

STATEMENT OF QUALIFICATIONS | PROJECT NO. 2024-034

# Legislative Building - Restore Chamber Skylights

Washington Department of Enterprise Services | 1500 Jefferson Street, Olympia, WA 98504-1476

September 28, 2023



Architectural  
Resources Group

Architecture  
Planning  
Conservation



Architectural  
Resources Group

720 SW Washington Street, Suite 605  
Portland, Oregon 97205

[ARGcreate.com](http://ARGcreate.com)

September 28, 2023

Bob Willyerd  
Project Manager  
Washington State Department of Enterprise Services  
1500 Jefferson Street  
Olympia, Washington 98504-1476

**Subject: Request for Qualifications, Design Services for Project No. 2024-034: Legislative Building - Restore Chamber Skylights**

Dear Bob,

Architectural Resources Group (ARG) is pleased to provide this response to the RFQ for Design Services for Project No. 2024-034: Legislative Building - Restore Chamber Skylights. As the Washington State Capitol Conservator for the past 14 years, we have become intimately familiar with the Campus Buildings and how best to help DES manage their care and modernization. We developed the Skylight Feasibility Report that informed this Restore Chamber Skylights project and would be very honored and excited to implement these recommendations. The transformation of the Senate and the House Chambers as a result of this project will be astounding.

We bring deep and relevant experience to this endeavor. We have worked on dozens of important civic buildings listed on the National Register of Historic Places, with complex user groups, diverse stakeholders, and funding dependent on a complex public process. We understand how to blend new systems into sensitive existing spaces in a seamless fashion, respecting the historic feeling and yet bringing about critical infrastructure updates. We have worked extensively with SHPOs from various states (including Washington's DAHP) and understand the procedural and regulatory requirements. We are the right team to make this project a resounding success.

We hope our proposal conveys the depth of our team's experience and our excitement to bring the Senate and House Chambers back to their former glory!

Sincerely,

Maya M. Foty, AIA, LEED AP  
Principal  
Architectural Resources Group

If you have any questions regarding our proposal, please contact Maya Foty at [m.foty@ARGcreate.com](mailto:m.foty@ARGcreate.com) or (971) 256-5321.

*ARG is a majority women-owned business and equal opportunity employer that is committed to inclusion and diversity.*



STATE OF WASHINGTON  
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson St. SE, Olympia, WA 98501  
PO Box 41476, Olympia, WA 98504-1476

Consultant Selection Contact Form

Designated Point of Contact for Statement of Qualifications  
For Design Bid Build, Design Build, Progressive Design Build, GC/CM & Job Order Contracting  
(JOC) Selections

Firm Name: <a href="#">Architectural Resources Group</a>		
Point of Contact Name & Title: <a href="#">Maya Foty, Principal</a>		
Email: <a href="mailto:m.foty@ARGcreate.com">m.foty@ARGcreate.com</a>	Telephone: <a href="tel:971.256.5321">971.256.5321</a>	
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City: <a href="#">Portland</a>	State: <a href="#">Oregon</a>	Zip: <a href="#">97205</a>



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SF330 Part II

## Executive Summary

ARG and our design team bring extensive expertise in the innovative design of historic preservation and construction; comprehensive experience across all construction disciplines; proficiency in multi-phased State agency construction; familiarity with the State of Washington capital budget process; and a strong background in planning and life-cycle cost analysis.

ARG has led hundreds of historic rehabilitation projects, several of which include the restoration or design of new skylights within existing buildings and most involving some level of lighting, mechanical or acoustical improvements. Recent skylight projects presented in our qualifications package include repair of multiple skylights at the Oregon State Capitol in Salem; new skylights for the outdoor pavilion at the Huntington Rose Garden Tea Room in San Marino, California; skylight dome repair at Stanford University's Cantor for Visual Arts; the daylight roof project at the Union Station in Los Angeles; and designs for a new skylight at the Historic Santa Barbara County Courthouse.

For the Legislative Building Skylight Repair project, we have invited back many of the same staff and consultants that were involved in the Feasibility Study, so that we can hit the ground running and ensure that the project moves forward in a seamless, cost effective fashion. We are working with all of the proposed consultants on current projects and have worked with most of the team members for many years. They are thus very knowledgeable in working with historic buildings.

ARG will be the lead designer and main point of contact for this project. **Maya Foty** will be the Principal-in-Charge. Having been the main point of contact since 2011 on the WA State Capitol Conservator contract, she is very familiar with DES processes. She also led the Feasibility Study effort. **Kelly Gillard** will act as Project Architect. She was the lead architect on the feasibility study and is extremely well versed in the technical detailing of skylight systems and roofing details. She also recently completed a complex acoustical upgrade at the Arlene Schnitzer Concert Hall which was hailed a resounding success. **Candace Naste** will be the Project Manager on this project. Her role will be to coordinate consultants and to make sure we are meeting budget and deliverable milestones. Candace has been Project Manager on the most recent Oregon State Capitol CAMS Phase III project and is a highly respected and competent project manager.

John McDonald from **Catena** will be the lead structural engineer. John was involved with the feasibility study and has a fundamental understanding of the project needs. We have worked with John extensively at the Oregon State Capitol. He was also involved with a very similar project at the Oregon Supreme Court where they did extensive assessment of the Judge's Chamber Skylight. Catena will



*View of Portland Union Station from the north. All skylights were replaced with new skylights to match historic. Lacey Glass provided the custom skylights.*

be responsible for updates to the roofing structure and skylight attic space as well as inclusion of structural work as required.

**PAE Engineers** will provide all design related to mechanical and modernization of fire and life safety systems. They are also on the Oregon State Capitol project as well as dozens of other ARG projects requiring expertise in the installation of new systems into sensitive historic fabric. PAE teams with **LUMA Lighting**, also part of the Oregon State Capitol team. They will be responsible for enhancement of ceiling light fixtures and installation of new modern lighting systems, that is respectful of the historic finishes and adjacent historic lighting.

**Salter** will be responsible for acoustical improvements for superior sound quality within the chambers as well as upgrades to the audio system for enhanced sound quality. This is a critical part of the project as the introduction of new ceiling finishes will have an impact on sound in a space where sound control is critical.

