



Historic Preservation Consulting Services for
Project No. 2018-527
Pritchard Building Rehabilitation / Expansion Validation

June 17, 2021



BUILDINGWORK

architecture design preservation



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□ Cover: The Pritchard Building, photo by Matt Aalfs, 2021.

□ Above: Mosaic tile mural at the Pritchard Building, photo by Matt Aalfs, 2021.



BUILDINGWORK

architecture design preservation



June 17, 2021

Clarissa Easton AIA
LCM Project Director
Department of Enterprise Services
1500 Jefferson Street
Olympia, WA 98501

Dear Clarissa Easton,

We are pleased to submit our qualifications to provide Historic Preservation Consulting Services for the Pritchard Building Rehabilitation and Expansion Validation.

BuildingWork is an architecture firm that specializes in public agency projects, adaptive reuse of existing buildings, and historic preservation. Our team of architects and preservationists are experts in interpreting the Secretary of Interior's Standards of Treatment of Historic Properties, and we work closely with local and national jurisdictions to demonstrate compliance with best practices in historic preservation.

While we have worked with historic buildings across the State of Washington, we bring specific expertise to the Washington State Capitol Campus. We have recently completed several historic preservation projects on the Capitol Campus including:

- The Capitol Court facade restoration
- The Insurance Building facade restoration and re-roofing
- The Cherberg Building facade restoration and re-roofing
- The Temple of Justice condition assessment
- The O'Brien Building condition assessment

Our experience working on the Capitol Campus and our historic preservation experience makes us very well-qualified to support the team leading the Pritchard Building Rehabilitation and Expansion project as the historic preservation consultant. Designed in 1956 by the northwest modern master Paul Thiry, the Pritchard Building is a unique, vital, and currently under-utilized physical and cultural resource at the heart of the Capitol Campus. This project will identify appropriate strategies for rehabilitating the historic Pritchard Building while evaluating alternative approaches to expand it and return it to service. We look forward to the opportunity to discuss this critical project with you.

Thank you in advance for considering our qualifications.

Sincerely,

Matt Aalfs, AIA
Principal, BuildingWork

Relevant Experience

BuildingWork's Expertise in Historic Preservation Consulting

BuildingWork is full-service architecture firm with special expertise in **historic building analysis, preservation, and adaptive reuse** with many of our projects for public and civic clients.

Expertise on the Washington State Capitol Campus:

BuildingWork has been providing architectural and historic preservation services to DES on the Capitol Campus continuously for the past 4 ½ years. We understand the unique issues that affect the Capitol Campus, including security, the legislative schedule, and the need to treat the historic and cultural resources of the Campus with exceptional care and sensitivity.

Expertise in Historic Building Analysis:

BuildingWork has special expertise in completing **Cultural Resources Studies** for various clients throughout Washington in accordance with the regulations set forth by Section 106 of the National Historic Preservation Act. Through archival research and on-site analysis, our studies help local and national jurisdictions understand the existing context of historic buildings and the impact interventions may have. Often, this research is run in parallel with **existing building analysis, condition assessment, and as-built documentation** as needed. To create accurate BIM models of existing conditions, we use a combination of state-of-the-art 3D scanning techniques with tried-and-true site visits and tape measure verification. For building and system assessments, BuildingWork uses a carefully curated checklist and set of parameters to analyze existing building conditions. From this objective analysis, we then work with our clients to prioritize the scope of work to address items most important to the success of the final project.

Expertise in Adaptive Reuse Visioning:

We see the possibilities in existing buildings to create new, relevant, and innovative spaces that will work for today's users. Through our work with civic and community organizations, we have a proven record of leading discussions, hearing all parties, and summarizing user needs into a functional program and vision for the space. Recent examples include the transformation of Seattle's Fourth Church of Christ, Scientist into a state-of-the-art performance facility for Town Hall Seattle, and the reclaiming of the abandoned Metropole Building for not-for-profit workspace and a childcare center in Pioneer Square.

Expertise in Navigating Jurisdictions:

BuildingWork understands the additional reviews required for buildings that have been identified as having historic significance, including those on the National Register. BuildingWork's extensive work in the Pioneer Square district of Seattle, on the Washington State Capitol Campus, and on landmarked buildings throughout the region benefit from our expertise in interpreting and responding to the **Secretary of Interior's Standards for Rehabilitation**. While each project is crafted to address a unique sense of circumstances, we have created a template of ways to research, diagram, and present the relevant information to streamline the review process by required jurisdictions and describe how proposed modifications appropriately respect the Secretary of Interior's Standards. BuildingWork collaborates with **regulatory jurisdictions** from early in the design process to identify and address concerns that may rise during permitting, land use review, or review from historic or campus governing bodies. We have proven working relationships and a strong reputation with jurisdictions that has earned us the trust and recognition of local, state, and national historic reviewers.

