduled.

We understand the importance of designing warm, welcoming, and inspiring spaces for our youngest learners. We work with our clients to create flexible learning environments. Daylighting, nontoxic materials all on schedule and within budget.

FLEXIBLE LEARNING ENVIRONMENTS

Pedagogies and learning change and technology for the deaf community continues to be refined. We have deep experience in the design of 21st century learning facilities that are flexible and adaptable to allow buildings to remain in use and relevant for the next 50 to 100 years.

ROMP

Bellevue, WA

Romp, a play space for children from birth to five, needed more space to support the growing demand for their program. With the increased interest in their programming, which focuses on making, tinkering, and make believe, Romp needed more space that could get messy, and which could be easily separated from the play space where the youngest children play.

OWNER: ROMP

DELIVERY: DBB

DATE COMPLETED: 2017

RELEVANT PROJECT ATTRIBUTES:

Tenant Improvement | Pre-K / Early Childhood Learning | Observation Room |

Flexible / Adaptable Space

INITIAL BUDGET: NA

FINAL COST: \$96,450

REFERENCE:

Anne Dienzo, Owner

415 606 5822



Left: The play area features active play spaces. Right: A moveable partition carves off part of the main space to function as a small group area.

WORKING WITHIN AN EXISTING SPACE

A new tinker lab was created front and center, in space formerly used as a lobby and circulation, showcasing the students at work/play/exploration. This space included a project sink, workbenches, storage, and a small observation room with a 2-way mirror for parents and teacher training. To make the adjacent play space more versatile, a 5-panel acrylic sliding door operated like a movable wall to carve off about a third of the space for private events or a second class while not permanently reducing the size of the play area. The facility permanently closed during COVID-19.



HEALING-CENTERED ENVIRONMENTS

We believe learning spaces can promote healing and well-being and support resiliency, stress reduction, and mindfulness for all children. Our research in Trauma-Informed Design (TID), including the on-going development of our [TID Workbook](#), helps to shape learning environments for all ages that respond to the social-emotional needs of students.

Above: The Evergreen School activates the outdoors as a learning space with thoughtful paving, stonework, and built elements such as a pergola and wood benches built into the landscape.

MONTESSORI-INSPIRED, TUITION-FREE, EARLY LEARNING CENTERS

Various Cities, WA

A confidential non-profit client engaged Bassetti to design early childhood learning centers for under-served communities throughout the greater Seattle area. The engagement began with feasibility studies on multiple existing sites. From this process, seven initial sites were selected for renovations of existing spaces into licensed daycare facilities.

CLIENT: Confidential
DELIVERY: DBB
DATE COMPLETED: 2020-2023
RELEVANT PROJECT ATTRIBUTES: Pre-K / Early Childhood Learning | Tenant Improvement | Flexible / Adaptable Space
INITIAL BUDGET: Varies
FINAL COST: Varies
REFERENCE:
 Zoe Burke, Regional Leader
 206 554 9082



Top left (before) / Top right (after): Formerly a gym, the Pasco location transformed into an inviting space for Pre-K students, with natural daylight pouring in from the existing skylights.

Bottom left (before) / Bottom right (after): At the Everett location, situated in the existing transit building, terrazzo flooring was polished and restored to be incorporated into classrooms.

TENANT IMPROVEMENTS

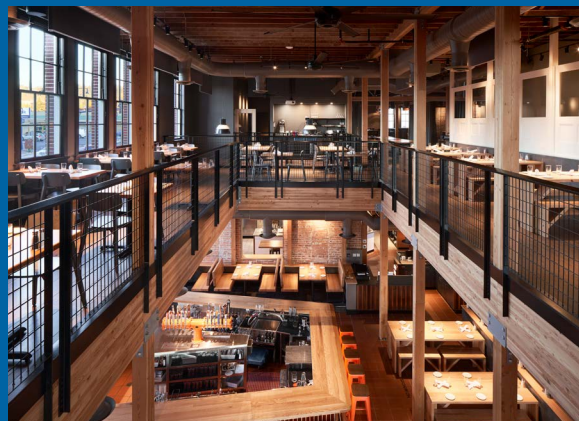
The Montessori-inspired schools have between two and six classrooms, each of which is sized to accommodate approximately twenty students. Each center also has a kitchen as well as facilities to support the teaching staff. The classrooms are designed to maximize daylighting, with careful attention to the safety of students. Child scaled furniture and bathrooms encourage student independence and teach fine motor skills. Low VOC and nontoxic materials, which mimic natural elements, were selected. They are also cleanable and durable. Warm natural colors permeate the classrooms, creating a calm space for a variety of learning activities and student engagement.