Finally, **DCW** will be our cost estimators. Having priced out dozens of our recent PNW preservation project, they have an acute understanding of pricing in today's volatile market.

On the following pages, we have detailed our team's key personnel qualifications, relevant experience, project management approach, and past performance, which together demonstrate our ability to meet and exceed DES' goals for the Restore Chamber Skylights project.

## Qualifications of Key Personnel

PROJECT MANAGEMENT			
<b>Prime Architect</b>			
<b>ARCHITECTURAL RESOURCES GROUP</b>			
Maya Foty, AIA, LEED AP <i>Principal-in-Charge</i>	Candace Naste <i>Project Manager</i>	Kelly Gillard, AIA, LEED AP <i>Project Architect</i>	
CONSULTANTS			
<b>Structural Engineer</b> CATENA CONSULTING ENGINEERS John McDonald, PE, SE <i>Principal</i>	<b>MEP/FLS &amp; Lighting/ Technology</b> PAE ENGINEERS + LUMA LIGHTING DESIGN Zach Suchara AIA, LEED AP, LC <i>Principal-in-Charge   LUMA</i> Greg Parthemer, LC, Associate IALD, LEED AP BD+C <i>Lighting Designer   LUMA</i> Tony Marino, PE <i>Mechanical Engineer/Plumbing Lead   PAE</i> Sam Nelson PE <i>Electrical Engineer   PAE</i>	<b>Acoustics/Audio</b> SALTER Valerie Smith <i>Vice President</i> Michael Hoeft <i>Senior Consultant</i>	<b>Cost Estimator</b> DCW COST MANAGEMENT (SBE/WBE) Trish Drew, CPE, LEED AP <i>Vice President, Cost Estimator</i>



### MAYA M. FOTY AIA, LEED AP

Principal, Architectural Resources Group | Principal-in-Charge | Time Commitment: 15%

Maya is a licensed architect and a trained architectural conservator with more than 20-years' experience designing in sensitive historic contexts. She has worked in both the public and private sectors and has taken several large projects through the design, permitting and construction phases. She has been on the Portland Historic Landmark Commission for six years and provides leadership and expertise on maintaining and enhancing Portland's historic and architectural heritage.

**Education** Certificate in Conservation of Historic Buildings and Archaeological Sites, Columbia University  
Master of Architecture, Certificate in Historic Preservation, University of Washington  
B.A. in Art History and French, Mills College

**Registrations** Registered Architect: State of Washington No. 8794; State of Oregon No. 5912

### Relevant Project Experience

- Washington State Capitol, Legislative Building Skylight Restoration Feasibility Report, Olympia, WA
- Oregon State Capitol Seismic Reinforcement, Renovation & Addition (including Skylight Restoration), Salem, OR
- Arlene Schnitzer Concert Hall Marquee Refurbishment, Theater Acoustical Enhancement & Reroofing Project (in progress), Portland OR
- Portland Union Station, Phase II & IIB-Seismic Upgrade, Exterior Restoration (including Roof Replacement), Portland, OR
- Portland City Hall Rehabilitation and New Eco-Roof, Portland, OR

## Qualifications of Key Personnel

### KELLY GILLARD AIA, LEED AP

Senior Associate, Architectural Resources Group | Project Architect | Time Commitment: 25%



Kelly is an architect registered in the State of Oregon. She has extensive experience on a wide variety of projects throughout Oregon and Washington, in both the private, public, and commercial sectors. Kelly's expertise includes an emphasis on thoughtful design that promotes each individual client's vision, working within the project budget and creating a supportive environment to ensure a successful project. Additional skills include project management; code analysis; building envelope design and detailing; coordination of cross-disciplinary systems; and services during construction.

**Education** M.Arch, University of Oregon

B.S. Architecture, Lawrence Technological University

**Registrations** Registered Architect: State of Oregon No. 5803

#### Relevant Project Experience

- Washington State Capitol, Legislative Building Skylight Restoration Feasibility Report, Olympia, WA
- Oregon State Capitol Seismic Reinforcement, Renovation & Addition (including Skylight Restoration), Salem, OR
- Arlene Schnitzer Concert Hall Marquee Refurbishment, Theater Acoustical Enhancement & Reroofing Project (in progress), Portland OR
- Portland City Hall Rehabilitation and New Eco-Roof, Portland, OR
- Fort Vancouver Rehabilitation Projects, Fort Vancouver, WA

### CANDACE NASTE

Associate, Architectural Resources Group | Project Manager | Time Commitment: 25%



Candace is a well-rounded design professional with experience on both the East and West Coasts. Her past work includes a wide range of project types, including master plans, ground-up construction, and renovation work ranging in size from 1,500 SF to 200,000 SF. On these projects, she has filled the roles of Project Manager, Project Architect, and Designer for numerous public and private clients alike. Candace's portfolio includes extensive work on complex projects, many involving historic buildings and sites.

**Education** M.Arch, Wentworth University, Boston, MA

B.Arch, Wentworth University, Boston, MA

#### Relevant Project Experience

- Oregon State Capitol Seismic Reinforcement, Renovation & Addition (including Skylight Restoration), Salem, OR
- Chisos Mountain Lodge Rehabilitation, Big Bend National Park, TX
- State Forester's Office Building Historic Preservation Plan, Salem, OR
- Yakima Sundome, James Elliott Art Assessment, Yakima, WA
- Maryhill Museum Stonehenge Existing Conditions Survey, Goldendale, WA

### JOHN S. MCDONALD PE, SE

Principal | Catena Consulting Engineers | Structural Engineer | Time Commitment: 15%



John has more than 25 years of structural engineering experience throughout the Northwest. He has extensive experience working with civic organizations on seismic retrofit and restoration projects. John's diverse experience helps the owner and design team anticipate design and construction issues as well as develop sound solutions. John is currently leading the Catena team on the seismic isolation of the Historic Oregon State Capitol building.