Expertise with Civic and Public Clients:

BuildingWork's portfolio of work includes libraries, community centers, and projects for not-for-profit clients. Our clear approach to communication and active listening allows us to work adeptly with multiple stakeholders to show how the proposed design responds to stakeholder input. BuildingWork collaborates closely with design architects to complete design proposal messaging for each project. One recent example is our work on the Seattle Labor Temple, a landmarked art deco union hall building in downtown Seattle. As the historic preservation consultant, we partnered with the owner-developer and the design architect to develop effective strategies to modify and renovate the building, converting it to creative offices. We led the approval process with the Seattle Landmarks Preservation Board, successfully negotiating approval for the proposed modifications, while demonstrating compliance with the Secretary of the Interior's Standards.



Previous Performance

BuildingWork's Expertise in Historic Preservation Consulting

BuildingWork is full-service architecture firm with special expertise in **historic building analysis, preservation, and adaptive reuse**. Our team of architects and preservationists are excited to join the outstanding team leading the Legislative Campus Modernization Predesign Study as the historic preservation consultant to identify appropriate strategies for restoring the historic character of the Pritchard Building and evaluating alternative approaches to expand it.

BuildingWork's Washington State Capitol Campus Projects	Relevant Design Services										
	Public/Community Client	Cultural Resources Study	Physical Conditions Assessment	As-Built Drawings	Secretary of Interior's Standards	Local Historic Regulations	State/National Historic Regs	Adaptive Reuse Visioning	Multiple Stakeholders	Public Outreach	Preservation Messaging
Capitol Court Façade Restoration	X		X	X	X	X	X		X		X
Insurance Building Façade Restoration	X		X	X	X	X	X		X		X
Capitol Court Façade Restoration	X		X	X	X	X	X		X		X
Cherberg Building Roof Replacement	X		X	X	X	X	X		X		X
Insurance Building Roof Replacement	X		X	X	X	X	X		X		X
O'Brien Building Condition Assessment	X		X		X	X	X		X		X
Temple of Justice Condition Assessment	X		X		X	X	X		X		X
BuildingWork's Historic Preservation, Renovation and Adaptive Reuse Projects											
The Metropole Building		X	X	X	X	X		X	X	X	X
Town Hall Seattle	X	X	X	X	X	X	X	X	X	X	X
Korn Walker Block		X	X	X	X	X	X	X			X
Washington Park		X	X	X	X	X	X	X			X
Seattle Public Library Green Lake Branch	X	X	X	X	X	X		X	X	X	X
Offices at 760 Aloha		X	X	X	X			X			X
Queen Anne Exchange		X	X	X	X	X		X		X	X
SPS Louisa Boren STEM K-8 HVAC Upgrades	X		X	X	X				X		X
Langley Middle School Gym	X		X	X	X				X		X
Mukai Fruit Barreling Plant	X	X	X	X	X	X		X	X	X	X
Good Shepherd Center	X	X	X	X	X	X			X	X	X
Boulevard Park Library Renovation	X	X	X	X	X			X		X	X
Bainbridge Public Library Renovation	X	X	X	X	X			X		X	X
J&M Hotel		X	X	X	X	X	X	X	X		X
Seattle Center Armory Façade	X		X	X	X	X			X		X
Seattle Labor Temple		X	X	X	X	X					X
Library Connection at Southcenter	X		X	X				X		X	X
Union Stables*		X	X	X	X	X	X	X	X		X

*A Weinstein A+U project: Matt Aalfs Lead Designer/Project Manager.



