

CITY OF OAK HARBOR  
NEW FIRE STATION



Statement of Qualifications | 11.13.2015

# 5.1 Letter of Interest



Oak Harbor Fire Department  
855 E Whidbey Ave  
Oak Harbor, WA 98277

November 13, 2015

Dear Fire Chief Merrill and Members of the Selection Committee,

TCA Architecture • Planning is pleased to have this opportunity to submit our Statement of Qualifications for your new fire station project. This project creates an exciting opportunity for the Oak Harbor Fire Department to improve operations, and functionality, and enhance emergency response for years to come.

Comprehensive fire service planning and design has been TCA's primary business for 55+ years. Having been involved in the planning and design of municipal facilities since 1960, our award-winning firm understands the fire service culture and how this influences fire station design. While your project will be unique and present specific opportunities and challenges, having a process for analyzing your facility's information in a clear and meaningful way will be vital. Using our proven methodology, we will work closely with you to make sure the planning and design of your fire station has a unique response to your local circumstances.

Our team is committed to producing a successful project and can provide the experience required to meet your phased project needs. We have brought together a team of seasoned consultants who have a results oriented project approach as well as a track record of working together on other fire station planning projects with us. We have been involved in dozens of projects similar to yours throughout the northwest and know that our experience will fully address your project scope. Using our systematic planning approach, we will explore with you how other Departments are solving similar issues both locally and nationally. Given our in-depth understanding of these elements, TCA and our associated team members, will provide you with:

- A thorough understanding of national, regional, and local emergency service trends, needs, operations, and regulations to support your project.
- State of the art growth, demographic and GIS based response analysis.
- A defensible site identification, ranking and selection process.
- A tested process designed to effectively develop planning strategies which are prioritized with recommendations for considerations.
- Experienced consultants who can work effectively with staff, elected officials and the community you serve and protect.
- Public outreach support designed for multiple audiences.
- Trust that the TCA team will be pro-active, responsive and diligent in all of our efforts.

The TCA team will commit our collected resources and experience to your project from start to finish. We encourage you and the selection committee to review the qualifications of our committed and enthusiastic team and look forward to the opportunity to work with you.

Respectfully Submitted,



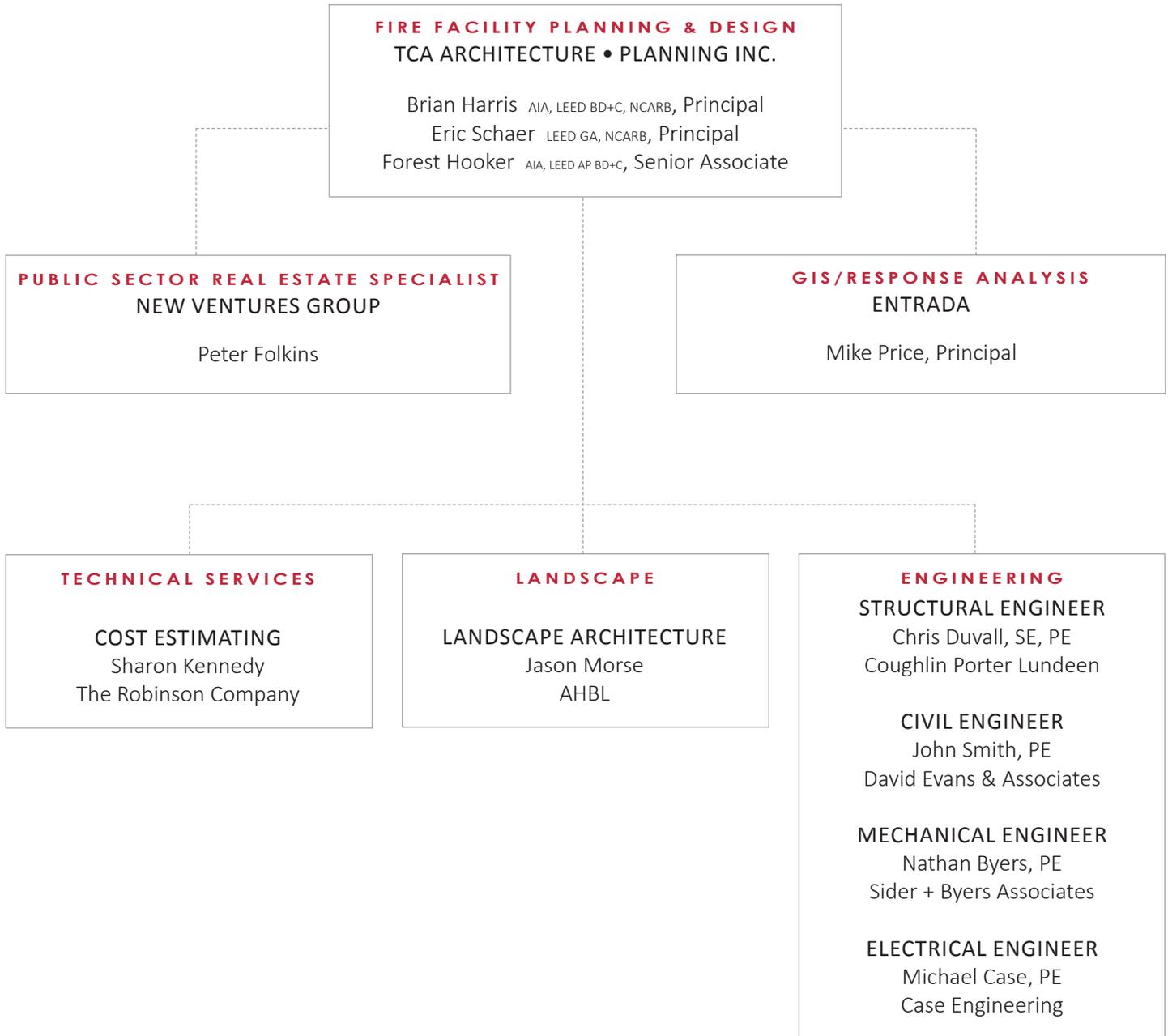
Brian Harris AIA, LEED AP, NCARB  
Principal

TCA Architecture • Planning, Inc.  
brian@tca-inc.com | 206-522-3830, ext 102

# 5.2 Staff Qualifications



## TEAM ORGANIZATION CHART



### OUR TEAM

In formulating our team, we have selected both local and national experts located in the Puget Sound area to assist in the development of your project. Our team members have worked together for years and are keenly aware of the fiscal impacts that the Fire Service has on operating budgets, relative to staffing, facilities and maintenance. We will focus on long term fiscal responsibility from both a response and facility design and long-term operations and maintenance perspective. When facing the difficult task of balancing the needs of other services against the rising cost of public safety, it is critical that your service demands are well defined and defensible. Through past experience, we understand that this information will be highly scrutinized and must provide exacting information for fruitful discussions ahead.

### LEADERSHIP

Our top fire facility design professionals, Brian Harris, Eric Schaer, Forest Hooker, and Jason Warner will lead your Fire Station project. Their 80+ years of combined experience and perspectives will lend unique insight to your project as we address the multitude of complex issues at hand. TCA's core staff working on your project will be involved from start to finish. During Phase 1 & 2, consultants will be used as required to inform the process and then ultimately design and engineer your facility if data leads to that conclusion. TCA will manage all subconsultants and provide the control structure and single point of responsibility for the team.

### ARCHITECTURE, PLANNING & DESIGN - TCA ARCHITECTURE • PLANNING, INC.



**Brian Harris - Principal in Charge** Working as Principal in Charge Brian will bring a comprehensive knowledge of planning & design to your project. He has developed unique insight into the design of municipal projects through the planning of over 150 fire facilities. Brian regularly provides Fire Facility Design Specialist consulting to Fire Departments throughout the US. Brian will be the day to day contact during Phase 1 of your project.



**Eric Schaer - Principal/ QC/QA** Providing Project Support and QC/QA overview, Principal Eric Schaer will bring extensive insight and a discerning eye to your project. Eric offers the experience of having been the Principal-in-Charge on a 50+ fire service projects while at TCA including the North Whidbey Fire & Rescue Administrative Headquarters Concept Design and the volunteer Saratoga Road Fire Station 35 in Langley.



**Forest Hooker - Project Architect** Project Architect Forest Hooker has spent the last 15 years designing and managing projects for fire districts and emergency service providers nationwide. Forest has completed 20+ fire service facilities while at TCA and has taken lead roles in: system-based programming, existing facility analysis, conceptual design & development, cost-management, and construction administration. His leadership skills and analytical thought process will be invaluable to your project.



**Jason Warner - Project Manager** Project Manager Jason Warner has spent the last 12 years designing and managing projects for fire departments throughout Washington state. Forest has completed 20+ fire service facilities while at TCA and has taken lead roles in project management, cost-management, and construction administration. His management skills are exceptional and his communication skills will be an asset to your project.

### GIS/RESPONSE MAPPING - ENTRADA



**Mike Price - President** Mike specializes in time-based response modeling for Public Safety and Emergency Management agencies, developing and deploying innovative solutions using state-of-the-art software. Mike has over twenty years as mapping and spatial data manager for Public Safety, Emergency Management, Municipal Fire, and Wildland/Urban Interface Fire. Mike has mapped, modeled, and supported critical Fire Station relocation, redeployment, and closure studies for Public Safety facilities. TCA has worked on several response planning projects with Mike's support including Northshore Headquarters Fire Station 51, Kirkland Fire Department Fire Station Siting Studies, and Snohomish County Fire District 1 master planning.

STRUCTURAL ENGINEERING - COUGHLIN PORTER LUNDEEN



**Chris Duvall - Associate Principal** More than half of CPL’s public experience consists of fire stations, district headquarters, and training facilities. They have provided services for more than 50 stations for 25 fire departments throughout Washington in addition to new facility design, CPL is a recognized leader in seismic renovations and retrofits for emergency facilities. Their firm has completed more than 50 seismic evaluations for various project types throughout Washington. Chris will be the lead structural engineer for your project and will work closely with TCA in the design and engineering of your fire station. Chris Duvall has provided design services on nearly 30 fire station projects, including district-wide facility assessments and planning, seismic renovations and upgrades of existing structures, and new station design.

CIVIL ENGINEERING - DEA & ASSOCIATES



**John Smith - Principal** For the past 20 years John has been providing project management and engineering design services for municipal projects encompassing site, roadway and utility design site assessments and report writing. John works out of DEA’s Everett office and has extensive experience working in the area. John will work closely with TCA and the District in the initial site planning efforts and will be the lead civil and site design engineer for your project. John has worked on many of TCA’s Fire Station projects and understands the many complexities in Fire Station site design.

MECHANICAL ENGINEERING - SIDER+BYERS ASSOCIATES



**Nathan Byers - Principal** Sider + Byers’ projects include over fifty fire stations since 1990, including eight stations for the City of Seattle. Nathan was instrumental in developing the mechanical guidelines for the City of Seattle Fire Station Programming Manual, the City of Kirkland Long Range Planning Study, and Renton Fire Station 12. Nathan has completed 20+ fire stations with TCA.

ELECTRICAL ENGINEERING - CASE ENGINEERING



**Michael Case - Principal** Michael Case has over 20 years experience in the design of power, lighting and communications systems. TCA has worked with Case on emergency facilities for more than 14 years and have completed over 45 successful fire station projects together. Michael will be the lead electrical engineer for your project and will work closely with TCA in the selection of appropriate and cost efficient lighting specifications for your fire station.