**Education** M.S. Civil Engineering, Portland State University

B.Eng. Civil Engineering, Vanderbilt University

**Registrations** Professional Engineer: WA, OR, CA, AZ, PA, CO, ID, TX

#### Relevant Project Experience

- Washington State Capitol, Legislative Building Skylight Restoration Feasibility Report, Olympia, WA
- Oregon State Capitol Skylight Feasibility Plan, Salem, OR
- Oregon Supreme Court Modernization, Salem, OR
- Coos County Courthouse, Coos Bay, OR
- Fairbanks Hall, Oregon State University, Corvallis, OR

## Qualifications of Key Personnel

### ZACH SUCHARA AIA , LEED AP, LC

Principal, LUMA Lighting Design | Principal in Charge | Time Commitment: 20%



As the Director of LUMA and a registered architect in the state of Oregon with over 20 years of experience in architecture and lighting design, Zach strives to continually reinforce humanistic integration with the natural and built environment. For him, light is more than a medium to apply to architecture. It is a foundational component for shaping human experience.

**Education** B.Arch, University of Kansas, Lawrence

**Registrations** Registered Architect: OR  
Lighting Certified (LC), NCQLP

#### Relevant Project Experience

- Oregon State Capitol Renovation, Salem, OR
- Oregon State Capitol CAMS, Salem, OR
- Cascade Park Community Library, Vancouver, WA
- Crook County Justice Center, Prineville, OR
- Beaverton Public Safety Center, Beaverton, OR

### TONY MARINO PE

Associate Principal, PAE Engineers | Mechanical Engineer/Plumbing Lead | Time Commitment: 20%



Tony has 19 years of experience in the mechanical engineering field. He has managed multiple disciplines on a variety of multi-million dollar projects, and has extensive experience with working in critical facilities that require 24/7 operation. Tony takes ownership of the systems designs and equipment selection of a project and evaluates the owners' needs for cost-effective and sustainable systems. Tony's ability to coordinate MEP systems with other designers and to facilitate the project planning phase make him a valuable asset to any project team.

**Education** B.S. Mechanical Engineering, Washington State University, Pullman, WA

**Registrations** Professional Engineer: WA

#### Relevant Project Experience

- Port of Seattle, IDIQ, Seattle, WA
- Seattle International Airport, International Arrivals Facility, Seattle, WA (Pursuing LEED Silver)
- Seattle International Airport Concourse C Retail Expansion, Seattle, WA (Pursuing LEED Gold)
- Muckleshoot Indian Tribe New Community Center, Auburn, WA
- Jamestown S'Klallam Tribe, Tribal Gaming Agency, Blyn, WA

### SAM NELSON PE

Senior Associate, PAE Engineers | Electrical Engineer | Time Commitment: 20%



With nearly 15 years of experience in electrical, telecom, solar design, and lighting, Sam brings a comprehensive knowledge of building codes, and industry standards to the team. He has provided design expertise for a variety of project types, throughout the West Coast. Passionate about optimizing tenant quality of life and improving building performance, Sam prides himself on providing owners with optimal solutions by offering innovative design strategies, and incorporating the latest high-performance systems.

**Education** B.S. Electrical Engineering, University of Portland, OR

**Registrations** Professional Engineer: OR

#### Relevant Project Experience

- Oregon State Capitol Renovation, Salem, OR
- Oregon State Capitol CAMS, Salem, OR
- Edith Green Wendell Wyatt Federal Building, Tenant Improvements, Portland, OR (Pursuing LEED Platinum)
- Portland General Electric, Integrated Operations Center, Portland, OR (All Electric, Pursuing LEED Gold)



## Qualifications of Key Personnel

### VALERIE SMITH

Vice President, Salter | Project Manager | Time Commitment: 15%



Valerie leads Salter's Pacific Northwest office, where she collaborates daily with colleagues on projects throughout the US. Since joining Salter in 2012, she has consulted on a wide range of projects in environmental acoustics, architectural acoustics, and mechanical equipment and vibration control. Her project experience includes core-and-shell buildings, tenant improvements (TI), multi-family housing, as well as environmental noise control.

**Education** B.S. Engineering: Acoustical Engineering, Purdue University

**Registrations** Professional Engineer: State of Oregon, No. 89424PE  
Institute of Noise Control Engineering, Board Certified Member No. 16003

#### Relevant Project Experience

- San Mateo County Office Building (COB3), Redwood City, CA
- Siskiyou County Courthouse, Yreka, CA
- 10th and O Street State Office Building, Sacramento, CA
- SF Veterans Affairs Medical Center (multiple buildings), San Francisco, CA
- Marin Emergency Operations Facility (EOF), San Rafael, CA
- The Castro Theatre, San Francisco, CA
- Harry S. Truman Library & Museum, Independence, MO

### MICHAEL HOEFT

Senior Consultant, Salter | Acoustics/Audio Consultant | Time Commitment: 20%



Michael joined Salter in 2019 and has collaborated with and consulted on a wide range of projects. As a Senior Consultant, his areas of expertise include environmental noise, sound transmission, impact isolation, room acoustics, and mechanical noise analysis. Michael's project experience includes civic, medical, and educational facilities, offices, and residences.

**Education** M.S. Architectural Sciences: Architectural Acoustics, Rensselaer Polytechnic Institute

B.A. Architecture, Florida Atlantic University

#### Relevant Project Experience

- The Castro Theatre, San Francisco, CA
- Cupertino Library Expansion, Cupertino, CA
- Fairfax Housing Element and EIR, Fairfax, CA
- Sonoma Development Center Specific Plan and EIR, Santa Rosa, CA
- Lafayette Park Theatre, Lafayette, CA
- Jewish Community Center of San Francisco, San Francisco, CA

### TRISH DREW CPE, LEED AP

Managing Director, DCW Cost Management | Cost Estimator | Time Commitment: 20%



SBE/WBE

Trish brings 30+ years of construction industry experience to our team, with over 20 years in construction management. She has been an active member of the design team achieving maximum design to budget results. Beginning at the programmatic level, Trish works with the team to provide live budgetary feedback on design concepts, thus significantly reducing redesign. She has a thorough working knowledge of labor efficiencies, market fluctuations, project budgeting, competitive estimating, and contract negotiation.