Washington State Capitol Campus: Capitol Court Facade Restoration



Role: Architect, Preservation Lead

Project Size: 85,900 GSF

Project Scope:

- Historic Building Condition Assessment
- Historic Research and Analysis
- Permitting
- Approval from Historic Jurisdictions (DAHP, City of Olympia, Capitol Conservator, and DES Cultural Resource Manager)
- Mockups and test panels of work for windows and sandstone repairs
- Certified mason training program
- Cost Estimate
- Façade Restoration Design, Bidding, and CA Services
- Seismic anchoring of stone façade Design, Bidding, and CA Services

We recently completed a complete façade restoration of the Thurston County Courthouse building (AKA the Capitol Court Building) for DES. The work included window rehabilitation, sandstone restoration, and seismic anchoring of the stone façade. BuildingWork’s consultant team developed the historic masonry repair techniques, performed full scale mockups and test panels of all repairs prior to bidding, and provided a certified mason training program to the contractor.

Washington State Capitol Campus: Insurance Facade Restoration and Re-Roofing



Role: Architect, Preservation Lead

Project Size: 63,100 GSF

Project Scope:

- Historic Building Condition Assessment
- Historic Research and Analysis
- Permitting
- Approval from Historic Jurisdictions (DAHP, City of Olympia, Capitol Conservator, and DES Cultural Resource Manager)
- Mockups and test panels of repair work for sandstone and granite facade
- Certified mason training program
- Cost Estimate
- Façade Restoration Design, Bidding, and CA Services
- New roofing system and roof structural upgrades Design, Bidding, and CA Services

We have completed two separate projects for DES on the Insurance Building: a complete re-roofing, including structural work and new insulation; and a restoration of the sandstone façade. Like our work for the Capitol Court, BuildingWork’s team provided historic preservation services beyond the standard scope, including performing full scale mockups and test panels of all repairs prior to bidding, and a certified mason training program for the contractor.



Washington State Capitol Campus: Cherberg Facade Restoration



Similar to our work on the Insurance Building, we are also completing two separate projects for the Cherberg Building: a complete re-roofing, including skylights and new insulation; and a restoration of the sandstone façade. As for our other façade restoration projects on the Capitol Campus, BuildingWork's team provided special historic preservation services, including performing full scale mock ups and test panels of all repairs prior to bidding, and a certified mason training program for the contractor.

Role: Architect, Preservation Lead

Project Size: 101, 040 GSF

Project Scope:

- Historic Building Condition Assessment
- Historic Research and Analysis
- Permitting
- Approval from Historic Jurisdictions (DAHP, City of Olympia, Capitol Conservator, and DES Cultural Resource Manager)
- Mockups and test panels of repair work for sandstone and granite facade
- Certified mason training program
- Cost Estimate
- Façade Restoration Design, Bidding, and CA Services
- New roofing system and roof insulation upgrades Design, Bidding, and CA Services

Washington State Capitol Campus: Temple of Justice and O'Brien Building Condition Assessments



We recently completed a Facility Condition Assessment and a cost estimate for the façade and roof of the Temple of Justice and the O'Brien Building DES.



Role: Architect, Preservation Lead

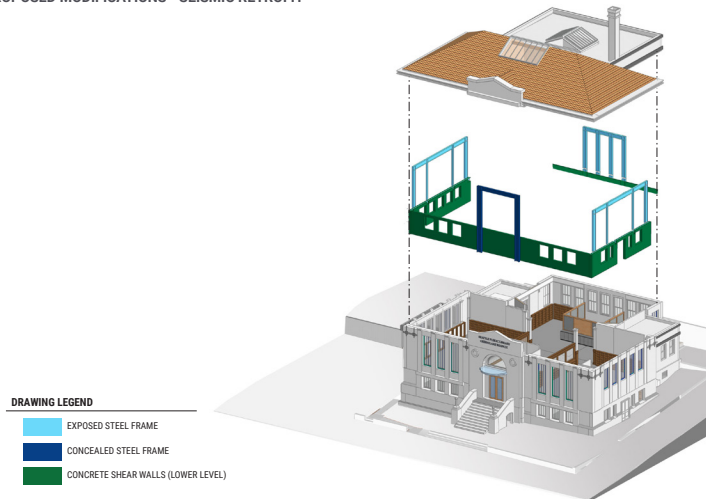
Project Scope:

- Historic Research and Analysis
- On-site condition survey
- Cost Estimate
- Historic Building Condition Assessment Report



Seattle Public Library, Green Lake Branch

PROPOSED MODIFICATIONS - SEISMIC RETROFIT



BuildingWork's renovation of the Seattle Public Library, Green Lake Branch modernizes the landmark Carnegie Building with a full seismic retrofit, building system upgrades, improved ADA access, site work, and full interior design including programming, selection, and specification of furniture, fixtures, and equipment. Serving as both architect and historic preservation specialist, BuildingWork's improvements are specifically designed to respect the building's landmarked exterior, interior, and site.