COST ESTIMATING - THE ROBINSON COMPANY



**Sharon Robinson - Principal in Charge of Cost Estimating** As the Principal in Charge of the estimating department, Sharon has over 25 years of experience and oversees and reviews more than 200 estimates a year. Sharon will provide guidance to TCA and the Department on both historical cost data and current costs for your project. She will also be the lead cost estimator providing detailed cost analysis reports at the various stages of the project. Sharon specializes in fire station design cost modeling and estimating and your project will benefit from her accurate estimates at each phase of design. TCA has worked with Sharon on over 40 fire facility projects developing budgets for Districts and Departments throughout the state.

LANDSCAPE ARCHITECTURE - AHBL



**Jason Morse - Director of Landscape Architecture** Jason Morse will be the Landscape Architect on this project. He will be responsible for all aspects of the landscape design, including planting plans, irrigation design, construction documents, cost estimates, and construction administration. He will ensure the landscape design is functional, low maintenance, sustainable and meets the project’s aesthetic requirements. Jason has 18 years of experience designing for public clients including Central Pierce Fire and Rescue and Seattle Fire Department.

SEE DETAILED RESUMES OF ALL TEAM MEMBERS IN THE APPENDIX.

# 5.3 Past Performance





**SILVER AWARD**

2008 Fire Chief Magazine Station Style Awards  
Seattle Fire Station 10, EOC & FAC



**BRONZE AWARD**

2010 Fire Chief Magazine Station Style Awards  
Lancaster Public Safety Facility, LEED Silver



**BRONZE AWARD**

2011 Fire Chief Magazine Station Style Awards  
Northshore Headquarters Fire Station 51



**SILVER AWARD**

2013 Fire Chief Magazine Station Style Awards  
Grand Junction Fire Station 1 Remodel



**SILVER AWARD**

2015 Fire House Magazine Station Design Awards  
Portland Fire & Rescue Fire Station 21 LEED Gold

**TRUSTED EXPERIENCE SINCE 1960**

Based on the experience TCA has gained through the planning and design of over 250 fire facilities, we already understand many of the questions that will need to be explored as we work together to develop a defensible feasibility facility study and new fire station to support you now and into the future. As we analyze the need for a new station based on current and project service demands, we want you to know that underlying our work is a commitment to bringing maximum value, vision, innovation, operational cost savings to your project.

**FIRE SERVICE DESIGN EXCELLENCE**

We recognize that there is a civic, community, operational, and programmatic design thread common to facilities of this nature. With this understanding, we believe the planning of fire facilities begins with a clear understanding of the users, project goals, and unique operational needs based on interdepartmental culture and community needs. As a result of our years of effort, TCA is recognized in the national fire community as one of the leading fire facility planning and design firms in the country.

PROJECT/SERVICES	% RELATIVE DOLLAR VALUE
<b>FIRE FACILITY PLANNING &amp; DESIGN</b> <ul style="list-style-type: none"> <li>• Fire Department Facility Planning</li> <li>• Fire Stations- New</li> <li>• Fire Stations- Additions/ Remodels</li> <li>• Fire Training Facilities</li> </ul>	<b>85% GROSS REVENUE</b>
<b>COMMERCIAL</b>	<b>5% GROSS REVENUE</b>
<b>RESIDENTIAL</b>	<b>10% GROSS REVENUE</b>

SNOHOMISH COUNTY FIRE DISTRICT 1

FIRE DISTRICT MASTER PLAN

TCA Architecture Planning provided a needs assessment, facility evaluations, and Master Plan for Snohomish County Fire District 1, one of the largest District’s in the State in terms of population. The Master Plan Study provided an operational and fiscal analysis of the District based on current and projected growth, planned mergers, annexations, and sustainable staffing levels. With a population of over 120,000 and coverage area of over 37 square miles, the District’s distribution of 177 members was reviewed relative to staff distribution and station-by-station workload. From this analysis, target areas for fire and training facilities were identified in consideration of NFPA 1710 goals. Overlaying the existing six District stations and the additional four neighboring City facilities, additional stations were placed relative to growth patterns and established response criteria. Using this information, facility recommendations were prepared and a phasing and funding strategy was established. Through this process, the District was successful in passing one of the largest bonds in the history of the state which allowed them to continue with TCA and its consultants to implement the Plan through site and location studies, renovations to existing facilities, new facilities on new sites and new facilities on existing sites. A new administrative and training center was also developed through this process that has allowed the District to grow and increase its ability to provide cost effective fire and emergency service to other surrounding communities.

STUDY  
2000

STATION	SQUARE FT	BUILT	COST EST	FINAL COST
HQ	3,000 SF	2007	\$1,844,744	\$1,975,000 <sup>1</sup>
FS 10	12,600 SF	2010	\$2,609,250	\$2,659,100
FS 12	10,100 SF	2005	\$2,909,500	\$2,483,600 <sup>1</sup>
FS 18	9,800 SF	2010	\$3,600,000	\$3,890,100
FS 21	13,300 SF	2009	\$4,621,582	\$4,932,950

<sup>1</sup> unforeseen conditions

REFERENCE

Fire Chief Ed Widdis  
425-551-1200 | ewiddis@firedistrict1.org

PARTICIPATING TEAM MEMBERS

Principal in Charge	Eric Schaer	TCA
Principal/QC	Brian Harris	TCA
Project Support	Jason Warner	TCA
Civil Engineer	John Smith	DEA
Electrical Engineer	Michael Case	Case Engineering
Cost Estimating	Sharon Robinson	The Robinson Company
Response Planning	Mike Price	Entrada



CITY OF KENNEWICK

NEEDS ASSESSMENT, FACILITY EVALUATIONS & NEW FIRE STATION 65

The City of Kennewick Needs Assessment and Facility Evaluations included the assessment of all 16 municipal buildings throughout Kennewick (over 280,000 sf of space) including fire stations, public works facilities, public safety building, recreational facilities, city hall and ancillary city owned structures. As part of this effort, TCA worked with 14 client sectors/stakeholder groups within the City of Kennewick and the City of Richland leading and participating in iterative workshops, GIS reviews, annual operations and maintenance budget reviews, building systems and conditions analysis, IT analysis, interviews and small group meetings to identify existing and future facility needs for the next 30 years. The process resulted in \$152M of identified capital needs within a planning horizon of 20 years scheduled over 5 year increments with discussions of funding mechanisms as the plan moves forward. Additionally a proto-type Fire Station Manual was developed to assist the Cities of Kennewick, Richland and neighboring Benton County Districts in the design of next generation replacement fire facilities. The purpose of the manual was to establish prototypical designs that will be replicated for operational standardization and cost effectiveness. The design manual provides documentation of the Fire Departments space needs and short and long term operational criteria, as well as, site and building criteria, versatile conceptual plans, an outline specification and cost estimates with long-term escalation factors and adjustable soft cost considerations. Currently one station is nearing completion and a second station has commenced construction.

An overview of the process included:

- Tailoring discussions, analysis and deliverables appropriate to each client sector
- Development of defensible planning concepts for long-term phasing
- Analysis of the demolition & sale of existing buildings
- Land acquisition constraints and options for new and expanded facilities
- Site analysis and selection based on GIS analysis
- Interim and phased development of a new City Hall Campus
- Cost and funding criteria based on prioritized project commencement

STUDY

2013-2014

STATION	SQUARE FT	BUILT	COST EST	BID
FS 65	11,000 SF	2015-2016	\$3,400,000	\$3,550,062

REFERENCE

Fire Chief Neil Hines, Kennewick Fire Department  
509-737-0911 | Neil.Hines@ci.kennewick.wa.us

PARTICIPATING TEAM MEMBERS

Principal in Charge	Brian Harris	TCA
Principal/Quality Control	Eric Schaer	TCA
Project Architect	Forest Hooker	TCA
Project Manager	Jason Warner	TCA



**1.301 APPARATUS BAY**

**CONSIDERATIONS**

**MATERIALS**

- CEILING: Exposed and Painted
- WALLS: Light Orange Peel Texture Gypsum Wallboard Painted w/ Right Sheet Wainscot w/ PVC Slings to 8'-0"
- FLOORS: Polished Concrete
- BASE: Rubber Cove Base
- BASE: N/A
- ROOFING: 2x7 Insulated Hollow Metal w/ Kick Plate & 1x4x4 Insulated Overhead Sectional Doors
- CAULKING: N/A

**SYSTEMS**

**MISC:** Overhead Gas-fired Radiant Tube Heaters  
Reduce Mitigation of Heat From Medic Units

**LIGHTING:** Suspended

**POWER:** (2) 20 Amp Drop Cords w/ Strain Relief Per Bay  
Trench Drains  
Hand Wash Stations @ Bay to Crew Area Entries  
Hose Bins

**For KFD:** Truck Fill Above Each Apparatus  
Redman Source Capture  
Exhaust System w/ Exterior Fan

**For RFD:** Vehicle Mounted Filters Only.

**FURNISHINGS**

- N/A

**OTHER**

- CO2 Detection
- Exterior Proximity Card Access
- All Bay Exhaust Fan

**GENERAL**

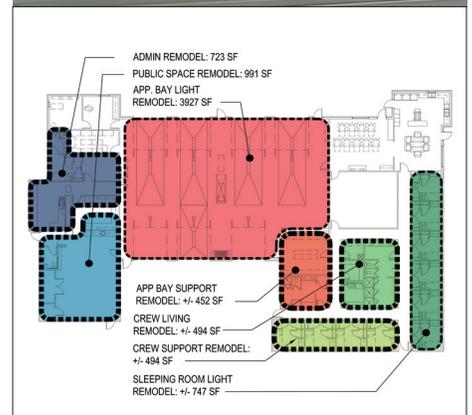
AREA: 3,190 SF

**OPERATIONAL CRITERIA:** Space for current and projected apparatus needs. Drive through capabilities on all bays preferred for safety. Bay depth is consistent to allow for move up coverage and daily equipment checks. Ability to wash apparatus inside bays.

**SPECIFICITY SPACE:** No

**NOTES:**  
1. SPACES TO BE ADJUSTED BASED ON DETERMINATION OF APPARATUS NEEDS  
2. APPARATUS SHOWN FOR SCALE ONLY AND DOES NOT APPLY A LAYOUT  
3. CONFIRM TYPES OF APPARATUS

TCA PROTOTYPE FIRE STATION DESIGN MANUAL | CITIES OF KENNEWICK AND RICHLAND, WA 4-24



CITY OF SEATTLE

LONG RANGE FIRE FACILITIES PLAN

TCA worked with multiple departments within the City of Seattle for over four years to develop a \$167 million Fire Facilities and Emergency Response levy supported by our Long Range Facilities Plan and Operational Program Manual. The levy funded the renovation and replacement of 34 neighborhood fire stations, new fire boats, a new fire training facility, and a new command facility which will include a new Fire Station 10 Headquarters, Emergency Operations Center, and a Fire Alarm Center. The team visited each of the stations to review and evaluate current conditions, and the City’s compliance with current standards and regulations. The consultant team assessed how the City will handle population growth and increases in fire and aid calls for the next 20 years. Station location and response information was gathered with help from the Seattle Fire Department and the City of Seattle Strategic Planning Office. This information was used to evaluate the individual stations’ ability to adequately respond to fire and emergency medical service (EMS) calls during the life of the study. The data was also used to estimate future call load and thereby estimate Department workload to ensure that facilities are designed to accommodate potential growth in SFD workload for the next 20 years.