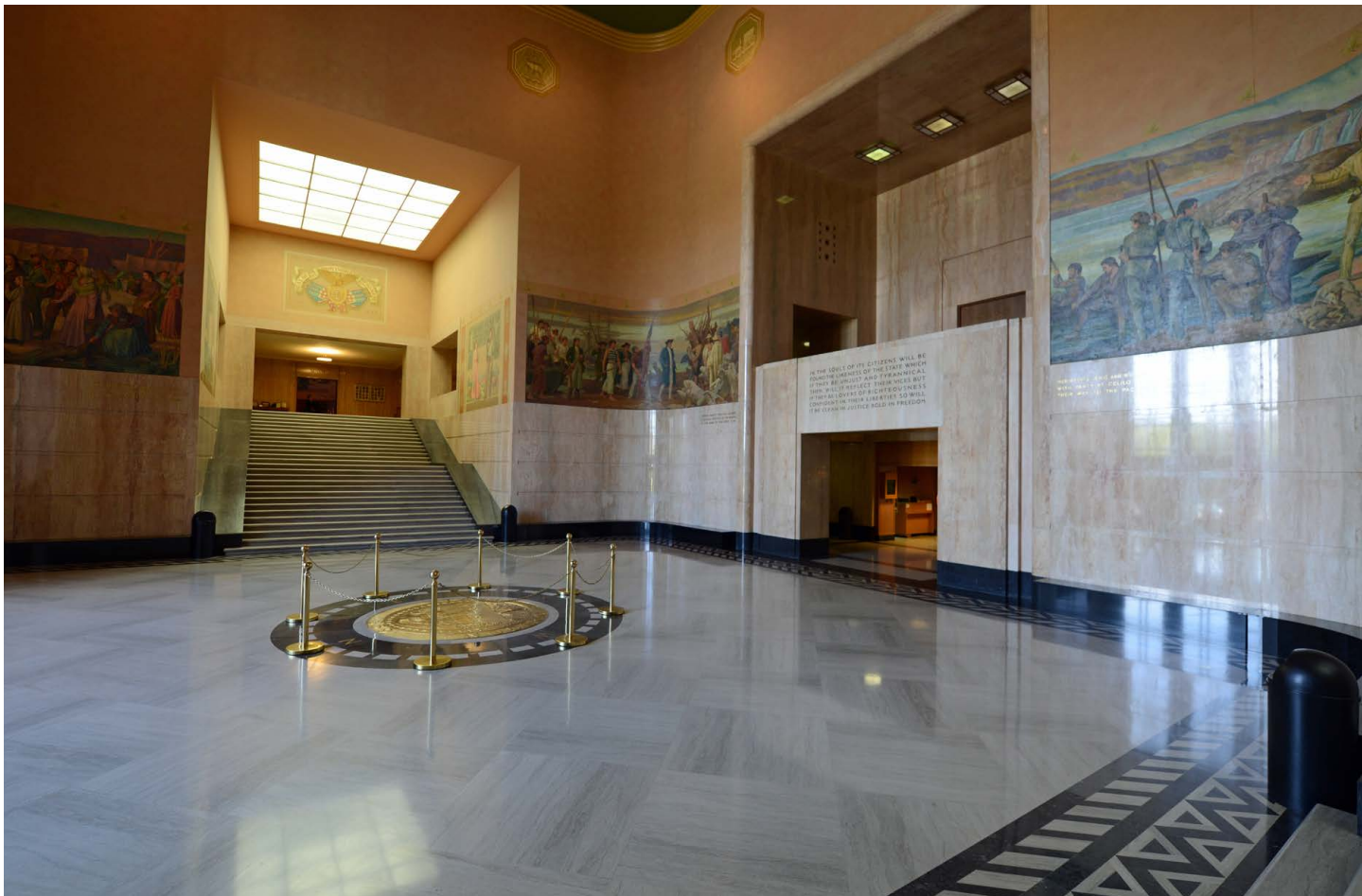
**Education** Marketing and International Business Studies, University of Washington

**Registrations** Certified Professional Estimator (CPE)

#### Relevant Project Experience

- Washington State Capitol, Historical Renovation, Olympia, WA
- DES Readiness Center, Snohomish, WA
- DES Veterans Home (WVH) Buildings 9 and 10 Predesign, Port Orchard, WA
- City of Seattle, 23 Building Facilities Conditions Assessment, Seattle, WA
- City of Seattle, City Hall Tenant Improvements, Seattle, WA
- City of Seattle, Community Centers IDIQ Mechanical and Electrical Upgrades, Seattle, WA
- Camp Korey Historic Renovation, Carnation, WA

## Relevant Experience



Oregon State Capitol Rotunda: View of one of the two laylights at each of the grand staircases leading to the Senate and House Chambers

### OREGON STATE CAPITOL Salem, OR

In association with SRG Partnership, ARG has provided historic architecture, preservation, and conservation services for the renovation of the Capitol since 2013. In addition to seismic upgrades, which includes base isolation, scope includes a new Concourse Level; new mechanical, plumbing, electrical, data infrastructure and fire life safety replacement throughout the 1938 building and 1977 wings; extensive ADA building accessibility upgrades; restoration of the exterior stone and windows; and replacement of ten (10) skylights which are located throughout the '38 building. Four (4) of the skylights were replaced in Phase I, the rest are in construction.

Scope of work for the skylights was varied, depending on the skylight configuration: existing non-historic skylights were replaced with new Deamor skylights to protect the existing laylights; laylights were removed, cleaned and reinstalled; new lighting was added into the interstitial spaces; at concrete frames skylights, wired glass was cleaned and metal framed skylight was installed.