CASE STUDY: OLD WOODINVILLE SCHOOLHOUSE

Woodinville, WA

Bassetti was engaged to restore the historic Woodinville Schoolhouse which included repair and repointing of the masonry, repair of the window glazing and sashes, the existing Woodinville sign, and the existing steel lamps and wall sconces. In addition, overhead doors were inserted at the south elevation that open onto the outdoors and the exterior commons of the surrounding apartment community.

Within the interior of the schoolhouse, Bassetti worked to create a connection between the floors with large floor cuts and a stair reconfiguration. Inside of this newly defined two-story space, Walla Walla Steak Co. is the anchor tenant to a series of wine-themed establishments. Working with WWSCo, Bassetti used details prevalent in the original steak house location (Walla Walla), to perpetuate the WWSCo brand while simultaneously giving the Woodinville location its own identity.



Above: The interior of the historic schoolhouse was opened into two stories to create a variety of seating options.

RELEVANT EXPERIENCE

Working in Vancouver, WA

Bassetti has worked with the authorities having jurisdiction (AHJs) in Vancouver, WA on nearly a dozen projects. These range from school replacements, to renovations and additions.

We have an exceptional relationship with AHJ staff in Clark County including Vancouver Building Design, City of Vancouver Fire, Clark County Fire, and CCPH. We understand the order of operations between local departments and offices to create seamless permitting and inspection processes.

We will take a very proactive approach with permitting as follows:

- + Meet early and often with our process manager and reviewers.
- + Use our reviewers as technical resources to navigate complex code issues to quicker resolution.

- + Leverage our past experience working on historic and Landmarked structures to ensure a full understanding of the work to be completed and awareness of any substantial changes that may trigger additional scope requirements.

- + Early identification of equipment needs, dust collection requirements and/or hazardous materials will avoid pitfalls in permit review.



The Bassetti team is professional and innovative. They are amazing listeners, adaptive to our needs, and an extremely cohesive team. They understand our community needs and provide superior design and technical expertise.

Jennifer Halleck
Associate Director of Construction, Operations & Projects | ESD 112



TRUMAN ELEMENTARY SCHOOL

Vancouver, WA

Truman Elementary was originally devised as an open-concept school. The teachers and staff at Truman embraced their non-traditional architecture and created a school culture that supports collaboration for students, staff, families, and the greater community. The new school continues this tradition of highly collaborative teaching and learning.

OWNER: Vancouver Public Schools

DELIVERY: DBB

DATE COMPLETED: 2021

RELEVANT PROJECT ATTRIBUTES:

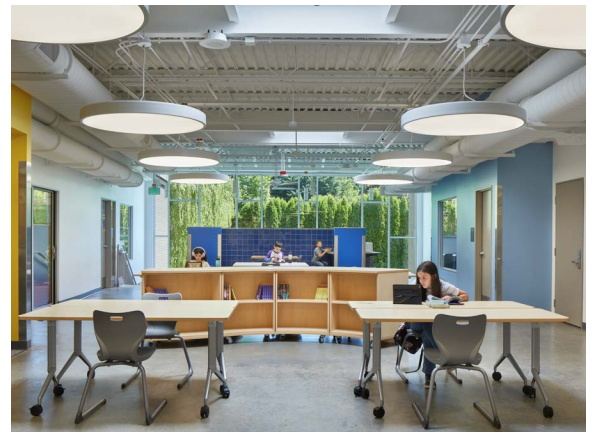
Replacement School | Flexible/Adaptable Design | Trauma-Informed Design | Outdoor Connections | Sustainable Design

INITIAL BUDGET: \$31,792,000

FINAL COST: \$29,931,900

REFERENCE:

Jennifer Halleck, Associate Director of Construction, Operations, and Projects, ESD 112, 360 949 1553
jennifer.halleck@esd112.org



Left: Active spaces feature large roll-up doors that open to outdoor learning spaces. Right: Each learning community features a flexible studio space that includes a wet makerspace.