STUDY

2002

STATION	SQUARE FT	BUILT	COST EST	FINAL COST
FS 26	5,900 SF	2015	\$1,186,887	\$1,283,298 <sup>1</sup>
FS 40	6,100 SF	2013	\$867,764	\$948,330
FS 2	39,000 SF	2010	\$7,000,000	\$7,000,000 <sup>2</sup>
FS 10	69,000 SF	2007	\$26,235,000	\$28,007,000 <sup>3</sup>

<sup>1</sup> addition to scope of work  
<sup>2</sup> TCA was Fire Station Design Specialist Subconsultant  
<sup>3</sup> addition of future infrastructure

REFERENCE

Charlie Heffernan, former Sr. Planning Development Specialist, City of Seattle  
 206-268-3300  
 cheffernan@yateswood.com

PARTICIPATING TEAM MEMBERS

Principal in Charge	Brian Harris	TCA
Principal/QC	Eric Schaer	TCA
Project Architect	Forest Hooker	TCA
Mechanical Engineer	Nathan Byers	Sider + Byers
Cost Estimating	Sharon Robinson	The Robinson Company



CITY OF KIRKLAND / KING COUNTY FIRE DISTRICT 41

LONG RANGE FACILITIES PLAN & FACILITIES CONSOLIDATION STUDY

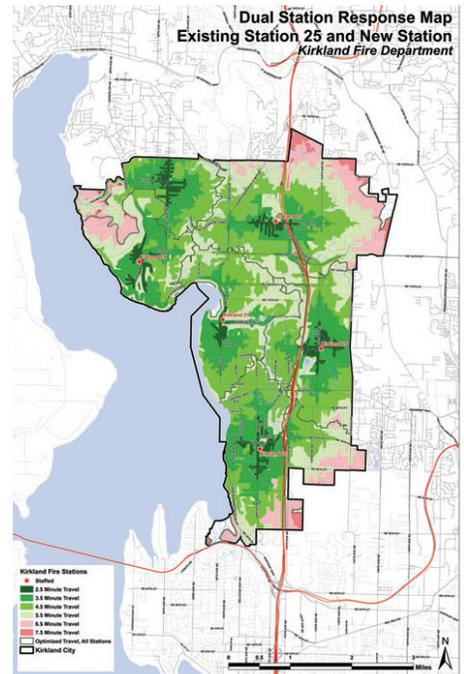
Working with City Management, Fire Department, Public Safety Committee and the City Council, TCA developed a Long Range Facilities Plan and Facilities Consolidation Study which proposes the addition of two new fire stations, the closure of two stations and upgrades and/or expansion to all remaining stations. The study includes: operations based programmatic analysis, GIS based analysis of current and future service demands, review of neighboring mutual response, current and future demographics and economics, performance based assessment reports, analysis of over 25 sites and the selection and acquisition of new targeted sites. As part of the study, all facilities were analyzed based on existing and proposed deployment and staffing relative to operational needs, associated space needs, codes and standards and long term development impacts. From this effort, conceptual phased site and floor plans were developed. Station analysis included spatial upgrades, seismic and systems upgrades, environmental, traffic, and geologic studies for new and expanded sites. Funding allocation for the first phase of the project is anticipated for late 2015. Long term funding, including hard and soft costs, escalated based on delivery schedules, have been identified as approximately \$43M+. Anticipated long term funding will come from multiple identified sources over the next 5-8 years.

STUDY  
2015

REFERENCE  
Dave Snider, Capital Projects Manager, Public Works  
425-587-3832 | dsnider@kirkland.wa.us

PARTICIPATING TEAM MEMBERS

Principal in Charge	Brian Harris	TCA
Principal/QC	Eric Schaer	TCA
Project Support	Jason Warner	TCA
Structural Engineer	Chris Duvall	Coughlin Porter Lundeen
Electrical Engineer	Michael Case	Case Engineering
Cost Estimating	Sharon Kennedy	The Robinson Company
GIS Response Mapping	Mike Price	Entrada





**CAMANO ISLAND FIRE & RESCUE**  
**LONG RANGE FIRE FACILITIES PLAN**

The Fire Facilities Study assessed the long-term viability of existing facilities to meet the community needs based on established deployment goals, facility standards, changing demographics, and a transition from a partially paid staff to a fully paid staff. During this planning process, GIS maps were developed, identifying preferred facility locations based on time-distance criteria and staffing goals. A GIS database was developed to include base data needed for the response analysis including updates, roads, historic call locations (Geocoded out of Firehouse), future zoning, census 2000, and others. Future station configuration scenarios were developed based on a time/distance model according to level of service goals defined by the District. These scenarios were analyzed for effectiveness in covering the Fire Service Area based on historic densities, demographics, and predicted growth of Camano Island projected through the year 2020 with associated revenue and expenditure forecasts to determine the sustainability of the District’s goals. TCA developed a revenue and expenditure analysis for this Capital Improvement Project.

**STUDY**  
 2002

STATION	SQUARE FT	BUILT	COST EST	FINAL COST
FS 1-2	8,733 SF	2009	\$770,868	\$948,500 <sup>1</sup>
FS 1-3	6,078 SF	2012	\$1,844,000	\$1,928,759
FS 1-4	11,754 SF	2015	\$2,791,000	\$2,710,303

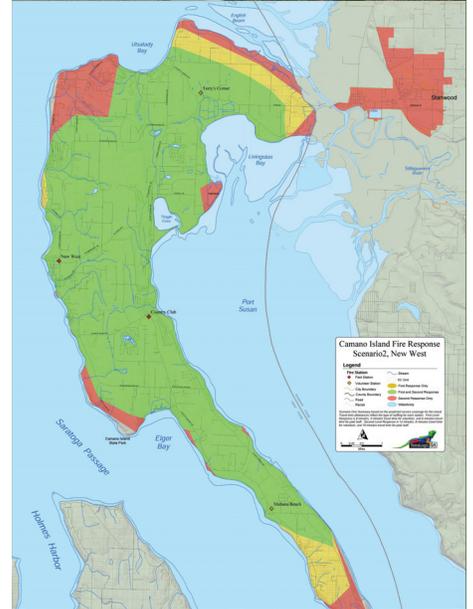
<sup>1</sup> addition to scope of work

**REFERENCE**

Assistant Fire Chief Craig Heigeland  
 350-629-3008 | cgeugekabd@camanofire.com

**PARTICIPATING TEAM MEMBERS**

Principal in Charge	Brian Harris	TCA
Principal/QC	Eric Schaer	TCA
Project Manager	Jason Warner	TCA
Electrical Engineer	Michael Case	Case Engineering
Cost Estimating	Sharon Kennedy	The Robinson Company



# 5.4 Project Approach



## OVERALL PROJECT APPROACH

### MUTUAL COMMITMENT FOR SUCCESS

We believe that the dynamics of every project are unique in nature and therefore require strong client relations and communications to achieve the best result. On all projects, TCA desires a mutual commitment to have all parties actively engage one another to best inform the planning process; Great ideas and insight can come from anyone. Our team is keenly aware of the fiscal impacts that public service has on communities, personnel, facilities and equipment and will achieve a vision that balances both short and long term needs to address the City’s goals and community needs. Through past experience, we understand that this information will be highly scrutinized and must set the appropriate framework for tough yet fruitful discussions ahead.

### SUPPORTING THE DECISION MAKING PROCESS

TCA is considered a leading expert in fire Station design. As part of our culture, we feel it is our obligation to bring lessons learned and emerging trends to you from our knowledge base for your consideration and review. While ultimately you are the decision makers, we will work with you to understand your objectives, develop alternative strategies to meet your objectives and provide recommendations for your consideration.

### HIGH-PERFORMANCE FACILITIES

Integral to many new facilities is the integration of high performance, sustainable design features. If desired, TCA can develop these project goals and concepts with you with a focus on long-term operational cost savings. Understanding the payback period will be integral to the prioritization process. We recommend the use of proven technologies that have a track record of both cost savings and long-term functionality to mitigate future energy costs.

### MAXIMIZING COMMUNITY PARTICIPATION

We believe public and stakeholder participation is an integral part of the planning process. At the outset of the project, an outline of goals with associated opportunities for input can be outlined so that unexpected public or stakeholder opinion and action does not disrupt the process. Typically we have worked with tiers of stakeholders throughout the duration of a project. Regular meetings at predetermined intervals with the Project Team is vital to project success. These committees will be scheduled at appropriate intervals based on predetermined milestones. In addition to the stakeholder work, the general public can be brought in early during the process and at key junctures to facilitate their input. A couple of different methods are recommended to approach this from different angles. We have used both social media campaigns and public meetings or Open Houses to connect with the community.

TCA has a long history and extensive experience with outreach efforts on public building projects similar to your Feasibility Study and Fire Station project. We have found that early and continuous communication and outreach to garner support from a broad range of constituents will ultimately benefit the project. On many past projects we have coordinated neighborhood meetings to hear concerns prior to any site selection and design work. The process then can involve additional community meetings to discuss and show how the project team is addressing issues and concerns that have been raised. We want to ensure that Oak Harbor residents are actively involved in the decision making process and that Citizens are educated on the value of planning and therefore make informed decisions on issues relating to growth and development in their community.



## PHASE 1

### KICK-OFF / VISIONING WORKSHOP

We will begin your project by discussing how we will work as a team, manage your project and identify our mutual communication goals. During the kick-off meeting we will review the preliminary project schedule with you and prepare refinements to best align with your availability and overall project schedule. Following the kick-off meeting we will hold a Visioning Workshop to discuss the project goals, core values and principles, opportunities, broader forces influencing the project, challenges and risks. The goal of this effort is to further refine project goals, prioritize those goals and establish a foundation for moving forward based on these frank discussions.

#### Anticipated Deliverables:

- Refined work plan
- Finalized project schedule
- Communication plan
- Existing data collection
- Updated meeting / workshop schedule
- Project visioning workshop



### CURRENT SERVICE DEMANDS/STATS

Our Team will evaluate the emergency response and performance capabilities of existing and proposed Department facilities based on identified standards. This analysis involves mapping and modeling of current and future value, hazards, risk, and protection.

The initial review will include a spatial review of service demand and performance for existing stations within your service area and neighboring mutual response statistics. This review requires current, accurate spatial and tabular data that may be obtained from the client, from regional, state, and federal data providers, or from commercial sources. We will also assess current medic and fire protection response, historic risk, and initiate a hazards inventory.