**Reference** Jodie Jones, CAMS Project Director | Legislative Administration | 971.612.3149 | [Jodie.jones@oregonlegislature.gov](mailto:Jodie.jones@oregonlegislature.gov)

**Delivery Method:** CMGC

**Project Duration:** Phase I: 2018-2020; Phase II: 2020-2022; Phase III: 2022-Present

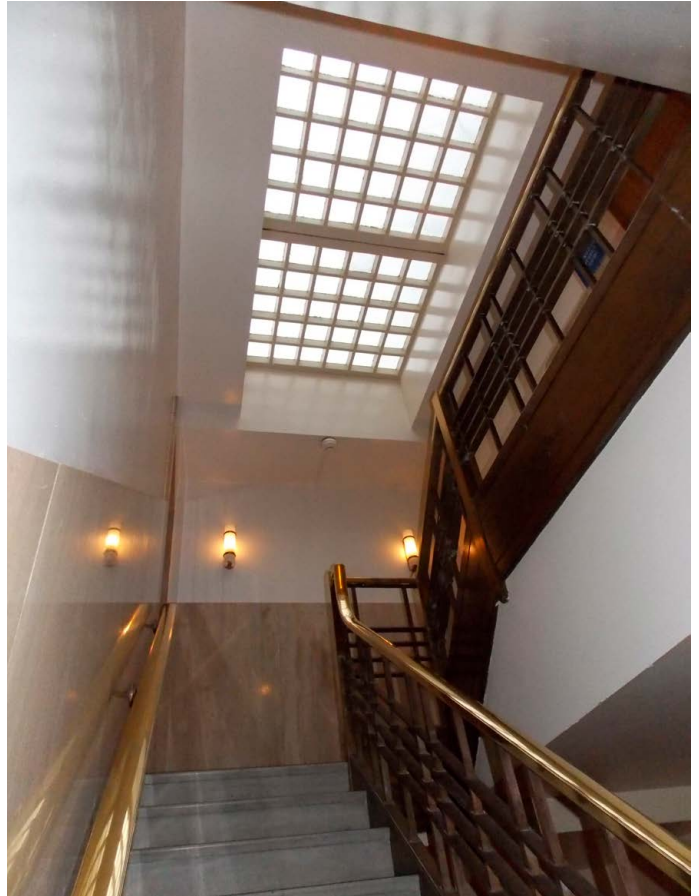
**Original Project Budget:** Varies

**Actual Project Cost:** Phase I: \$59 Million, Phase II: \$32 Million, Phase III: estimated at \$465 Million

*Relevant Experience*



*View of the new skylight over historic concrete and wired glass skylight*



*View of historic concrete and wired glass skylight above stairwell*



*View of House Chamber: Improvements includes electrical, lighting and systems upgrades*

## Relevant Experience



### THE HUNTINGTON ROSE GARDEN TEA ROOM San Marino, CA

Built in 1911, The Huntington's Rose Garden Tea Room was originally created as a billiard room and bowling alley for Huntington founder Henry E. Huntington. Designed by architect Myron Hunt, the Tea Room's renovations include the restoration of the front of the original 1911 building, the creation of a new outdoor dining area, and the improvement of functionality in its service areas.

The project, developed by The Huntington with Architectural Resources Group, includes upgraded indoor dining spaces, including the Herb Room with its own terrace, a modernized kitchen, new all gender guest restrooms and ancillary areas, and a new skylit pavilion on its eastern side, which will open onto the Shakespeare Garden for outdoor dining service.

The skylights at the Shakespeare pavilion are set in a radial pattern and supported by steel tube framing. The design intent was to

create an airy sunlit meeting and dining space for patrons. The aluminum framed skylights comprise approximately 60 percent of the roof area, and the glazing is treated with 30% ceramic frit to reduce solar gain and glare. The skylight system is set into a mission clay tile roof, incorporating a number of unique custom details to weatherproof the clay tiles meeting the skylights.

The composite angles of the roof required the precise alignment of the skylights to ensure that each was properly supported and matched the edges of the surrounding skylights. The result is an extraordinary light-filled roof.

**Reference** Thomas Polansky, VP for Operations and Facilities  
The Huntington Library, Art Museum and Botanical Gardens  
626.405.2252 | [tpolansky@huntington.org](mailto:tpolansky@huntington.org)

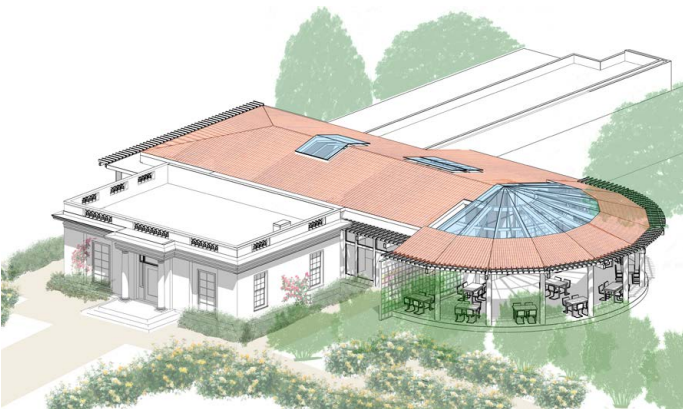
**Delivery Method:** Design-Build

**Project Duration:** 2021-2023

**Original Project Budget:** N/A

**Actual Project Cost:** \$11.2 Mil (Total Renovation)

*Relevant Experience*



## Relevant Experience



### CANTOR CENTER FOR VISUAL ARTS SKYLIGHT REPAIR

Stanford, CA

ARG has worked on multiple projects at the Cantor Center for Visual Arts at Stanford University, which were all based upon the findings of the original Historic Structure Report our firm prepared in 1990. ARG completed a roof replacement for the Center that involved replacement of foam/metal roofs previously installed when the building was seismically retrofitted in the early 1990s, as well as repair of the oval-shaped, domed skylight centered over the main lobby. The dome was constructed as a reinforced concrete framework with inset glass units. While the ribs of the original concrete framework remained, the glazing system had been modified over the years. Its modified design caused water to pool on the glass surface, and for decades had a history of leaks.

As Project Architect, ARG evaluated and replaced the glazing system and repaired the historic concrete ribs of the skylight. The project was completed within a three-month timeframe, while keeping the museum lobby open to the public. During construction, extensive testing including GPR, pulse velocity,

and x-ray was used to verify the extent and location of existing reinforcing in the ribs which allowed for selective placement of the fiber reinforcement for strengthening. The design for the new skylight consisted of a welded tube steel structure—self supporting and wholly independent from the concrete framework. This design allowed the steel to be fabricated in advance of construction through the help of 3D laser scanning. The steel supported the new skylight system which was designed to better shed water and featured a secondary waterproofing system. The result is a new skylight system that matched the look and light quality of the original historic feature while offering improvements over its performance, structural integrity, and ease of maintenance.