FLEXIBLE AND ADAPTABLE FEATURES

The classrooms in each learning community open onto a studio learning area. These spaces include a wet makerspace, flexible furniture, and a variety of options to reconfigure the area to accommodate a variety of pedagogies and group sizes. Transparency from the classrooms provides a sense of safety.

OUTDOOR CONNECTIONS

The “active” wing of the school features a “fitnasium” that encourages play and exploration. The dance and activity rooms feature large rolling doors that open onto a secure outdoor courtyard to extend the learning spaces. Outdoor learning includes raised gardens and activity spaces for students to learn while they connect with nature.

WALNUT GROVE ELEMENTARY SCHOOL

Vancouver, WA

Originally built as a one-room schoolhouse in 1907, and rebuilt in 1952, Walnut Grove was in need of spaces to accommodate 21st century personalized learning pedagogy, art classes, the computers labs, and the Family-Community-Resource-Center, which is vital to the school.

OWNER: Vancouver Public Schools

DELIVERY: DBB

DATE COMPLETED: 2021

RELEVANT PROJECT ATTRIBUTES

Replacement School | Flexible/Adaptable Design | Trauma-Informed Design | Outdoor Connections | Sustainable Design | Occupied Site

INITIAL BUDGET: \$31,794,000

FINAL COST: \$30,088,700

REFERENCE:

Jennifer Halleck, Associate Director of Construction, Operations, and Projects, ESD 112, 360 949 1553
jennifer.halleck@esd112.org



Left: A breakout space provides opportunity for small group learning. Right: the learning stairs provide both large and small group spaces for a variety of activities.

WELCOMING AND COMMUNITY

The new design was created around a central, welcoming entry, which emphasizes and encourages the interaction between the school and the community. To strengthen the already strong community partnership, the school features a Family Community Resource Center (FCRC) that acts as a teaching and gathering space for community members and offers amenities such as a washer and dryer and kitchen area.

VANCOUVER SCHOOL OF ARTS AND ACADEMICS

Vancouver, WA

Through the design process in engaging with the VSAA community, it was determined that the three guiding principles for the new school design would be: designing for the whole child, sustainability, and creating a school that holds space for the Vancouver community arts capstone.

OWNER: Vancouver Public Schools

DELIVERY: DBB

DATE COMPLETED: 2022

RELEVANT PROJECT ATTRIBUTES

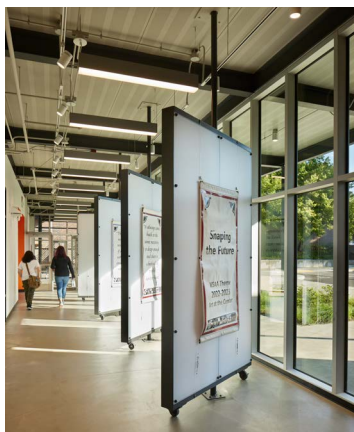
Secure Entryway | Flexible/Adaptable Design | Outdoor Connections | Display

INITIAL BUDGET: \$11,200,000

FINAL COST: \$12,000,000

REFERENCE:

Jennifer Halleck, Associate Director of Construction, Operations, and Projects, ESD 112, 360 949 1553
jennifer.halleck@esd112.org



Left: Student displays are built into the new addition. Right: The new entry provides a welcoming focal point to the once disparate campus.