#### Data Development, Analysis & Modeling:

- Data acquisition, data validation, and preliminary mapping
- Fire station performance review, using 2 to 3 years incident data as available
- Fire station coverage compliance, compared to current Department standards, and NFPA standards and additional standards which will be identified.
- “Gap analysis” of all or selected current facilities to determine areas of inadequate service delivery
- Staffing and Apparatus, and core operations matrix; Response optimization for existing stations
- Current risk and hazard analysis, using client data and data from regional, state and federal sources including the Washington State Fire Marshal’s office, Washington State Fire Insurance Rating Bureau, Washington Department of Ecology, US Environmental Protection Agency (EPA), US Federal Emergency Management Agency (FEMA), and others

#### Anticipated Deliverables:

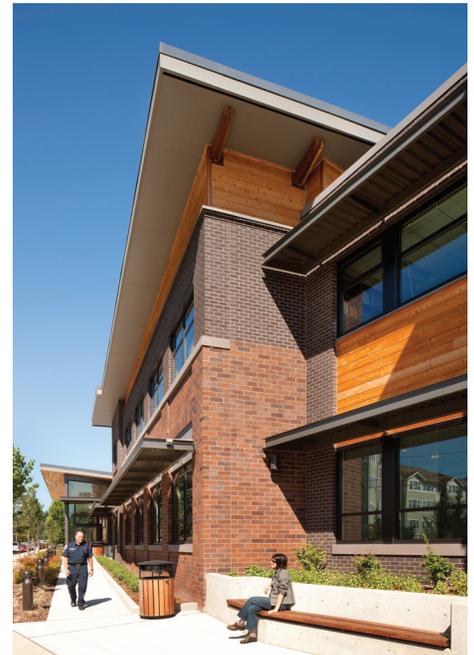
- A map series and inventory showing client and neighboring facilities
- A map series of individual travel performance maps showing time-base response for all identified client facilities; Time intervals to be determined
- Mapping and statistical analysis for recent emergency responses (incidents) served by client; Required data will span at least 12 calendar months, and may include data for 24 or 36 months
- Optimized travel maps for selected client and neighboring fixed facilities; Modeled facilities and model parameters to be determined
- Preliminary risk and hazard maps, for review and comment by client; This analysis will be expanded in Tier 2, as populations at risk are defined
- Current Staffing Analysis

### Anticipated Meetings:

- Discussions/meetings with Fire Department Records Management data providers.
- Meeting with client to present draft current response mapping and risk (historic incidents) findings

### CURRENT AND PROJECTED GROWTH DEMOGRAPHICS AND ECONOMICS:

We will obtain and model current census block-level and other client provided value and hazard data to define the current and projected values at risk and to identify hazards associated with these values. We will evaluate current and historic population, socioeconomic status, infrastructure, critical/essential facilities, and other values at risk within the client's jurisdiction. We will also use Comp Plan projections, economic planning and growth data including population changes within the city, Traffic Analysis Zone (TAZ) projections, client expert knowledge, and other sources to define values and hazards within the jurisdiction. This task combines current protection and historic risk with population, economic, and cultural values. We then estimate future values and hazards and develop growth maps and statistics. Current and future hazards associated with values are identified and studied.



### Data Development, Analysis & Modeling:

- Demographic and growth management data acquisition, data validation, and preliminary mapping
- Growth and development projections based on census, community plan, other current data

### Anticipated Deliverables:

- A map series showing current population served, including population density, age, gender, and/or other parameters to be determined
- Map-based analysis of compliance with known standards/codes such as NFPA 1201, NFPA 1500, NFPA 1710, HB 1756 and others to be determined
- Map and tabular summaries of current values at risk and estimates of future values
- Draft Current Values, Hazard, Risk, and Protection Assessment Report

### Anticipated Meetings

- Discussions/meetings with designated census, growth management, and other data providers.
- Meeting to present Current Values, Hazard, Risk, and Protection Assessment Report

### PROJECTED SERVICE DEMANDS AND PROJECTED GROWTH

If applicable we will identify and test multiple locations for a relocated or new facility, based on growth and planning criteria previously defined and modeled. We will combine current and future Growth, Population, Values, Risk, Hazard, Protection data, etc. to identify and test target areas for new or relocated facilities.

### Data Development, Analysis & Modeling:

- Continued future demographic and growth management data acquisition, data validation, and mapping
- Growth projection mapping and statistical analysis, based on census, community plans, and other data
- Long term staffing analysis to test deployment strategies
- Changes in tactics and technology
- Implications of increased density
- Mapping of future transportation infrastructure and proposed essential facilities
- Site identification and performance modeling of future and/or alternate facilities (City, Public, Privately Owned)
- Consideration of future annexation, Automatic Aid agreements, and/or interlocal agreements with neighboring jurisdictions to provide the highest level of regional protection and service

### Anticipated Deliverables:

- A map series showing all performance findings for existing and proposed facilities, as related to growth and development within the jurisdiction
- Functional Analysis – temporal and spatial analysis of proposed or relocated facility to optimize level of protection to future values within jurisdiction
- Final Performance Assessment Report

### Anticipated Meetings:

- Continued meetings with client
- Meeting to present findings and Final Performance Assessment Report

### SITE IDENTIFICATION, COVERAGE PREDICTIONS AND TIMELINES

After service demands have been identified based on a target response area for a new facility, we will use a multi-step process when looking to identify and acquire a site. As part of this process, long and shortlist sites will be tested against coverage predicts culminating in associated prediction maps, a phased implementation schedule and timelines for land acquisition timelines and design and construction timelines.

### Anticipated Deliverables:

- Establish the site selection criteria (defined and weighted based on a defined set of metrics (low, medium and high performance)
- Potential acquisition strategies will be identified and vetted (willing sellers, assemblages, partnerships, eminent domain, donations)
- Analyze target response areas for potential parcels (Metro scan, GIS information- imap, Windshield survey). Key to this process is to leave no stone unturned.
- Develop long-list of sites. All considered sites will be tracked and documented for further consideration or rejection. High level concerns will be identified such as density, cost, hazards, and response issues.
- Develop shortlist sites. This includes GIS modeling of shortlist sites the prioritized ranking of optimal sites including site test-to-fits, detailed site analysis (due diligence) such as CUP and zoning requirements, site encumbrances, utilities, wetlands, SEPA, etc. will all be considered. From this information preferred sites will be identified.
- Opinion of costs for site acquisition and site development.
- Develop draft report on site identification findings

### Anticipated Meetings:

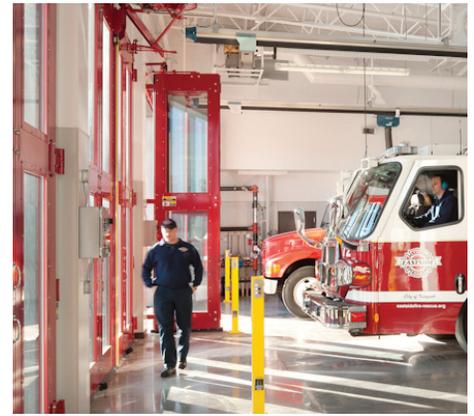
- Review of site ranking criteria
- Discussion of weighted criteria
- Identification and review of shortlisted sites
- Review of ranked findings for report

### SPACE NEEDS DEVELOPMENT

Concurrent to the response analysis effort, we will define current and future space needs for a potential new facility. The project needs assessment will be developed through a series of interviews, questionnaires and joint discussions of operational goals for the specific functions of each agency. We will evaluate both current and future operations in the development of the space needs assessment. Additionally, an analysis of site operations will be conducted so that site access, deliveries, parking, fueling, site circulation and support features can be adequately planned for during the site test-to-fit process. Long-term operations and maintenance costs are an important part of the Planning Process. Energy efficiency, durability, and high performance facility goals will be incorporated into the programming effort and ultimately be factored into the overall project budget.

### Anticipated Deliverables:

- Building space and site needs summary
- Prepared component diagrams to demonstrate space layouts
- Visual or physical tour of regional facilities to “kick their tires” and validate the operational programs
- High performance facility goals summary- sustainability, long-term maintenance reduction and energy savings



### OPTIMAL SITE ACCOMMODATION DIAGRAMS

The site accommodation diagrams will be developed prior to looking for potential sites. This is done in order to identify preferred site configurations, size, amenities, and optimal programmatic configurations. These non-site specific diagrams will consider vehicular flow, response site security and safety, public parking, employee parking and optimal orientations to maximize our sustainability efforts. Once an ideal site configuration has been determined, potential sites will be identified and ranked based on GIS modeling criteria.

Anticipated Deliverables:

- Building and site accommodation diagrams
- Conceptual site layout & plan concepts
- High performance facility design accommodation

### SITE PLANNING AND TEST TO FIT

Following the selection or validation of a preferred site, site arrangement diagrams will be developed to demonstrate vehicular flow including response, delivery vehicles, public/employee parking, secure zones, general building arrangement and orientation. Each evaluation will also determine the ideal building orientation for maximum energy efficiency design and develop a high performance checklist for possible elements to consider for long-term savings. Following the determination of space needs we will review site feasibility and accommodation.

Anticipated Deliverables:

- Conceptual site layout & adjacency concepts, and Massing Diagram/Rendering
- Develop long-list of sites. All considered sites will be tracked and documented for rejection or further consideration. High level concerns will be identified such as: Density, cost, hazards, and response issues.
- Develop short list sites; this include the prioritized ranking of optimal sites including site test-to-fits, detailed site analysis and adjusted prioritization based on findings. 1-5 sites
- Property assessment and / or appraisals (if requested)
- Final selection and acquisition (if requested)
- Public Review process

### PRE-DESIGN CONCEPT

Based on the identified site, we will develop pre-design concepts considering long-term expansion and develop massing diagram/rendering for pricing.

Anticipated Deliverables:

- Building concepts
- Site accommodation concepts
- Massing diagrams/Renderings
- Public Review Process

### ESTIMATE OF PROJECT COSTS

We will develop a range of cost alternatives based on an analysis of options, priorities and funding goals. The budget will consider all components of the project, both hard and soft costs. The cost estimator will provide analysis of relative bid costs for projects of similar scope and scale to be used in determining a cost per square foot budget for the facility. A partial list of elements to be included: Construction budgets, Site improvements, Demolition, Specialty equipment, Furnishings, Temporary Facilities, Relocation costs, Fees (arch, planning and entitlement, environmental review, CM, etc), Administrative, permit and bidding costs, Project contingencies, Escalation (adjusted to final phasing schedule), Legal fees, Land costs, Bond / underwriting cost

Anticipated Deliverables:

- Comprehensive budget
- Review of project delivery approach

## PHASE 2

### OPERATIONS-BASED CONCEPTUAL DESIGN

Following the programming, site analysis, purchase and funding process we will further develop the concept for the fire station based on specific circumstances of the selected site.

Work products will include:

- Reviews with regulatory agencies to confirm requirements for design, land use, and building permit requirements based on concept building footprints.
- Development of a site plan, floor plan, and elevation drawings.
- Other drawings as required to describe the project
- Outline specifications to confirm system and material expectations.
- Cost estimate and time schedule
- Additional presentations to the City and local community as necessary.

### DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS

During this phase, detailed design drawings, construction documents, and specifications for construction will be developed; this is an extensive refinement process involving the client, users, and design team. The final contract document phase will include all documentation necessary for receiving contractor bid proposals and building permits. During these phases, detailed cost estimates will be prepared and approved to assure the project remains on budget when it is bid.

### BID AND CONTRACT AWARD

The bidding and review process traditionally spans a time period of six to eight weeks. During this phase the team will:

- Solicit contractors to bid your project and advertise project for bids
- Distribute drawings and specifications to bidders
- Answer questions by contractors and suppliers during the bid process
- Administer the bid opening and analyze the bids
- Prepare a bid recommendation based on the lowest “responsible” bidder
- Present our recommendation to you
- Issue a Notice to Proceed when authorized

### CONSTRUCTION

During the construction of your facility, the project team will have regularly scheduled job meetings with the contractor and Owner’s representatives which would be “date and time certain.” This is done to review the progress of the work and to assure that the project is being built in accordance with the contract documents. During the construction process, TCA will respond to requests for information, review shop drawings, maintain meeting notes, process supplemental instructions, and review applications for payment. All of this will include you in the process. You will have control over every aspect of the work at all times.

### COMPLETION AND CLOSEOUT

As the project nears completion, TCA will work with you to assure the project is closed out appropriately in accordance with the contract documents. Construction closeout can be a challenging process, however taking a proactive approach and incrementally tracking and setting milestones tied into contractual language is an effective tool to work through the closeout requirements. In addition to typical closeout programs, there are switch overs, furniture deliveries, move-in dates, open houses, etc. All of this, if planned and scheduled correctly will occur smoothly. TCA has managed this effort on numerous occasions and will support you through the process.