*Reference* William Yeung, Zone Project Manager of Facilities Operations, Stanford University | 650.723.4464 | [wyeung@stanford.edu](mailto:wyeung@stanford.edu)

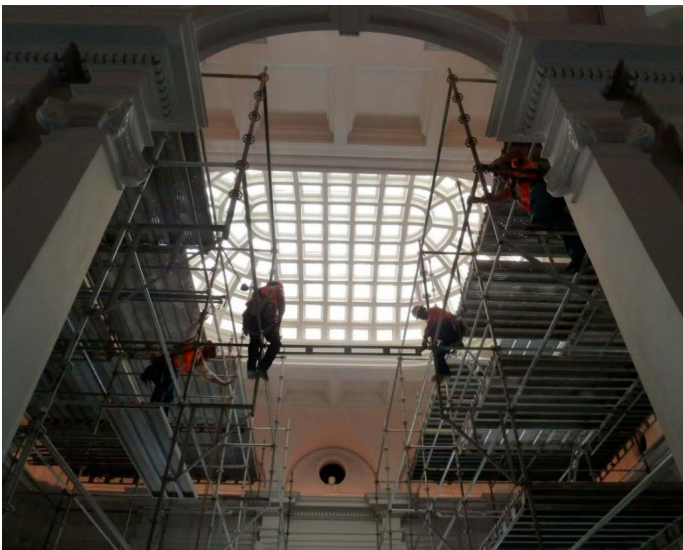
**Delivery Method:** Design-Build

**Project Duration:** 2011-2015

**Original Project Budget:** N/A

**Actual Completed Cost:** \$2.1 Mil (Skylight Repair)

*Relevant Experience*



## Relevant Experience

### LOS ANGELES UNION STATION DAYLIGHT ROOF Los Angeles, CA

Since 2008, ARG has played a wide-ranging role in preserving and enhancing historic Union Station, one of Los Angeles' most iconic and beloved buildings. One of ARG's projects at the Union Station was the daylight roofing repair project.

The daylight roofing area is located between the Waiting Room and the Passenger Concourse. Historically, passengers would have passed through here after their train was called and they were moving into the tunnel under the tracks. The daylight through the roof at this location provided a connection to the exterior which otherwise was lost as one moved further into the station. Today, passengers still travel this path, but for many years it was a dark area that had been covered with roofing material due to leaking.

The project started with an investigation phase to remove the temporary roof and remove the layers of roofing placed directly on the glass panes and concrete frame system. After initial investigation, the team prepared a design approach and worked with the Contractor to mockup the cleaning and repair methods. A cost was then determined based on the findings of the work, and the project was cleared to move forward. The entire temporary roof was then removed and the glass panes were cleaned and damaged pieces were replaced with new wire



glass to match. Each pane was reset into new sealant within the existing concrete frame and a new water repellent was applied to the clean concrete surface.

**Reference** Dyana Elam, Director of Construction, Morlin Management | 818.804.1037 | d.elam@morlinmgmt.com

**Delivery Method:** Design-Bid-Build

**Project Duration:** 2014-2015

**Original Project Budget:** N/A

**Actual Completed Cost:** \$4.6 Mil

### SANTA BARBARA COUNTY COURTHOUSE NEW SKYLIGHT Santa Barbara, CA

ARG has performed a condition assessment of the historic Santa Barbara County Courthouse buildings, completed a Historic Structure Report, and undertaken a multi-year rehabilitation project including a reroof and exterior envelope repairs.

Part of the reroof project included designs to enclose the Jail Wing's 'Light Court' with a new skylight. The existing Light Court is an open well at the interior of the jail block, that provides natural light, and ventilation to three stories of jail cells. Over the years the interior of the building at the Light Court has experienced severe weathering damage due to its exposure to the elements.

ARG designed a new skylight that provides protection to the Light Court, while maintaining the original opening's function to provide natural light and ventilation. The new skylight is carefully integrated into the complex geometry of the Jail Wing roof, and is compatible with the building's character defining features. A low profile slope positions the skylight comfortably within the clay tile roof, and a simple division of mullions reflects a similar traditional style as the other original skylights in the building complex. The integration of operable vented sections allows for natural ventilation, and protection from the elements when desired.



The details are designed to work seamlessly with the existing roof structure, and relate to the internal layout of the Light Court.

**Reference** Patrick Zuroske, Assistant Director of General Services, County of Santa Barbara | 805.568.3096 | pzuroske@countyofsb.org

**Delivery Method:** Design only

**Project Duration:** 2020-Present

**Original Project Budget:** N/A

**Actual Completed Cost:** N/A



## Relevant Experience



### WASHINGTON DES EXPERIENCE

Since 2009, ARG has been providing guidance for conservation treatment of the Washington State Capitol Campus' historic assets and assisting the Department of Enterprise Services (DES) to ensure that the history and long-term value of these assets are safeguarded through proper documentation, treatment, and ongoing maintenance. As the Campus Conservator, we have completed more than **40 projects** at the Capitol Campus. Our work specifically at the Legislative Building has included:

- Legislative Building Historic Skylight Reinstallation Feasibility Study.
- Legislative Building Senate and House Chambers Drapery replacement specifications.
- Legislative Building Exterior Bronze Door Restoration Recommendations.
- Legislative Building Wood Finishes Repair Recommendations.
- Legislative Building Plaza Cast Iron and Glass Block Skylight Repair Recommendations.
- Legislative Building State Reception Room Leak Repair Recommendations.
- Consultation for the Legislative Building Exterior Repairs.
- Consultation for the Legislative Building Water Infiltration Repairs.
- Consultation for the Legislative Building Emergency Plaster Repairs.
- Cleaning of marble around the State Seal in the Legislative Building

We are intimately familiar with the Legislative Building, having been involved with multiple projects there. We understand DES' goals for restoring skylights in the Senate and House Chambers to their original grand historic appearance, while also upgrading the systems and performing other improvements.