ADAPTABLE TO CHANGES IN PEDAGOGY

Much of the new design features flexible space that can accommodate multiple types of programs as well as varied types of learning. Operable partitions were used in the design to allow for varied space sizes, and ultimately allow for more adaptability in the future. Outdoor space is also used in the design, including a secure courtyard and outdoor science classroom space.

SECURE ADA ENTRY

A focused entry point creates a welcoming, safe, single point of entry for students and visitors. The new secure entryway includes rotating art gallery walls and also secures the existing courtyard which is home to a new outdoor theatre, outdoor science lab, and existing Peace Garden, providing a variety of safe, outdoor leaning areas for students.

LIFE CYCLE COST ANALYSIS

Life Cycle Cost Analysis (LCCA) takes into account the performance of the building throughout its lifespan, considering maintenance and replacement costs when making decisions. This is an essential feature of the design process and helps inform an educated path to prioritizations and future upgrades.

Bassetti has deep experience preparing cost estimates and Energy Life Cycle Cost Analyses (ELCCAs) for complex projects and our experience with bond planning and cost estimating for WA State OSPI and public school districts gives us the expertise required to complete the OFM LCCA process.

A BASELINE FOR SUCCESS

A Life Cycle Cost Analysis will assist in determining the best options available for DES / CDHY as we look at the Northrup modernization project needs for various time spans, whether that is 5, 10 or 30 years.

We can utilize the Life Cycle Cost Tool (LCCT), to inform alternatives for building components or system types that impact maintenance and operational

expenses over time. Those options include leasing, purchasing, or constructing. The LCCT could be used to develop recommendations to DES/CDHY for the most cost-effective choice for each property analyzed.

METICULOUS COST ANALYSIS

Operating, maintenance, and replacement costs are often items overlooked in the project budget. These costs will be evaluated during the facility assessment process to maximize value for the owner and make the most of initial costs.

Our team will evaluate the building envelope, lighting fixtures and controls, and mechanical systems, to assess their performance over the life of the building. Other intangible factors we will take into consideration are those associated with human perception of these systems:

- + Visual Appearance
- + Acoustical Performance
- + Thermal Comfort

These factors are critical when analyzing any building component that will directly impact its users for years to come.

By ensuring early considerations of these factors, decisions can be made to optimize accurate future budget needs of each facility.

A SPECIALIZED TEAM

Our integrated team of subconsultants are well versed in utilizing the ELLCA and LCCA tool boxes to provide informed recommendations for this project.

This experience positions our team to be able to not only analyze the data but also to easily explain and present the process and benefits to your stakeholders both in a written and verbal form. Effective communication with all stakeholders will be essential for securing project understanding and buy-in.

Below: Learning community studios at Walnut Grove Elementary School feature flexible furniture, small group learning spaces, and a wet makerspace.



SUSTAINABLE DESIGN EXPERIENCE

Green building and sustainable design are integral to Bassetti's project approach. Bassetti is committed to creating a better world through the buildings we design. Our vision is to design projects that are low in embodied carbon, made of non-toxic materials, energy efficient, and a positive impact on the occupants and communities they serve.

Achievement of LEED Silver or better is most successful when the design team uses an integrated approach to design involving the client and our consultant team. By incorporating a combination of strategies addressing site, energy, water, materials transparency, and indoor environmental quality, Bassetti has successfully met the LEED Silver requirement or exceeded it by achieving Gold certification on past and current projects.

Some of the strategies we use to achieve LEED Silver or better include:

- + We use an equity-centered approach to stakeholder engagement.
- + We perform in-house daylight simulations to ensure our learning

and working spaces support cognitive health and well-being.

- + We perform carbon footprint Life Cycle Assessments at each project milestone to track the embodied carbon footprint of the building and to optimize strategies for carbon reductions.
- + We work closely with the mechanical engineer to select energy efficient systems that enhance indoor air quality, such as ground source heat pumps and direct outside air systems.
- + Our specifications are developed to prioritize natural, non-toxic materials that disclose their ingredients and reduce carbon footprint.
- + We optimize acoustics in the classrooms and other occupied spaces to provide an improved learning environment.
- + We work with our landscape and civil engineer consultants to provide low impact site strategies that reduce stormwater runoff and enhance the local ecosystem.