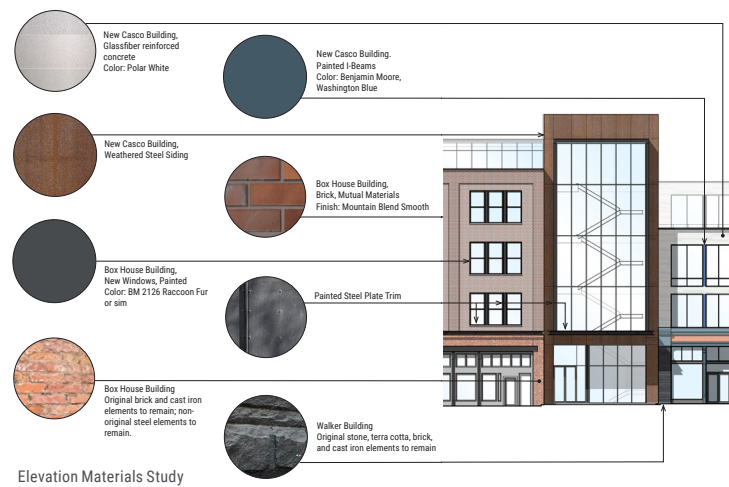
Role: Architect, Preservation Lead

Project Size: 10,500 GSF

Project Scope:

- Civic/Public Client
- Existing Building Assessment
- Historic Research
- Programming/Visioning
- Full Seismic Retrofit
- Energy/Accessibility Upgrades
- Full Permitting
- Approval from the City of Seattle Landmarks Preservation Board

Korn Walker Block



The Korn Walker Block project encompasses eight historic buildings of an entire half-block, currently in significant disrepair. The project features a comprehensive renovation that will provide increased employment and activity while responding to the broader historical context of the Pioneer Square District. The project's programming includes new office and retail space, a basement with tenant and exhibition space and a bike room for 60 bikes, penthouse office space, and rooftop terraces and decks. The project has strong support from the Pioneer Square Preservation Board and is pursuing Federal Historic Tax Credits



Role: Architect, Preservation Lead

Project Size: 112,000 GSF

Project Scope:

- Existing Building Assessment
- Historic Research
- Programming/Visioning
- Full Seismic Retrofit
- Energy/Accessibility Upgrades
- Full Permitting
- Approval from Pioneer Square Preservation Board
- Fundraising support
- Targeted LEED Platinum



Town Hall Seattle



Role: Architect, Preservation Lead

Project Size: 30,600 GSF

Award: Historic Seattle Exemplary Stewardship Award in Historic Preservation, 2020

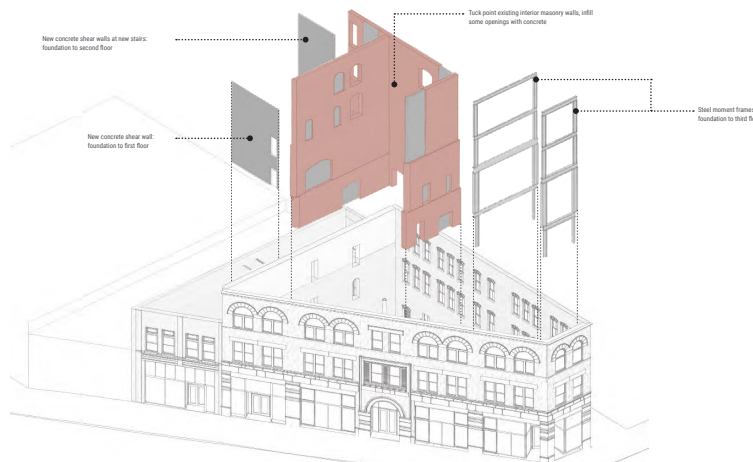
Project Scope:

- Existing Building Assessment
- Historic Research
- Programming/Visioning
- Full Seismic Retrofit
- Energy/Accessibility Upgrades
- Full Permitting
- Approval from Preservation Board
- Fundraising support

BuildingWork completed the preservation and adaptive reuse of a 1916 Christian Science Church into an award-winning, state-of-the-art multi-venue performing arts facility for Town Hall Seattle. The building was built in the Classical Revival Style. It is a Seattle Landmark and is listed on the National Register of Historic Places. Its renovations, upgrades, and seismic retrofit were carefully designed to minimize their impact on the historic architecture.