### GOVERNMENT AND CIVIC EXPERIENCE

ARG has a long history of providing conservation and architectural services to state and municipal agencies in Oregon, Washington, and California as well as federal agencies, such as the General Services Administration and the National Park Service. A selected list of our state government clients in the Pacific Northwest has included:

- Washington Department of Enterprise Services
- Washington Department of Commerce
- Washington Military Department
- Washington Arts Commission
- Washington State Parks
- Oregon Department of Forestry
- Oregon Department of Transportation
- Oregon Water Resources Department
- Oregon Department of Fish and Wildlife
- Oregon Department of Administrative Services
- Oregon Department of Energy
- Oregon State Legislature
- Oregon State Parks

## Relevant Experience



### HISTORICAL BUILDING DESIGN AND CONSTRUCTION

ARG has a long and rich history of rehabilitating buildings at historic sites throughout the West Coast. We have worked extensively with diverse stakeholder groups to rehabilitate and enhance these sites and transform them into vital and dynamic places in their communities. We have successfully completed many projects on government and civic buildings in towns and cities of all sizes, from Tillamook City Hall and Pasadena City Hall to the Oregon State Capitol in Salem and the California State Capitol in Sacramento. Within these many contexts, we have designed hearing rooms and courtrooms, meeting and office spaces, gathering spaces, and infrastructure and maintenance facilities. Many of our projects have received LEED ratings as well as various preservation and architectural design awards.

### MANAGING MULTI-DISCIPLINARY TEAM

ARG has successfully managed multi-disciplinary teams undertaking rehabilitation and new construction projects for over 40 years. Work with historic environments often requires a highly collaborative process; ARG is skilled at teaming with client and consultant groups to determine general priorities and specific directions. We have long-term relationships with all of the consultants on our proposed team, facilitating an integrated approach. We lead our subconsultants to creative and innovative solutions that are cost effective and sensitive. For example, we have been working at the Fort Vancouver National Historic site since 2008. Our work there has comprised dozens of projects, including the adaptive reuse of two 27,000 SF barracks buildings into offices. The buildings were required to meet current code standards, while respecting their historic appearance. ARG has

great expertise in coordinating all of the consultants required to make projects like that successful, including knowing when to have team meetings, using Bluebeam studios to coordinate mark-ups and making sure there is enough time to do a thorough QA/QC of the entire drawing set, including consultants drawings.

### MULTI-PHASED STATE PROJECTS

ARG regularly works on multi-phased projects. During the construction phase, ARG continues to advocate for the parameters established in the scoping documents. We attend construction meetings to review progress and general conformance with the scoping/bridging package. We review shop drawing submittals, assist with responses to RFIs, review substitution requests, and evaluate proposed change orders. Shop drawings are reviewed for specific compliance with scoping parameters and general conformance with drawings and specifications. At substantial completion, the ARG creates a punch list on behalf of our clients and coordinates follow-through procedures to assure that all punch list items are satisfactorily addressed in a timely fashion.

The Oregon State Capitol project has required complex phasing and having to work around Legislative sessions. Both design work and construction work have had to accommodate staff to keep using the building and for parts of the building to be completely off limits to construction to allow for Legislative Sessions. We have found that early, consistent communication with all stakeholders is critical.

### WASHINGTON CAPITAL BUDGET PROCESS

ARG principals and staff members bring direct experience on many completed projects working with project managers from capitol projects. Our experience as the current Washington State Campus

## *Relevant Experience*

Conservator for over 14 years has also allowed us to gain an understanding of the Capitol budget process. Additionally, many of our institutional and cultural clients operate on restrictive funding, therefore ARG understands how important budgets and timing are to a project's success.

Many of our clients' budget planning involves fiscal year funds commitment, which frequently results in absolute schedule deadlines for design services and commitment of construction contracts. Other times, project funding may not be fully secured or may stem from multiple sources. We are prepared to assist clients in packaging projects or phasing construction to allow for budget flexibility. In many projects, ARG has worked with the client to identify additive and deductive alternates during the design phases. These alternates are incorporated into the bid documents to help to ensure bids meet the budget so construction contracts can be executed without delay.

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## *Past Performance*

### **APPROACH TO OVERALL MANAGEMENT**

ARG has established a strong reputation for providing excellent client service, particularly on government and institutional projects involving close coordination with client representatives. ARG utilizes proven project management tools to achieve high quality project delivery in a timely and efficient manner by monitoring quality, cost, and schedule. ARG's organizational capabilities and non-hierarchical approach to management allows us the ability to provide staff and resources with the right experience and expertise to meet critical deadlines and complex scope requirements on very short notice. The success of this approach was evident in the Arlene Schnitzer Acoustical Enhancement Project, where Maya Foty and Kelly Gillard were responsive and attentive to resolving complex issues within tight time frames.

### *Management and Organizational Capabilities*

A majority of our projects go through the design-bid-build delivery method. We consider meeting project schedules and deadlines as essential to effective project management. As such, we prepare an initial project schedule for each project which will be refined after the start-up meeting, and again refined at the completion of the early project phases. We view this schedule as an important tool to visually chart the project's progress and identify critical reviews and time constraint issues. In addition, throughout the project, we carefully monitor deadlines and staffing requirements weekly to ensure adequate support staff is available to meet the schedule.

### **LIFE-CYCLE COST ANALYSIS**

ARG understands that government agencies typically own their buildings for a significant period of time. Therefore, every design decision must be considered with respect to life-cycle cost. We believe in integrating value analysis of costs from the onset of a project as it will help determine a realistic scope for the project and confirm or question the adequacy of the State's budget. Then, with subsequent estimates performed at each phase, we refine and modify the design or scope to stay within the project budget. This way, by the time the project is bid, there will be no cost-related surprises. This is particularly relevant when selecting materials that will be durable as well as sustainable features that may have a significantly higher initial cost, but will actually save money over the life of the project.