Our Rainier Beach High School project, currently in construction in Seattle, is targeting LEED Platinum certification and will be one of the most energy efficient and sustainable schools in the country.

An example of a project where we are exceeding the LEED Silver requirement is Benson Polytechnic High School. Portland Public Schools required a Silver certification, but the project has already been awarded enough points for Gold even though the LEED process is not yet complete. The project is now close to Platinum certification and considering ways it can be achieved during the Construction Phase Review. By making integrated design decisions early in the project, Bassetti and our team of consultants set the project up for success with LEED certification.

CASE STUDY: FIRE STATION NO. 5

Seattle, WA



Designated a Seattle Landmark, this fire station allowed minimal alteration to the exterior. The tenant improvement included an infill addition that increased space without significant impact to the exterior aesthetic. A muted color scheme more closely matched to the original exterior palette allows the red fire trucks and bright equipment to take center stage and stand out against the building. Careful design and selection of systems allowed this renovation project to achieve LEED Gold Certification.



Left: This project includes photovoltaic panels on the roof as well as solar heating for water. Right: As a beacon on the Seattle waterfront the station retained much of its character.

PAST PERFORMANCE

APPROACH TO ACHIEVING AND MAINTAINING SCOPE, SCHEDULE, AND BUDGET

Bassetti's approach to scope, schedule, and cost management can be summed up as "design scope to meet budget". From project inception to completion, we are always conscious of and designing to meet established budget as responsible stakeholders of state funds.

Construction Budget Management

The primary tools we use to implement this approach include cost modeling and **target value design**. Our cost model matrix is built in the first few weeks of the project. The matrix describes scopes of work for major building systems and assigns a dollar cost per square foot to each portion of scope. The budgets are then vetted with all disciplines. Once the systems budgets are established, they become target values for building the entire estimate for each site and building.

We then take these values into the design phases. Team members are responsible for designing to meet these target values. A running list of cost adds and deducts is kept relative to the initial budget. It requires consistent communication among the team members and monitoring and resolving assumptions and developments on a weekly basis, so that cost decisions are integrated into the development of the design and construction documents.

PROJECT EXAMPLES

University of Washington,
McDonald-Smith Building



The University of Washington, Tacoma was faced with a critical and immediate need for more office and classroom spaces to support their campus's rapid growth. We worked with Mortensen Construction on a master plan to renovate the Landmarked McDonald-Smith Building to fit their needs.

Using Target Value Design during the design of the McDonald-Smith Building led the design team to pursue a 'guts-out' aesthetic for the space. This design saved money and highlighted the rich texture of the historic building.

In just 12 months, the design build team designed, permitted, and completed construction on the 36,000sf renovation. We accomplished this by structuring the entire design schedule around permitting and landmarks approval milestones instead of traditional project phases. The project was completed on-time and on-budget.

Arbor Heights Elementary School
Seattle, WA



For our design of a new 90,000 sf elementary school for Seattle Public Schools, we implemented a number of innovative cost savings strategies. We carefully fit the design of the new facility into the existing topography, avoiding additional cut and fill costs. We also maintained the existing landscape where appropriate, avoiding landscaping costs.

The building is designed efficiently with a multi-story layout, minimizing foundations, roof area and site impact. A simple massing, maximizes structural efficiency and the use of durable materials, known construction methods, simple detailing, and a centralized efficient mechanical

system all contributed to cost savings. It was completed on-time and on-budget.

TOOLS AND METHODS FOR SCHEDULING PROJECTS FOR DESIGN AND CONSTRUCTION

Delivering the highest quality product at every deadline is our top priority and following a detailed schedule will ensure success. We create a detailed assessment and deliverables schedule with milestones that reflect our contract responsibilities for the project. To reach these milestones, regular meetings and progress documentation is charted for internal use by our team. We methodically coordinate and integrate every discipline so that you receive timely submittals for review of project progress.