The Metropole Building

SEISMIC RETROFIT EXPLODED AXONOMETRIC DIAGRAM



Role: Architect, Preservation Lead

Project Size: 30,600 GSF

Project Scope:

- Existing Building Assessment
- Historic Research
- Programming/Visioning
- Full Seismic Retrofit
- Energy/Accessibility Upgrades
- Full Permitting
- Approval from Pioneer Square Preservation Board
- Fundraising support
- Targeted LEED Platinum

The Metropole building, a historic flatiron building built in 1890, has sat vacant for over a decade since a 2007 fire. Its renovation and adaptive reuse creates office space for not-for-profit organizations, a child care facility, and restaurant and event space. BuildingWork's research uncovered the building was originally designed to support several unbuilt stories, and we modified existing interior masonry walls to provide seismic bracing for the building.



Washington Park



Role: Architect, Preservation Lead

Project Size: 43,300 GSF

Project Scope:

- Existing Building Assessment
- Historic Research
- Support for Federal Historic Tax Credits
- Programming/Visioning
- Full Seismic Retrofit
- Energy/Accessibility Upgrades
- Full Permitting
- Approval from the Pioneer Square Preservation Board

Washington Park is a late 1800's unreinforced masonry building located along the waterfront in Seattle's Pioneer Square District. The preservation, renovation, and adaptive reuse of this three-story building will include a penthouse addition, seismic retrofit, new building systems, full interior design for new office space. In addition to securing a Certificate of Approval from the Pioneer Square Preservation Board, BuildingWork designed a replacement cornice (the original was lost in the 1949 earthquake) and negotiated the extent of the Penthouse addition with the National Park Service to allow the rehabilitation project to qualify for Federal Historic Tax Credits.

Mukai Fruit Barreling Plant



Role: Architect, Preservation Lead

Project Size: 6,400 GSF

Project Scope:

- Existing Building Assessment
- Historic Research
- Programming/Visioning
- Historic Research Full Seismic Retrofit
- Multiple Stakeholders
- Public/Civic Client
- Approval from King County Landmarks Preservation Board

Owned by King County and stewarded by the Friends of Mukai, the Mukai Fruit Barreling Plant was in a state of partial collapse when BuildingWork was selected to design a stabilization of the building and lead programming and visioning exercised for the adaptive reuse of the structure. Currently, the building has been stabilized and BuildingWork is negotiating the return of the building to its agricultural production roots with select interventions to allow reuse of the space as a cidery production and bottling plant.



Labor Temple

BuildingWork was selected to be the Historic Preservation Consultant for recent improvements to the Seattle Labor Temple building. Collaborating with the building's design architect, BuildingWork was responsible for managing the Certificate of Approval process for the City of Seattle Landmarks Preservation Board, including the narrative for the project's compliance with the Secretary of Interior's Standards.



Beverly Bridge

BuildingWork served as the Historic Preservation Consultant for recent improvements to the Beverly Bridge in central Washington, commissioned by the Washington Trust for Historic Preservation. Formerly a train trestle, an engineering firm led the design of a retrofit to allow cyclists, pedestrians, and horses to cross the Columbia River. BuildingWork collaborated with the design engineers to assure the proposed improvements met the Secretary of Interior's Standards.



Queen Anne Exchange

Queen Anne Exchange is a Seattle Landmark that was originally a 1920 telephone switchboard operations facility. BuildingWork's renovation and adaptive reuse design converts the building into residential apartments. The design preserves the unique historic character of the building while providing much needed multi-family housing in the Queen Anne neighborhood.



Union Stables

Matt Aalfs oversaw the award-winning preservation, renovation, and adaptive reuse of Union Stables, a 1909 four-story urban horse stable, into a contemporary office space. This Seattle Landmark is listed on the National Register of Historic Places. Its historic preservation and renovation met the stringent standards of the U.S. Government's Certified Rehabilitation Program.*

** Project completed under Matt's leadership at Weinstein AU.*



Qualifications of Key Personnel

Matt Aalfs AIA, LEED AP

Principal

BuildingWork's Founder and Principal Architect, Matt Aalfs specializes in the design of historic building preservation and renovation. He brings over two decades of professional experience, designing innovative and carefully detailed buildings that contribute to the communities and clients they serve. His work reflects his deep interest in the history of buildings and places and his respect for them as shared cultural resources within their communities.