Our integrated services approach allows us to "value engineer" throughout the design process. Our proven project management tools include:

**TOP ECHELON OF EXPERTISE** – We have assembled our core team and consultants to represent the top echelon of regional and national expertise in civic projects. Our leadership is highly experienced with integrating project concepts across multiple tasks, providing feedback, ensuring access to creative ideas and achieving comprehensive results.

**EFFECTIVE COMMUNICATION** – Effective information exchange is key to a successful project. ARG maintains that client-architect-contractor communication begins with a clear understanding of the client's goals and expectations, and is sustained by continuous client involvement in the design and decision-making process.

**INTENSIVE PROCESS PLANNING** – The design process requires careful preparation and planning. Through thousands of projects and millions of dollars in construction, our team has developed a project management process that embraces the spirit of collaboration.

**COMPREHENSIVE ISSUE MANAGEMENT** – Our management approach is an effective tool for controlling and achieving project goals and objectives. Unique issue identification, directed task assignments and specific completion dates allow for the systematic administration of tasks from project start-up through completion.

## Past Performance

**RESPONSIVE DESIGN INTERPRETATION** – Alternative design concepts are developed for client review throughout all design phases. Designs are presented graphically with sketches and study models to aid in visualization. Meetings and decisions are documented throughout project delivery for review and record. As the project is constructed, timely design interpretations and decisions are provided to maintain both the schedule and budget.

**TIMELY AND EFFICIENT EXECUTION** – Procedures and processes can only be effective if managed and coordinated efficiently. The team’s ability to expedite contracted duties is a strength of our management approach. Combined with state-of-the-art computer technology and equipment, our hands-on, timely process delivers projects consistently and accurately.

**CONTINUING VALUE MANAGEMENT** –We believe that value management is integral to project delivery. Our value management approach begins with the contractor’s participation early on and allows the team to pursue cost savings and quality objectives throughout the project.

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View of the skylight in the Supreme Courtroom, Oregon State Supreme Court

### Quality Assurance and Cost Control

ARG has a strong reputation for meeting tight budgets and schedule constraints. From working with government agencies for many years, we have learned how to avoid the pitfalls that slow or delay projects and share this knowledge with our clients. Based on our broad experience with older buildings, we also have a keen awareness of the potential for “unanticipated” issues and conditions. We continually review the project design against individual budget items to ensure that the project will meet the budget and we monitor the constructability of the project as it develops to make necessary revisions early in the process when changes are not expensive.

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### Diverse Inclusion Strategies

ARG is proud to be a certified COBID women owned business in Oregon. We are also committed to including Disadvantaged, Minority-Owned, Women-Owned, Small Businesses, and Disabled Veterans Business Enterprises (D/M/W/SB/DVBE) contractors on our projects whenever possible. We often invite contractors that we met or worked with on larger project teams together. For this project, we have included DCW Cost Management, a Washington certified small business and woman-owned business with whom we have worked on numerous projects. ARG is continually expanding our engagement of these firms through several methods:

- **Identification:** We make every effort to identify and seek opportunities to engage new vendors, engineers and specialty consultants by attending outreach events and constantly update our list of D/M/W/SB/DVBE firms with information from the state, professional organizations, colleagues, word-of-mouth, and our clients’ own experience.
- **Organization:** We actively pursue partnerships with D/M/W/SB/DVBE firms and establish scopes of work small enough to allow a broad spectrum of qualified firms to participate.
- **Recruitment:** We actively and continually recruit D/M/W/SB/DVBE firms through mentorship and technical assistance programs, trade show participation, and other D/M/W/SB/DVBE support programs.







**ARCHITECT-ENGINEER QUALIFICATIONS**

1. SOLICITATION NUMBER (If any)  
Project No. 2024-034

**PART II - GENERAL QUALIFICATIONS**

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

2a. FIRM (or Branch Office) NAME Charles M. Salter Associates, Inc.			3. YEAR ESTABLISHED 1975	4. UNIQUE ENTITY IDENTIFIER 08-659-8679
2b. STREET 130 Sutter Street, Fl 5			5. OWNERSHIP	
2c. CITY San Francisco	2d. STATE CA	2e. ZIP CODE 94104	a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Charles M. Salter, PE, President			b. SMALL BUSINESS STATUS SBE	
6b. TELEPHONE NUMBER 415.397.0442		6c. EMAIL ADDRESS info@salter-inc.com		
8a. FORMER FIRM NAME(S) (If any)			8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER


8a. FORMER FIRM NAME(S) (If any)	8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER
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9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
01	Acoustical/Tech Consultants	26	13	A01	Acoustics, Noise Abatement	7
02	Administrative	11	1	A06	Airports; Terminals & Hangars; Freight	3
08	CADD Technician	3		A11	Auditoriums & Theaters	4
				C06	Churches; Chapels	2
				C10	Commercial Building (low rise)	3
				C11	Community Facilities	4
				D07	Dining Halls; Clubs; Restaurants	3
				E02	Educational Facilities; Classrooms	4
				E09	Environmental Impact Studies	3
				F02	Field Houses; Gyms; Stadiums	2
				H09	Hospital & Medical Facilities	4
				H10	Hotels; Motels	3
				H11	Housing	6
				I01	Industrial Buildings; Manufacturing	2
				J01	Judicial and Courtroom Facilities	4
				L01	Laboratories; Medical Research	4
				L04	Libraries; Museums; Galleries	3
				O01	Office Buildings; Industrial Parks	6
				R03	Railroad; Rapid Transit	2
				R04	Recreation Facilities (Parks, Marinas)	2
				R08	Research Facilities	2
	Other Employees					
	<b>Total</b>	40	14			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work	5	1. Less than \$100,000	6. \$2 million to less than \$5 million	7. \$5 million to less than \$10 million	8. \$10 million to less than \$25 million
b. Non-Federal Work	7	2. \$100,000 to less than \$250,000	9. \$25 million to less than \$50 million	10. \$50 million or greater	
c. Total Work	9	3. \$250,000 to less than \$500,000	4. \$500,000 to less than \$1 million	5. \$1 million to less than \$2 million	

**12. AUTHORIZED REPRESENTATIVE**

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 15 Sept 2023
c. NAME AND TITLE Valerie Smith, PE	





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