**COST CONTROL PHILOSOPHY**

The TCA team believes that the expenditure of public funds should be done in a very thoughtful manner to obtain the best valued facility which is consistent with public expectations and the City’s needs. The design team will work with you to fully understand the maximum allowable construction cost (MACC). Estimating milestones will be established at the onset of the project. Cost-effective design, efficiency, durability, and fiscal responsibility are all key issues. All of our projects are cost-driven, requiring that design decisions be carefully made in collaboration with the client to achieve the project goals without exceeding project budgets. Effective cost control during the design phase is an essential element of successful project delivery. Well-prepared and coordinated bid documents that are clear and convenient to use provide the foundation for good bidding and cost control during construction.

**ESTIMATING**

In order to establish estimating continuity throughout the duration of the project, an estimating workbook will be developed upfront and updated during each phase. This workbook will provide a tracking mechanism for the duration of the project. The ability to have side-by-side budget comparisons provides your department and the design team the ability to make informed fiscal decisions as the project progresses.

**PRE-DESIGN**

During the Phase 1, an estimate will be prepared after the program has been reviewed and concept alternates have been developed. It is imperative that hard and soft costs, escalation costs, taxes and contingencies be updated to assure that we are moving forward from a firm set of assumptions. This initial concept level estimate is based on historical project costs in conjunction with valuation guides, and current market conditions adjusted to the time and year of construction. We anticipate that during this phase, a reconciliation process will need to occur based on defined priorities to align the project budget with the allowable levy budget. At the end of this phase, the preferred conceptual design will be established. Over the last 55 years, we have designed and built multiple fire stations per year and have a firm handle on facility costs, market conditions and escalation. Estimating contingencies will be identified as a line item and will be reduced during each phase of the project.

**SCHEMATIC DESIGN EST. 25% - 35% COMPLETION**

At the end of the conceptual design phase, the program has been set, a “MACC” has been established, and conceptual building designs have been developed. At that time, building component estimates will be developed. Unit prices will be applied to each building element based on current market conditions, historical data, inquiries to suppliers, and cost-estimating manuals. In addition to these techniques, we will discuss the bid market contingency risk and anticipated bid dates. Following approval of the estimate, we will begin the design development phase.

**PAST PERFORMANCE**



**NORTH BEND FIRE STATION 87**

Square Feet:	12,200
Bid Date:	April 2012
Completed:	June 2013
Est. Cost:	\$4.3M
Bid:	\$4.08M
Final:	\$4.09M



**HQ FIRE STATION 42**

Square Feet:	24,100
Bid Date:	June 2006
Completed:	August 2007
Est. Cost:	\$6.25M
Bid:	\$6.03M
Final:	\$6.06M



**NORTHSHORE FIRE STATION 51**

Square Feet:	32,000
Bid Date:	July 2009
Completed:	July 2011
Est. Cost:	\$8M
Bid:	\$8.32M
Final:	\$8.39M



**REDMOND FIRE STATION 17**

Square Feet:	17,000
Bid Date:	October 2010
Completed:	February 2012
Est. Cost:	\$5M
Bid:	\$5M
Final:	\$4.57M

### DESIGN DEVELOPMENT EST. 55% - 65% COMPLETION

At the conclusion of the design development phase, the project estimate will be updated based on a 55%- 65% drawing, specifications, and general conditions completion level. Throughout the estimating process, TCA recommends that contingencies and alternates be incorporated into all budget estimates in order to allow for the most flexibility during the design and bid phase. The best time to discuss alternates is during the initial phase of the project. This step will help optimize the use of your budget. When construction budgets are tight and timelines are fixed, prioritized alternates allow you flexibility throughout the project. Rapid decision-making can be made based on defined priorities. At the design development phase, the estimate will include all specified material for the project, in addition to updated soft costs.

### CONSTRUCTION DOCUMENT EST. 90% - 95% COMPLETION

Near the conclusion of the construction document phase, we will prepare a final estimate. Unit pricing will be confirmed by calling subcontractors and suppliers, prevailing wage rates will be adjusted if necessary, the plans and specifications will be cross-checked for accuracy, and all associated soft costs will be fine tuned and adjusted within the estimating workbook.

### BUDGET CONTROL

During the course of design, if budgets are not in alignment with the project, our team will administer a value analysis workshop. The intent of this process is to avoid unnecessary costs while improving the value of the facility. Being mindful of not designing what can't be delivered from a cost perspective from the start is critical.

1. Our team jointly meets to generate lists of creative ideas and comments for maintaining value while reducing costs.
2. The team evaluates and weighs items relative to their greatest opportunity for savings and improving value.
3. Alternatives selected are then analyzed based on long and short-term advantages, disadvantages, and cost.
4. The design team then proceeds with contract documents based on decisions made with the City and Fire Department during this process.

### QUALITY ASSURANCE

TCA's quality assurance program for your project has already begun. As each of our projects are completed, we analyze the design and construction of the facility to determine how improvements could be made on our next project. These items are evaluated to determine if they should be incorporated into our database of "lessons learned." Nine months after each project is completed, a post occupancy evaluation is also administered. This process occurs as part of the 1 year warranty period walk-through. Once again, design, construction, and material selection issues are documented and retained by TCA for future use.

During the start-up of your project, quality assurance milestones including reviews by the building department, planning department, owner, community, and architectural team will be established. Our Q/A reviews occur at the following intervals:

- Program Verification
- Schematic Design- 50% and 90% sets
- Design Development- 50% and 90% sets
- Contract Documents- 50%, 75%, and 90% sets

Because of our extensive programming process, we are able to use the programming document as a crosscheck for the duration of the project.

Throughout the planning process, TCA uses a decision tracking spreadsheet to assure that questions by the City have been addressed. This also allows the various stakeholders in the departments to provide a mechanism for allowing others to be heard if they are not directly a part of the planning committee.

# 5.5 Location & Current Workload



**LOCAL FIRM, NATIONAL LEADERS**

TCA has been involved in the planning and design of over 250 fire stations throughout the US. For us, Oak Harbor is just next door compared to many of our typical projects and we are excited to have the opportunity to be working so close to home. We have completed over 200 projects in Washington State and many more through out the western US. As a result of our years of effort, TCA is recognized in the national fire community as one of the leading fire facility design firms in the country. We have had the opportunity to work with many communities from Alaska to Texas to enhance their networks of fire and emergency facilities and will bring our collective experience together to help you in the decision making process. Our national fire service clients include:  
 ALASKA: Municipality of Anchorage, City of Dillingham, City of Ketchikan, City of Kesa Diamond, City of Skagway, City of Nikiski, and University of Alaska, Fairbanks; CALIFORNIA: City of Fremont, Los Angeles County; COLORADO: Boulder County, City of Grand Junction; IDAHO: City of Couer d’Alene, City of Boise, Kootenai County, and City of Meridian; MONTANA: City of Bozeman/ Gallatin County; OREGON: City of Portland/ Portland Fire & Rescue, and Scappoose Community College; TEXAS: City of Dallas, Port of Houston Authority, City of Lancaster, and City of Sealy; HAWAII: City of Honolulu; UTAH: Salt Lake City. We have found whether we are local or 2,500 miles away, we use the same process supported by multiple technologies.

**ADDRESSING YOUR NEEDS**

Our team is all located in the Puget Sound region and will be able to respond quickly to project needs and will be available on short notice to meet the needs of this project. We accustomed to working with clients in your area and have completed many successful fire station projects for Fire Departments and Districts in your nearby communities (partial list on right). Additionally we have staff living on Whidbey Island.

**CURRENT WORKLOAD**

TCA has fire station projects in all phases of planning, design and construction to sustain our specialty niche (85% Fire Facility Design). Currently we have four projects under construction for the City of Kennewick, City of Bellevue, Newman Lake Fire & Rescue, and Kittitas Valley Fire & Rescue. As projects move into construction, our workload decreases significantly. Jason Warner, Brian Harris, Forest Hooker and Eric Schaer have been involved in these projects and have availability to take on additional work. Our Staff of 18 can provide additional support as necessary to achieve your project goals.

**ANNUAL VOLUME OF WORK IN DOLLARS**

2005	\$1,539,592	2010	\$3,733,302
2006	\$1,657,799	2011	\$2,510,026
2007	\$2,230,409	2012	\$2,165,712
2008	\$3,094,873	2013	\$2,282,238
2009	\$4,061,191	2014	\$2,612,691

**ANTICIPATED VOLUME OF WORK IN DOLLARS**

2015	\$3,895,424
2016	\$3,256,574
2017	\$2,939,058

*approximately 85% of all work indicated are Fire Facility projects*



**TCA EXPERIENCE IN NEARBY COMMUNITIES**

**NORTH WHIDBEY FIRE & RESCUE**  
 Administrative HQ Concept Design

**ISLAND COUNTY FIRE DISTRICT 3**  
 Saratoga Road Fire Station 35 (Langley)

**CITY OF ANACORTES**  
 Summit Park Fire Station

**CAMANO ISLAND FIRE & RESCUE**  
 Long Range Facilities Plan  
 Fire Stations 1-2, 1-3, 1-4, & 1-5

**SNOHOMISH CO. FIRE DISTRICT 14**  
 Warm Beach Fire Station 97  
 (Stanwood)

**SNOHOMISH COUNTY AIRPORT**  
 Paine Field ARFF Station

**SKAGIT COUNTY FIRE DISTRICT 3**  
 Cedardale Fire Station

**MARYSVILLE FIRE DISTRICT**  
 Sunnyside Fire Station 66  
 Shoultes Fire Station 62  
 Administrative Headquarters Remodel

**SNOHOMISH CO. FIRE DISTRICT 15**  
 Tulalip Bay HQ Fire Station 60 Remodel

**SNOHOMISH CO. FIRE DISTRICT 19**  
 Silvana Fire Station 94 Remodel

**CITY OF MOUNT VERNON**  
 Master Plan, Fire Station 3 & 5

# 5.6 DBE/MWBE Approach



### APPROACH

Since TCA works predominantly in the public sector, we believe our team make-up should reflect the population which we serve. As a result of this core value, we strive to integrate new businesses, small businesses and MWBE businesses into our projects. The following are examples of how we have and how we plan to continue our outreach efforts. This has been an on-going process which is not necessarily specific to this project but part of the culture of how we do business.

- Work with minority-focused and small business groups that support MWBE and small business inclusion on the state supported procurement sites including MRSC Roster and Shared Procurement Portal.
- Place emphasis on the importance of soliciting certified MWBE/DBE firms and small businesses for subcontracting opportunities at pre-bid conferences and in the bid documents; and strongly encourage prime contractors to solicit bids for subcontracts from MWBE firms even when not contractually mandated to do so.
- Assess the effectiveness of the MWBE/DBE Program, and identify opportunities to enhance it, by evaluating MWBE participation and compliance and reviewing the “good faith efforts” provided in bid packages.
- Build new business relationships by networking with other Washington cities and counties to find out how their Outreach Program and MWBE/DBE program are working and sharing “best practices” and ideas to improve the program.
- Participate in education opportunities throughout the community as they become available.
- Participate in trade shows and business organizations of interest to MWBE/DBE firms, majority contractors and small businesses.
- Direct MWBE firms to the Statewide certification program and Washington State Office of Minority and Women’s Business Enterprises website; this directory is specifically for MWBE/DBE firms to ensure those firms wishing to do business with any other public entity has access to up to date information.
- Advertise upcoming bid opportunities in diverse media outlets, including local community papers, Daily Journal of Commerce and websites.
- Mentor architects and support their endeavors in starting their own small businesses.
- Document telephone calls, emails and correspondence with or on behalf of MWBE/DBEs and encourage interested eligible firms to become certified.