Matt is recognized for his expertise on historic building preservation. He has successfully led the design of numerous projects for existing historic building renovations, roof replacements, and community building design in Seattle and the greater Puget Sound region, including Seattle Landmark buildings and buildings listed on the National Register of Historic Places.

WASHINGTON STATE CAPITOL CAMPUS:

HISTORIC BUILDING PRESERVATION AND RENOVATION PROJECTS

- **Capitol Court Façade Restoration**, Olympia WA | Historic preservation and façade restoration of the NRHP listed Capitol Court
- **Insurance Building Façade Restoration**, Olympia WA | Historic preservation and façade restoration of the NRHP listed Insurance Building
- **Cherberg Building Façade Restoration**, Olympia WA | Historic preservation and façade restoration of the NRHP listed Cherberg Building
- **Temple of Justice and O'Brien Building Condition Assessment**, Olympia WA | Historic building assessment of the NRHP listed Temple of Justice and O'Brien Building
- **Cherberg and Insurance Buildings, Roof Replacement** Olympia WA | Roof replacement of the NRHP listed Cherberg and Insurance Buildings

HISTORIC BUILDING RESERVATION, RENOVATION, AND ADAPTIVE REUSE PROJECTS

- **Metropole Building**, Seattle WA | Seismic retrofit, historic preservation, addition, and adaptive reuse of a historic 1890's building into office spaces for non-for-profit organizations
- **Korn Walker Block**, Seattle WA | Seismic retrofit, historic preservation, adaptive reuse, and additions of entire eight-building block in Seattle's Pioneer Square Historic District
- **Seattle Public Libraries Green Lake Branch**, Seattle WA | Historic preservation, seismic retrofit, systems upgrade, and interior renovation of a 1910 Carnegie Library listed on the National Register of Historic Places
- **Washington Park**, Seattle WA | Seismic retrofit, renovation, and addition of a 1896 historic Pioneer Square building offices and retail
- **Offices at 760 Aloha**, Seattle, WA | Seismic retrofit, renovation, and 4-story addition of a 1949 concrete building into creative office spaces
- **Town Hall Seattle**, Seattle WA | Renovation, and seismic retrofit of a Landmark 1916 church into a performance arts venue
- **Seattle Center Armory Façade**, Seattle, WA | Exterior improvements of historic Landmark Armory building on the Seattle Center campus
- **Queen Anne Exchange**, Seattle WA | Seismic retrofit, historic renovation, and adaptive reuse of a 1921 switchboard operations building
- **Union Stables**, Seattle WA | Seismic retrofit, historic preservation, and adaptive reuse of a Landmark 1909 URM stable into a Class A office*



Expertise

- Over 20 years of successful experience in work involving the renovation of historic landmark structures

Licenses and Certifications

- Registered Architect, WA
- LEED AP, U.S. Green Building Council

Education

- University of Washington, Master of Architecture
- University of California Santa Cruz, Bachelor of Arts; post-graduate Certificate in Art

Select Awards

HISTORIC RENOVATION PROJECTS

- Historic Seattle Exemplary Stewardship Award, Town Hall Seattle, 2020
- Historic Seattle Best Rehabilitation Award, Union Stables, 2016*
- WA State Historic Preservation Office Awards, Outstanding Achievement in Historic Preservation, Union Stables, 2015*

*A Weinstein AU project: Matt Aalfs
Lead Designer/Project Manager.



Kate Weiland AIA, LEED AP

Associate Principal, Senior Project Manager

With resume of community and civic projects of various scopes and scales, BuildingWork Associate Principal Kate Weiland's experience features specific expertise in the design of building renovation and historic preservation. As an architect and project manager on some of BuildingWork's most complex projects, Kate advocates for clear communication, organized execution, and a collaborative approach to design. In this role, she served as the project manager and project architect for the recently completed renovation and adaptive reuse of Town Hall Seattle, a 1916 Christian Science Church into a state-of-the-art multi-venue performing arts facility. The innovative seismic retrofit design highlights the building's key features without sacrificing to the technical requirements.

Kate brings fourteen years of designed experience of historic building preservation and adaptive reuse, building renovation, seismic retrofits, and system upgrades for public agency clients. She is familiar with delegating limited project funds to achieve necessary system upgrades and manages projects to achieve project timelines.