The schedule milestones are reviewed with the team monthly, ensuring that all team members are on task and that work is properly prioritized. If milestone tasks begin to slip, we promptly address by updating the schedule, discussing expectations, and making necessary staffing corrections in order to get back on track.

In all project activities, we strive to build partnerships which promote goodwill and result in collaborative solutions. Respect for every team member's schedule and budget is an essential ingredient.

PROJECT SUCCESS

At Bassetti, we believe that a successful project goes beyond just the design. True success is achieved through a combination of key factors, including a well-defined scope and consistent communication. These elements work in harmony to ensure the project is delivered on-time and within budget. Additionally, maintaining a meticulously planned schedule throughout the entire process is crucial. By adhering to the schedule, we can guarantee that the building will be ready for student occupancy exactly when intended, minimizing any disruptions to their education.

DIVERSE BUSINESS INCLUSION STRATEGIES

MAXIMIZING CERTIFIED BUSINESS UTILIZATION

Bassetti is committed to fostering partnerships with MWBE/SBE Certified Businesses. Some examples of the grassroots efforts we take to illustrate this commitment include:

- + We have participated as a prime at the annual Regional Contracting Forum since 2010. We derive great benefit for our clients from these activities in our ongoing introduction to, and networking with MWBE/SBE partners.
- + In May 2022 we helped plan and sponsor a mixer event that brought 37 Certified and self-certified businesses together with larger firms for partnership opportunities on projects. The goal of The Inclusive Partnership Mixer was to uplift Certified Businesses in the local AEC community by providing free marketing and networking. We have continued that partnership with SMPS and continued our sponsorship with this year's event.
- + We have partnered with the local organization, Camp ELSO, that provides STEAM educational and outdoor programs for local black youth to gain interest in careers. Over the past few years, we have helped raise funding for their programs, and participated as mentors and panelists in their evolving design program.

At the project level, we have recently worked with and will continue to work with MWBE/SBE subconsultant firms on a wide range of municipal and educational projects and have carefully selected women and minority owned firms to be a part of our team for this proposal. Our firm-wide goal is to achieve a minimum of 15% MWBE/SBE participation on every project, regardless of RFP or owner requirements. We have been successful

in exceeding aggressive targets set by our clients and have seen participation as high as 25-30% on some of our projects. Additionally, we frequently refer MWBE/SBE firms to our clients for additional work outside of our contract.

PROMOTING WORKER DIVERSITY ON THE NORTHTROP MODERNIZATION

Within our own firm, we continuously challenge ourselves to reflect and do better. Our goal is to foster a firm-wide anti-racist culture that permeates our design practice and create an inclusive environment for our staff and the clients with whom we work. Bassetti has had an Outreach and Inclusion Plan since 2010. It is comprised of three tenets:

- + Promote diversity in our workplace.
- + Encourage and include MWBE/SBE subconsultants as part of each design team.
- + Advocate for the ongoing inclusion of minority and women professionals in educational opportunities and leadership positions.



Both within Bassetti, as well as with our consultants, you can expect a strong alignment of your goals with our values to promote worker diversity.

Top: Students from Rainer Beach High School visiting our Bassetti office. Bottom: Techbridge Girls hosted by Bassetti Seattle.

EXAMPLE PROJECTS THAT OUTLINE MWBE/SBE GOALS

Benson Polytechnic High School	
Location	Portland, OR
Owner	Portland Public Schools
Original MWBE/SBE Goal	18%
MWBE/SBE Level Achieved	18%
Total Contract Value To Date	\$17.6M
Total Paid to MWBE/SBE Firms	\$3.2M

Multiple Pathways to Graduation	
Location	Portland, OR
Owner	Portland Public Schools
Original MWBE/SBE Goal	18%
MWBE/SBE Level Achieved	33.8%
Total Contract Value To Date	\$2.6M
Total Paid to MWBE/SBE Firms	\$866,850
Subconsultants vs MWBE/SBE Subconsultants	12 Subconsultants, 10 MWBE/SBE Certified Subconsultants

Fostering healthy communities through learning and design.