### OUTCOMES OF OUTREACH EFFORTS

As a registered small business, we have participated in Outreach Network Conferences sponsored by the City of Seattle for the last five years and have teamed with new MWBE consultants who we feel will bring a new level of excellence and depth to our projects. Such efforts have resulted in the addition of two new WBE consultants to our team for the 5th Round Levy and an award of the Fire Station 40 renovation for the City and the 6th Round Levy Outreach Network Conference resulted in the addition of Peter Apostol of Springline Design, a MBE civil engineering firm. TCA participates in local AIA sponsored events for small businesses and the King County Regional Contracting Forum. We also participate in the annual Washington Fire Chief’s Association Conference and National Fire Chief Station Style Conference where we often lecture to share our expertise and develop regional and national relationships with MWBE consultants.

# APPENDIX Team Resumes



CITY OF OAK HARBOR  
NEW FIRE STATION



## BRIAN HARRIS AIA, LEED AP BD+C, NCARB, PRINCIPAL

TCA Architecture • Planning | Architecture, Planning & Design

### YEARS OF EXPERIENCE

Total 28  
With TCA 24

### EDUCATION

Bachelor of Architecture,  
University of Oregon

Architectural Studies,  
University of Idaho Rome Academy

### AFFILIATIONS & AWARDS

- LEED™ Accredited Professional
- Member, American Institute of Architects
- AIA/WA- Capital Projects Policy Committee
- AIA/WA- Sustainable Design Policy Committee
- AIA- Post Disaster Safety Assessment Certification
- Licensed Architect WA #6235
- Associate Member, WA State Fire Chief's & Commissioners Associations
- Multiple Fire Station Style Design Awards
- Seattle Design Commission, Letters of Commendation, JTF & Station 10

### PUBLICATIONS & PRESENTATIONS

CoAuthor: Fire Station: Architectural Insight to Planning, Design & Construction, International Fire Chiefs Association Foundation, "Chapter 5: Site Location and Selection"

Speaker, WFCFA Conference:

- Building Fire Service Facilities

Speaker, Station Style Conference:

- Incident Command Approach to Fire Station Design

### EXPERIENCE & ROLE

Working as Principal in Charge and day to day contact Brian will bring a comprehensive knowledge of planning & design to your project. He has developed unique insight into the design of municipal projects through the planning of over 150 municipal facilities. Recently, Brian authored articles for the International Fire Chief Association Foundation on Station Planning and Fire Chief Magazine on high performance facility design, and has received multiple fire station design awards. In addition, he has also participated in a National Symposium on Design, Construction, and Maintenance; Building Design and Construction Symposiums; and has lectured on Fire Station and Multi-Use Facility Design, Emerging Trends in Fire Service Design, and Security for Public Facilities. In 2012, Brian completed the 1st Fire Station in the country which meets the 2030 challenge and is certified LEED Platinum and has since been involved with two additional projects with similar efficiency targets.

### WORKLOAD & AVAILABILITY

Brian is available immediately to provide the services outlined in the Scope of Work for your project. His anticipated minimum availability for the duration of this project will be 50%.

### PROJECT EXPERIENCE (PARTIAL LIST / ALL WITH TCA)

#### CITY OF SEATTLE

Fire Facilities Long Range Plan, Operations Plan, Joint Training Facility, Command Center, Headquarters Fire Station and EOC, Historic Fire Station 2 Remodel & OHC, LEED Gold Fire Station 32, Fire Stations 26 & 40 Remodel & Seismic Upgrade

#### CITY OF KIRKLAND

Long Range Facilities Plan & Facilities Consolidation Study

#### SHORELINE FIRE DEPARTMENT

Long-Range Plan, Administrative Headquarters & Maintenance Facility, Training Tower, Proto-type Fire Stations 61, 63, 64, & 65

#### CAMANO ISLAND FIRE & RESCUE

Long-Range Facilities Plan  
Fire Stations 1-2, 1-3, 1-4, 1-5

#### CITY OF KENNEWICK

City-wide Municipal Needs Assessment & Facility Evaluations (17 Facilities)  
Prototype Fire Facilities Manual  
Fire Station 65

#### MOUNT VERNON FIRE DEPARTMENT

Fire Master Plan  
Fire Stations 2, 3, and Training Tower

#### SNOHOMISH CO. FIRE DISTRICT 1

Capital Facilities Plan

#### CENTRAL PIERCE FIRE & RESCUE

Capital Facilities Plan  
Parkland Fire Station 61  
Midland Fire Station 63  
Puyallup Fire Station 73  
Spanaway Fire Station 60- Remodel  
South Hill Fire Station 66- Remodel  
Summit Fire Training Center- Remodel



**ERIC SCHAEER AIA, LEED GA, NCARB, PRINCIPAL**

TCA Architecture • Planning | Architecture, Planning & Design

**YEARS OF EXPERIENCE**

Total 25  
With TCA 21

**EDUCATION**

California Polytechnic State University, Bachelor of Architecture

Consumnes River College, Associate of Science, Solar and Alt Energy Systems

**AFFILIATIONS & AWARDS**

- LEED™ Green Associate
- Member, American Institute of Architects
- AIA- Post Disaster Safety Assessment Certification
- Licensed Architect WA #7134
- Associate Member, WA State Fire Chief’s & Commissioners Associations
- Multiple Fire Chief Magazine Station Style Design Awards
- Ecoles D’ Art Americains, Palais Fontainebleau, France, Design Award of Excellence

**PUBLICATIONS & PRESENTATIONS**

CoAuthor: Fire Station: Architectural Insight to Planning, Design & Construction, International Fire Chiefs Association Foundation, “Chapter 5: Site Location and Selection”

- Fire Chief Station Style Conference
- One On One

**EXPERIENCE & ROLE**

Providing Project Support an QC/QA overview, Principal Eric Schaer will bring a comprehensive knowledge of planning & design to your project. TCA believes that the principals must be involved in all phases of the design and construction document preparation process. This commitment ensures continued accuracy and accountability of the entire team. Eric offers the experience of having been the Principal-in-Charge on a multitude of projects including the North Whidbey Fire & Rescue Administrative Headquarters Concept Design and the volunteer Saratoga Road Fire Station in Langley. He has been responsible for systems-based programming, conceptual design, cost management, and construction of projects throughout the state. Eric is also a member of a select team of fire service architects from around the country who’s goal is to educate Fire Chiefs, Commissioners and other staff on current and emerging trends in the design of fire stations. Eric’s ability to coordinate, manage, and facilitate a client’s project through all phases is invaluable.

**WORKLOAD & AVAILABILITY**

Eric is available immediately to provide the services outlined in the Scope of Work for your project. His anticipated minimum availability for the duration of this project will be 30%.

**PROJECT EXPERIENCE (PARTIAL LIST / ALL WITH TCA)**

- |  |   |
|--|---|
| <b>NORTH WHIDBEY FIRE AND RESCUE</b><br>Administrative HQ Concept Design   | <b>EASTSIDE FIRE &amp; RESCUE</b><br>Fire Station 21 Renovations<br>Headquarters Fire Station Renovations<br>May Valley Fire Station 78 |
| <b>SNOHOMISH CO. FIRE DISTRICT 1</b><br>2000 Master Plan Study for 10 stations<br>Fire Stations 12, 18, 21, 22, and 23<br>Satellite Fire Station Renovations<br>Maintenance Facility | <b>CITY OF SEATAC</b><br>Fire Station 45  |
| <b>SNOHOMISH CO. FIRE DISTRICT 19</b><br>Fire Station Renovations & Additions  | <b>SNOQUALMIE PASS FIRE &amp; RESCUE</b><br>Fire Station 291  |
| <b>SNOHOMISH CO. FIRE DISTRICT 4</b><br>Fire Station 42 Evaluation<br>District Master Plan   | <b>KITTITAS FIRE &amp; RESCUE</b><br>HQ Fire Station 2-9  |
| <b>VASHON ISLAND FIRE &amp; RESCUE</b><br>District-wide Fire Facilities Assessment & Needs Analysis  | <b>NEWMAN LAKE FIRE &amp; RESCUE</b><br>Fire Station 1  |
| <b>GRANT COUNTY FPD 10</b><br>Master Plan & HQ Fire Station  | <b>SNOHOMISH COUNTY AIRPORT</b><br>Paine Field ARFF Fire Station  |
|  | <b>SPOKANE INTERNATIONAL AIRPORT</b><br>ARFF Fire Station   |



## FOREST HOOKER AIA, LEED AP BD+C, SENIOR ASSOCIATE

TCA Architecture • Planning | Architecture, Planning & Design

### YEARS OF EXPERIENCE

Total 23  
With TCA 11

### EDUCATION

Bachelor of Science in Design,  
Magna Cum Laude  
Clemson University

### AFFILIATIONS & AWARDS

- LEED™ Accredited Professional
- Member, American Institute of Architects
- Licensed Architect WA #8284
- Associate Member, WA State Fire Chief's & Commissioners Associations
- Multiple Fire Chief Magazine Station Style Design Awards

### PUBLICATIONS & PRESENTATIONS

CoAuthor: Fire Station: Architectural Insight to Planning, Design & Construction, International Fire Chiefs Association Foundation, "Chapter 5: Site Location and Selection"

Speaker, WFCFA Conference:

- Building Fire Service Facilities

Speaker, Station Style Conferences:

- Incident Command Approach to Fire Station Design
- Multi-Purpose Training Facility Design
- Moving Beyond LEED: Net Zero Energy and the 2030 Challenge

### EXPERIENCE & ROLE

Project Architect Forest Hooker has spent the last 15 years designing and managing projects for fire departments and emergency service providers nationwide. He has taken lead roles in: system-based programming, existing facility analysis, conceptual design & development, cost-management, and construction administration. His management skills are exceptional and his analytical thought process is invaluable. He has worked through extremely difficult permit processes with owners, and has been able to deliver timely projects on budget. Forest understands the balance of designing sustainable projects without undermining operational criteria.

### WORKLOAD & AVAILABILITY

Forest is available immediately to provide the services outlined in the Scope of Work for your project. His anticipated minimum availability for the duration of this project will be 35%.

### PROJECT EXPERIENCE (PARTIAL LIST / ALL WITH TCA)

#### CITY OF SEATTLE

Fire Facilities Long Range Plan, Joint Training Facility, Fire Station 10, Fire Stations 26 & 40 Remodel & Seismic Upgrade

#### CITY OF BELLEVUE

Fire Station 5 & 10, Training Tower Improvements

#### CITY OF KENNEWICK

City-wide Municipal Needs Assessment & Facility Evaluations (17 Facilities)  
Prototype Fire Facilities Manual

#### KING COUNTY FIRE DISTRICT 40

Fire Station 41, Fire Station 42,  
Training Tower & Maintenance Facility

#### KING COUNTY FIRE DISTRICT 16

HQ Station 51 & Training Facility  
City of Lancaster (TX)  
Public Safety Facility

#### CITY OF MERCER ISLAND

Fire Station 92 Needs Assessment

#### CITY OF BELLEVUE

Fire Station 5 & 10 Replacement Studies  
Training Tower Improvements

#### CENTRAL PIERCE FIRE & RESCUE

Capital Facilities Plan  
Parkland Fire Station 61  
Midland Fire Station 63  
Puyallup Fire Station 73  
Spanaway Fire Station 60- Remodel  
South Hill Fire Station 66- Remodel  
Summit Fire Training Center- Remodel



**JASON WARNER** PROJECT MANAGER

TCA Architecture • Planning | Architecture, Planning & Design

**YEARS OF EXPERIENCE**

Total 14  
With TCA 9

**EDUCATION**

Bachelor of Architecture,  
Florida Atlantic University,  
Miami Dade Community College

**AFFILIATIONS & AWARDS**

- Multiple Fire Station Design Awards

**EXPERIENCE & ROLE**

Jason has spent the last 14 years designing and managing municipal projects for TCA. He has taken lead roles in: project management, cost-management, and construction administration. For your projects, Jason will be responsible for day-to-day project development, management, and coordination. Jason’s most recent experience includes the site planning and concept design of the Grand Coulee Dam Fire Station and multiple fire station projects for Camano Island Fire and Rescue as part of a Long-Range Plan for the District. Jason will take the teams’ leadership role and be in charge of tracking issues, disseminating project information to the project team and coordinating the project. Day-to-day correspondence will occur through the Project Manager, however, decisions will be made in collaboration with the Principal and Project Architect. We have found that this approach allows the Client to have knowledgeable points of contact and access to those responsible at any time.