HISTORIC BUILDING PRESERVATION, RENOVATION, AND ADAPTIVE REUSE PROJECTS

- **Metropole Building**, Seattle WA | Seismic retrofit, historic preservation, and adaptive reuse of an historic 1890's building into office spaces for non-profits for organizations
- **Korn Walker Block**, Seattle WA | Seismic retrofit, historic preservation, adaptive reuse, and additions of entire eight-building block in Seattle's Pioneer Square Historic District.
- **Washington Park**, Seattle WA | Seismic retrofit, renovation, and addition of a 1896 historic Pioneer Square building offices and retail
- **Seattle Public Library Green Lake Branch**, Seattle WA | Historic preservation, seismic retrofit, systems upgrade, and interior renovation of a 1910 Carnegie Library listed on the National Register of Historic Places
- **Aloha Substation**, Seattle, WA | Seismic retrofit, renovation, and 4-story addition of a 1949 concrete building into creative office spaces
- **Town Hall Seattle**, Seattle WA | Renovation, and seismic retrofit of a Seattle Landmark 1916 church into a performance arts venue
- **Seattle Center Armory Façade**, Seattle, WA | Exterior improvements of historic Seattle Landmark Armory building on the Seattle Center campus
- **Queen Anne Exchange**, Seattle WA | Seismic retrofit, historic renovation, and adaptive reuse of a 1921 switchboard operations building
- **Mukai Fruit Barreling Plant**, Vashon Island, WA | Structural stabilization and seismic improvements of a historic King County Landmark 1926 building
- **Good Shepherd Center**, Seattle WA | Phased seismic retrofit of a 1906 URM building and subsequent additions housing a school, non-profit, and a community center

CIVIC BUILDING RENOVATION PROJECTS

- **Seattle Public Schools Sanislo Elementary School**, Seattle WA | Design services for site improvements, sound attenuation, and ceiling fans
- **Seattle Public Schools Louisa Boren STEM K-8 HVAC Upgrades**, Seattle WA | HVAC system upgrades
- **Boulevard Park Library**, Burien WA | Renovation of 6,500 sf public library
- **Library Connection at Southcenter**, Tukwila WA | Expansion and renovation of 4,560 sf public library inside the largest shopping center in Washington State
- **Bainbridge Public Library**, Bainbridge Island WA | Renovation and expansion of 12,500 sf public library



Expertise

- Over 14 years of successful experience in work involving the renovation of historic landmark structures

Licenses and Certifications

- Registered Architect, WA
- LEED AP, U.S. Green Building Council

Education

- University of Washington, Master of Architecture; Certificate in Business Admin.
- Miami University, Bachelor of Arts in Architecture

Select Awards

HISTORIC RENOVATION PROJECTS

- Historic Seattle Exemplary Stewardship Award, Town Hall Seattle, 2020



Claudia Rosa-López

Designer, BuildingWork

BuildingWork Designer Claudia Rosa-López brings special expertise in historic building preservation design, research, and documentation to the BuildingWork team. She has completed building condition assessments for numerous historic buildings in Seattle, Washington state, and Puerto Rico, including many Landmark buildings and buildings listed on the National Registry of Historic Places. Additionally, Claudia created a master's degree program in architectural conversation and rehabilitation for her alma mater, Polytechnic University of Puerto Rico's School of Architecture, and has taught preservation design studios and preservation technology courses.

At BuildingWork, Claudia is leading the façade restoration and preservation of the Capitol Court, Insurance, and Cherberg buildings on the Washington State Capitol Campus in Olympia. She also lead the building condition assessment of the Temple of Justice and O'Brien Buildings, also located on the Capitol Campus, and the Rural Library Assessment, which included on-side condition assessments of rural libraries across Washington.

WASHINGTON STATE CAPITOL CAMPUS:

HISTORIC BUILDING PRESERVATION PROJECTS

- **Capitol Court Façade Restoration**, Olympia WA | Historic preservation and façade restoration of the NRHP listed Capitol Court
- **Insurance Building Façade Restoration**, Olympia WA | Historic preservation and façade restoration of the NRHP listed Insurance Building
- **Cherberg Building Façade Restoration**, Olympia WA | Historic preservation and façade restoration of the NRHP listed Cherberg Building
- **Temple of Justice Building Condition Assessment**, Olympia WA | Historic building assessment of the NRHP listed Temple of Justice
- **O'Brien Building Condition Assessment**, Olympia WA | Historic building assessment of the NRHP listed O'Brien Building
- **Insurance Building Roof Replacement**, Olympia WA | Roof replacement of the NRHP listed Insurance Building
- **Cherberg Building Roof Replacement**, Olympia WA | Roof replacement of the NRHP listed Cherberg Building