**WORKLOAD & AVAILABILITY**

Jason is available immediately to provide the services outlined in the Scope of Work for your project. His anticipated minimum availability for the duration of this project will be 75%.

**PROJECT EXPERIENCE (PARTIAL LIST / ALL WITH TCA)**

<b>NORTH WHIDBEY FIRE AND RESCUE</b> Fire Station & Administration Center	<b>YAKIMA COUNTY FIRE DISTRICT 5</b> Sawyer Satellite Fire Station
<b>BUREAU OF RECLAMATION</b> Grand Coulee Dam Fire Station Concept Design & Site Planning	<b>CAMANO ISLAND FIRE &amp; RESCUE</b> Long Range Plan Fire Stations 1-2 (Upgrades), Terry’s Corner Fire Station 1-3 (Remodel), Vista Madrona Fire Station 1-4, Mabana Fire Station 1-5 (Upgrades)
<b>MARYSVILLE PUBLIC WORKS</b> Master Plan Administrative Offices Expansion Concept Design Sanders Storage Building	<b>SNOHOMISH COUNTY FIRE DISTRICT 17</b> Granite Falls HQ preliminary programming & concept design
<b>CITY OF BURLINGTON</b> Wastewater Treatment Plant, Laboratory Upgrade and Employee Training Room	<b>NATURAL FACTORS, MONROE, WA</b> Administrative & Warehouse Facility TI LEED Gold
<b>CITY OF KENNEWICK</b> Fire Station 65	
<b>YAKIMA COUNTY FIRE DISTRICT 3</b> Naches Fire Station	



## MIKE PRICE

Entrada | GIS & Response Mapping

### EDUCATION

Bachelor of Science  
Major- Geology/Geophysics  
Prescott College

Graduate Studies (55hrs)  
Geology & Geophysics  
Western Washington University

### AFFILIATIONS & AWARDS

- Certified Geographic Information Systems Professional (GISP) Certificate # 00062126
- WA State Board Licensed Geologist and Engineering Geologist, # 1945
- NFPA- Firefighter II, Instructor II
- NFPA/UT CEM- Hazardous Materials Operations Level Responder
- Member, Mapping and Surveying Advisory Council, Bellingham Technical College
- Member, NFPA Technical Committee on Data Exchange for the Fire Service
- Technical Specialist, National Fire Protection Association Public Safety Data Standards Committee
- NFPA/Firewise Communities Special Contributions Award
- NFPA/Firewise Communities National Technology Team, ESRI Special Achievement in GIS Award for deployment of GIS in the Wildland Urban Interface

### PUBLICATIONS & PRESENTATIONS

Author, GIS-based training curriculum and models to Emergency Management

### EXPERIENCE & ROLE

Mike specializes in time-based response modeling relative to growth, demographics and level of service for Public Safety and Emergency Management agencies, developing and deploying innovative solutions using state-of-the-art software. Mike has over twenty years as mapping and spatial data manager for Public Safety, Emergency Management, Municipal Fire, and Wildland/Urban Interface Fire. Mike has mapped, modeled, and supported critical Fire Station relocation, redeployment, and closure studies for Public Safety facilities. Mike works independently for Regional Departments and contracts to TriData, City Gate, ESCI, and others for GIS based data collection & analysis, response time analysis and fire station siting. Mike also teaches for the International Association of Fire Chiefs, the Commission on Fire Accreditation International, US Office of Surface Mining, and others. He developed and leads National and State Technical Workshops for NFPA's Firewise Communities, and he is a regular contributor to ArcUser, ESRI's technical GIS magazine. He is also certified through the US Federal Emergency Management Agency (FEMA) as a Public Fire Educator.

### PROJECT EXPERIENCE (PARTIAL LIST) *With TCA \**

#### SNOHOMISH COUNTY FIRE DISTRICT 1

Capital Facilities GIS/Response Modelling for Master Plan \*

#### SEATTLE CITY COUNCIL

Station 20 Relocation, GIS/Response Modelling

#### NORTHSHORE FIRE DEPARTMENT

GIS/Response Modeling \*

#### KIRKLAND FIRE DEPARTMENT

GIS/Response Modeling \*

#### EAST PIERCE FIRE & RESCUE

GIS/Response Modeling \*

#### CITY OF MOUNT VERNON FIRE DEPARTMENT

GIS/Response Modeling \*

#### CITY OF KENT FIRE DISTRICT 37

GIS/Response Modeling

#### SKAGIT COUNTY MEDIC 1

GIS/Response Modeling



## PETER FOLKINS

New Ventures Group | Public Sector Real Estate Specialist

### EXPERIENCE & ROLE

With over 25 year's experience, Peter has broad skills in public sector real estate transactions, site selection, surplus/sale, and project management. His project experience includes property assembly and acquisition for fire and police stations, school districts, cities, and other public agencies. The typical siting of a public facility requires (1) assembly of different ownerships, (2) consideration of properties that are not on the market "for sale", (3) documentation of the process for public scrutiny and SEPA applications, and (4) a sensitivity to the concerns of the general public and awareness of the legal and political implications of this type of transaction. Peter also represents public agencies in the surplus and sale of public property, and consulting to public clients in the area of facilities and real estate portfolio management. Peter started New Ventures Group in 1995 after 10 years in real estate development and project management. Peter's services will be utilized on this project if acquisition of property is necessary.

### PROJECT EXPERIENCE (PARTIAL LIST) *With TCA \**

#### SNOHOMISH COUNTY FIRE DISTRICT 1

Master Plan \*

#### CITY OF SEATTLE

Siting of Fire Station 20- Queen Anne / Magnolia

Siting and Land Acquisition West Seattle Police Precinct

#### SNOHOMISH COUNTY FIRE DISTRICT 1

Siting and Land Acquisition for two new fire station sites in south Snohomish County \*

#### SHORELINE FIRE DEPARTMENT

Real Estate assemblage/Acquisition, two new fire station facilities in a dense urban context \*

#### CITY OF KIRKLAND

Long Range Facilities Plan & Facilities Consolidation Study \*

#### EAST PIERCE FIRE & RESCUE

Siting and Land Acquisition for new Headquarters Station



## CHRIS DUVALL PE, SE, PRINCIPAL

Coughlin Porter Lundeen | Structural Engineer

### EDUCATION

Bachelor of Science  
Civil Engineering, Seattle University  
Cum Laude

### AFFILIATIONS & AWARDS

- American Wood Council
- Council of Educational Facilities Planners International
- NAIOP
- Structural Engineers of Washington

### EXPERIENCE & ROLE

Coughlin Porter Lundeen began with the vision to exceed the level of service being provided by other firms in the state of Washington. They have provided structural design services on more than 75 public/municipal projects, representing more than 2.2 million square feet and \$308 million in construction. More than half of their public experience consists of fire stations, district headquarters, and training facilities. They have provided services for more than 50 stations for 25 fire departments throughout Washington. Chris Duvall has provided design services on nearly 30 fire station projects, including district-wide facility assessments and planning, seismic renovations and upgrades of existing structures, and new station design. Chris is skilled in wood, steel, concrete and masonry construction of low-rise buildings. Chris welcomes his clients' challenges and uses creative and unique solutions to bring architectural drawings to fruition. He prides himself on keeping his solutions constructable and delivering a high-quality product while meeting the needs of the client.

### PROJECT EXPERIENCE (PARTIAL LIST) *With TCA \**

**NORTH WHIDBEY FIRE & RESCUE**  
Administrative HQ Concept Design \*

**SNOHOMISH CO. FIRE DISTRICT 17**  
Granite Falls HQ Fire Station 87 \*

**CITY OF KIRKLAND**  
Finn Hill Fire Station 25 Site  
Assessment Study \*  
Consolidated Fire Station Site  
Analysis \*

**SNOHOMISH CO. FIRE DISTRICT 19**  
Silvana Fire Station 94 Remodel \*

**LAKE STEVENS FIRE STATION 82**  
Fire Station Remodel and Addition \*

**SNOHOMISH CO. FIRE DISTRICT 1**  
2015 Capital Facilities Plan \*  
2000 Master Plan \*  
HQ Station Interior Renovation \*  
Hilton Lake Fire Station 12 \*  
Brier Fire Station 18 \*  
Martha Lake Fire Station 21 \*  
156th Street Fire Station 10 \*

**MARYSVILLE FIRE DISTRICT**  
Administration Building TI \*  
Fire Station 2 and 66 \*

**KING COUNTY FIRE DISTRICT 40**  
Fire Stations 41 and 42 \*

**SNOHOMISH CO. FIRE DISTRICT 4**  
District Master Plan \*  
HQ Fire Station 43 Renovations \*

**CAMANO ISLAND FIRE & RESCUE**  
District Facilities Seismic Reviews \*

**CITY OF SNOQUALMIE**  
Headquarters Fire Station \*

**EASTSIDE FIRE & RESCUE**  
North Bend Fire Station 87 \*  
May Valley Fire Station 78 \*  
Maple Street Fire Station 72 \*

**KITTITAS COUNTY FIRE & RESCUE**  
Headquarters Fire Station 2-9 \*

**WALLA WALLA FIRE DEPARTMENT**  
Fire Station 11-2 \*



## JOHN SMITH PE, PROJECT MANAGER

David Evans & Associates | Civil Engineer

### EDUCATION

BS Civil Engineering,  
Washington State University

AA, Science, Wenatchee Valley  
Community College

### AFFILIATIONS & AWARDS

- Professional Civil Engineer (37234) Washington, (9948) Idaho, (11445) Alaska
- LEED Accredited Professional
- American Society of Civil Engineers (ASCE)
- American Public Works Association (APWA)
- Society of American Military Engineers (SAME)

### EXPERIENCE & ROLE

David Evans and Associates, Inc. (DEA) is a multidiscipline consulting company centered on the core purpose of improving the quality of life while demonstrating stewardship of the built and natural environment. DEA is an infrastructure planning and design firm that specializes in traffic and transportation, water resources, water and wastewater services.

For the past 20 years John has been providing project management and engineering design services for projects encompassing site, roadway and utility design site assessments and report writing. John's work history includes construction experience, which gives him valuable insights as a designer and project manager regarding constructability, construction methods and materials.

John works out of DEA's Everett office and has extensive experience working in the area. John will work closely with TCA and the District in the initial site planning efforts and will lead civil and site design engineer for your project. John has worked on many of TCA's Fire Station projects and understands the many complexities in Fire Station site design.

### PROJECT EXPERIENCE (PARTIAL LIST) *With TCA \**

**NORTH WHIDBEY FIRE AND RESCUE**      **SNOHOMISH CO. FIRE DISTRICT 14**  
New Administrative HQ Concept      Warm Beach Fire Station 97 \*

Design \*

**KING COUNTY FIRE DISTRICT 40**  
HQ Fire Station 42 \*

**SNOHOMISH CO. FIRE DISTRICT 1**  
2000 Master Plan \*

2015 Capital Facilities Plan \*  
HQ Station Interior Renovation \*

Hilton Lake Fire Station 12 \*

Martha Lake Fire Station 21 \*

Brier Fire Station 18 \*

156th Street Fire Station 10 \*

9/11 Memorial \*

**SNOHOMISH COUNTY PUD 1**  
Operations Center Administration  
Building Addition

**EVERETT MUNICIPAL COURT**  
Replacement

**SNOHOMISH CO. FIRE DISTRICT 4**

Fire District Master Plan \*

HQ Fire Station 43 Renovations \*



**NATHAN BYERS PE, PRINCIPAL**

Sider + Byers Associates | Mechanical Engineer

**EDUCATION**

Bachelor of Science  
Mechanical Engineering  
Washington University

**AFFILIATIONS & AWARDS**

- Professional Registrations held in CA, CO, WA, WY, MT, NM, & NV

**EXPERIENCE & ROLE**

Sider + Byers Associates, Inc. was founded to provide mechanical engineering services that would be responsive to clients’ needs, analytically sound and concerned with budgets in both design and construction. The thrust of their efforts is to develop designs, which best meet Owners’ needs, are attuned to budget constraints and are efficiently built. S+BA’s projects include over forty fire stations since 1990, including overall district studies and related types of studies for the Gig Harbor Training Campus, Valley Regional Fire Authority, Whatcom County, South King County Fire and Rescue, and East Pierce County Fire and Rescue. S+BA’s were also on the team that developed the Seattle Fire Department Construction Standards and were instrumental in developing the mechanical portions of the City of Seattle Fire Station Programming Manual. Nathan Byers is Senior Principal and oversees the design, coordination, estimating and drafting.

**PROJECT EXPERIENCE (PARTIAL LIST) *With TCA \****

**CITY OF LYNNWOOD**  
Headquarters Fire Station

Fire Station 17 \*

**CITY OF SEATTLE**  
Fire Station 13  
Fire Station 16  
Fire Station 17  
Fire Station 26 \*  
Fire Station 35  
Fire Station 40 \*  
Fire Station 41

**CITY OF KIRKLAND**  
Fire Station 21  
Fire Station 26

**CITY OF BELLEVUE**  
Fire Station 5 \*

**KING COUNTY FIRE DISTRICT 16**  
Headquarters Fire Station 51 \*

**KING COUNTY FIRE DISTRICT 38**  
Fire Station 78 & Training Tower \*

**KING COUNTY FIRE DISTRICT 44**  
Muckleshoot Fire Station 96 \*

**EASTSIDE FIRE & RESCUE**  
Carnation Fire Station 8 Concept Design \*  
North Bend Fire Station 87 \*

**CITY OF KENT**  
Fire Station 77  
Fire Station 78

**MERCER ISLAND FIRE DEPARTMENT**  
Fire Station 92 Facility Assessment Study \*

**CITY OF RENTON**  
Fire Station 12  
Fire Station 14 \*

**SOUTH WHATCOM FIRE AUTHORITY**  
Needs Assessment \*  
Fire Station 28 Remodel \*



**MICHAEL CASE PE**

Case Engineering | Electrical Engineer

**EDUCATION**

BS Electrical Engineering,  
Washington State University

**AFFILIATIONS & AWARDS**

- Licensed Professional Electrical Engineer WA & AZ
- Member of the IEEE/IAS Society
- Member of the Code Making Panel sponsored by the Electric League
- Washington State Electrical Technical Advisory Committee

**EXPERIENCE & ROLE**

Case Engineering provides a wide range of electrical engineering services for projects including fire service & municipal facilities, emergency operations centers, commercial, multifamily, assisted living, medical, retail, religious, and educational work. TCA has worked with Case on Fire Station projects for more than 14 years and have completed over 30 successful fire station projects together.

Michael Case has over 20 years experience in the design of power, lighting and communications systems. His communication skills and practical knowledge of the electrical construction industry allow him to determine the needs of each individual client and deliver a quality product in a timely manner.

Michael will be the lead electrical engineer for your master planning effort. Michael will also work closely with TCA and the District in the selection of appropriate and cost efficient lighting specifications.

**PROJECT EXPERIENCE (PARTIAL LIST) *With TCA \****

**NORTH WHIDBEY FIRE & RESCUE**  
Administrative Headquarters Concept Design \*

**MOUNT VERNON FIRE DEPARTMENT**  
Fire Stations 2, 3, and Training \*

**ISLAND COUNTY FIRE DISTRICT 3**  
Saratoga Road Fire Station 35 \*

**KING COUNTY FIRE DISTRICT 45**  
Headquarters Fire Station\*

**SNOHOMISH CO. FIRE DISTRICT 14**  
Warm Beach Fire Station 97 \*

**SHORELINE FIRE DEPARTMENT**  
Stations 61, 63, 64, 65\*

**SNOHOMISH COUNTY AIRPORT**  
Paine Field ARFF Station \*

**SKAGIT COUNTY FIRE DISTRICT 3**  
Cedardale Fire Station \*

**SNOHOMISH CO. FIRE DISTRICT 1**  
2000 Master Plan \*  
2015 Capital Facilities Plan \*  
Satellite Fire Station Renovations \*  
Maintenance Facility \*  
Fire Station 12, 18, 21, 23 \*

**CITY OF SNOQUALMIE**  
Headquarters Fire Station \*

**WALLA WALLA FIRE DEPARTMENT**  
Fire Station 11-2 \*

**SNOHOMISH CO. FIRE DISTRICT 19**  
Fire Station 94\*

**WOODINVILLE FIRE & LIFE SAFETY**  
Fire Station 33 Remodel \*

**MARYSVILLE FIRE DISTRICT**  
Fire Stations 62 & 66 \*

**KITTITAS FIRE & RESCUE**  
Fire Station 2-9 \*

**EDMONDS FIRE DEPARTMENT**  
Fire Station 16\*

**BELLEVUE FIRE DEPARTMENT**  
Fire Station 5 \*



**JASON MORSE** DIRECTOR OF LANDSCAPE ARCHITECTURE

AHBL | Landscape Architecture, Planning & Design

**EDUCATION**

Washington State University  
 Bachelor of Science  
 Landscape Architecture, 1997

**AFFILIATIONS & AWARDS**

Professional Landscape Architect  
 State of Washington, 2002, #900

**EXPERIENCE & ROLE**

Jason Morse is the Director of Landscape Architecture for AHBL. In his 18 years of experience he has learned the critical balance between aesthetics, function and budget. This skill makes Jason a valuable asset on public projects, where he develops creative designs that can be scaled to fit within any constraints without compromising visual interest. Proactive communication and creative problem-solving are skills Jason brings to every project. His personal commitment to building strong client relationships along with his ability to present concepts to a wide variety of groups in a clear, approachable way sets his work apart. Jason Morse will be the Landscape Architect on this project. He will be responsible for all aspects of the landscape design, including planting plans, irrigation design, construction documents, cost estimates, and construction administration. He will ensure the landscape design is functional, low maintenance, sustainable and meets the project’s aesthetic requirements.

**WORKLOAD & AVAILABILITY**

AHBL has carefully evaluated this contract in relationship to our current and projected workloads. Our eight-person landscape department has the adequate capacity to meet the requirements of this project.

**PROJECT EXPERIENCE (PARTIAL LIST)** *With TCA \**

**CENTRAL PIERCE FIRE & RESCUE**

- Capital Facilities Plan \*
- Parkland Fire Station 61 \*
- Midland Fire Station 63 \*
- Puyallup Fire Station 73 \*
- Spanaway Fire Station 60- Remodel \*
- South Hill Fire Station 66- Remodel \*
- Summit Fire Training Center- Remodel \*

**CITY OF ISSAQUAH**

Major Development Review Team

**WHIDBEY GENERAL HOSPITAL**

Landscape Design

**CLALLAM COUNTY**

Courthouse Retrofit

**CITY OF SEATTLE**

Fire Station 28 USAR Building

**CITY OF ALGONA**

City Hall  
 Community Center

**JOINT BASE LEWIS McCHORD**

Operational Readiness Training Complex  
 Phase I Barracks



## SHARON KENNEDY PRINCIPAL

The Robinson Company | Cost Estimating

### PROJECT EXPERIENCE (PARTIAL LIST) *With TCA \**

#### SNOHOMISH CO. FIRE DISTRICT 1

2015 Capital Facilities Plan \*

2000 Master Plan \*

Hilton Lake Fire Stations 12 \*

Martha Lake Fire Station 21 \*

Administrative Headquarters \*

#### SNOHOMISH CO. FIRE DISTRICT 4

Master Plan \*

HQ Fire Station 43 Renovations \*

#### SNOHOMISH CO. FIRE DISTRICT 14

Warm Beach Fire Station 97 \*

#### SNOHOMISH CO. FIRE DISTRICT 17

Granite Falls HQ Fire Station 87 \*

#### SNOHOMISH CO. FIRE DISTRICT 19

Silvana Fire Station 94 Remodel/  
Addition \*

#### EDMONDS FIRE DEPARTMENT

Fire Station 16 \*

#### MARYSVILLE FIRE DISTRICT

Sunnyside Satellite Fire Station 66 \*

Shoultzes Fire Station 62 \*

#### CAMANO ISLAND FIRE & RESCUE

Long Range Plan \*

Stations 1-2, 1-3, 1-4, and 1-5 \*

### EXPERIENCE & ROLE

As a full-service Cost Estimating Firm, The Robinson Company is known for their cost and schedule accuracy and ability to manage both small and large, complex projects. Their comprehensive services range from developing early cost budgets to coordination of an entire cost management process. Through cost modeling, they provide project budgets based on current economic climates and bid market conditions. One of the key elements to providing accurate cost estimates is communication with the design team at each stage of estimating. They take an integrated approach when working with our estimates so they fully understand the project scope and parameters. We have found that the Robinson Company is proactive and will ask many questions and often request information for items that typically aren't yet detailed. Our intention is to make sure no stone goes unturned and include a budget for every conceivable part and piece of the project. The Robinson Company has developed an extensive unit cost database for municipal buildings for use in developing cost estimates. They continually update our database with new items and research current costs with the subcontracting market to insure accuracy in their estimates. When developing estimates, they review construction means and methods and review constructibility issues such as phasing and staging of projects.

Sharon Kennedy has over 25 years of experience in pre-construction and general construction services. Sharon joined the Robinson Company in 1989 and became a partner in January of 1999. As the Principal in Charge of the estimating department, she supervises the firm's estimating staff and oversees and reviews more than 200 estimates a year. Sharon's expertise is in cost modeling at the pre-design stage, budgeting, and overall cost management. The alliances she forms with design teams through strong, effective communication lead to successful planning of facilities as well as projects that are built on-budget and are excellent additions to the community. Sharon's expertise includes: cost modeling, cost estimating, Feasibility/Reuse Studies, life-cycle cost analysis, and value engineering.

Sharon will provide initial guidance to TCA and the District on both historical cost data and current costs for your project. She will also be the lead cost estimator providing detailed cost analysis reports at the various stages of the project as needed.