HISTORIC BUILDING PRESERVATION PROJECTS AND CIVIC BUILDING ASSESSMENTS

- **Rural Library Assessment**, Washington State | Capital needs assessment of 111 public libraries in Washington State's 21 rural, distressed counties
- **Seattle Public Library Green Lake Branch**, Seattle WA | Historic preservation, seismic retrofit, systems upgrade, and interior renovation of a 1910 Carnegie Library listed on the National Register of Historic Places
- **Seattle Center Armory Exterior**, Seattle, WA | Exterior improvements of Landmark Armory building on the Seattle Center campus
- **Labor Temple**, Seattle WA | Historic preservation consultant for the Certificate of Approval for renovations to a 1942 Landmark building
- **Good Shepherd Center**, Seattle, WA | Phased seismic retrofit and structural stabilization of a Landmark 1906 URM building and subsequent additions housing a school, non-profit, and a community center
- **Central Building**, Seattle WA | Certificate of Approval for alterations to the interior lobby of the Landmark 1907 Central Building



Expertise

- Over 10 years of successful experience in work involving building condition assessment of historic landmark structures

Education

- Savannah College of Art and Design, Master of Arts, Historic Preservation; Master of Fine Arts, Architectural History
- Polytechnic University of Puerto Rico, Bachelor of Arts in Architecture



Project Approach

At BuildingWork, we believe that architecture, design, and preservation can strengthen our communities. We design projects and places in a meaningful way with a deep respect for craft, context, and detail. As an architecture firm focused on civic and community spaces, creative workplaces, adaptive reuse, and historic preservation, we are driven by discovering the humanity, layers of history, and stories that make places special. Our projects evolve from thoughtful social, cultural, historical, and physical analysis informed by our client's vision, and driven by the best interests of the communities we serve.

Our roles in past projects have required us to wear many hats. **We understand the need to modernize buildings while respecting the historic elements that make them unique and irreplaceable.** We understand the intent of the Secretary of Interior's Standards for Treatment of Historic Properties and work collaboratively to balance the need for updates with the mandate to preserve. Our portfolio of current and completed projects illustrates our sensitive and pragmatic approach – we seek solutions that highlight and preserve existing historic elements while incorporating new infrastructure to meet contemporary needs. Using a *'compatible yet distinct'* approach, we believe that new elements can be in visual dialogue with the old, to tell a compelling and authentic story of the life of a building over time.

Overall, we believe that the creative solutions for complex adaptive reuse projects is found through extensive analysis, discussion, and collaboration.

We will come to the table as a team member, ready to develop effective ways to reconcile the competing goals of program, cost, and preservation.

BuildingWork's ideal staff size, diverse project types, and experienced staff allow us to adapt to short timelines and structured deadlines. Our firm's principals are involved in every project in the office and oversee progress to keep items on track. At the start of each project, BuildingWork examines the project's scope, scheduling requirements, and budget to develop a detailed project schedule and to determine key meetings, essential milestones, and deadlines. With established priorities from the start of each project, we continuously monitoring the project's progress to meet deadlines and produce deliverables on-schedule.

Tight deadlines are often a requirement when working with school districts and on historic buildings.

Renovation to school buildings must be completed during summer breaks when school is not in session.

This requires a schedule with rigid deadlines in order to have the project ready to begin construction when school lets out. Similarly, renovation and adaptive reuse projects require coordination with quick response

turnarounds for project permitting and preservation board approval. A nimble and adaptable team and strong project management allows regulatory deadlines of multiple agencies to be met without causing project delays.



□ Town Hall Seattle's historic preservation included the rehabilitation of monumental stained-glass windows in the Great Hall. Out of plane bracing was carefully shaped to frame, rather than block, the arched of the windows.



Town Hall Seattle exemplifies BuildingWork's philosophy regarding the preservation, renovation, and adaptive reuse of historic properties. Our design balances the competing needs of contemporary building code, mechanical upgrades, acoustic performance, and preservation to restore the 100-year-old church while transforming the building into an award-winning, state-of-the-art performing arts center. In 2020, Town Hall Seattle was awarded Historic Seattle's Exemplary Stewardship Award for Historic Preservation.

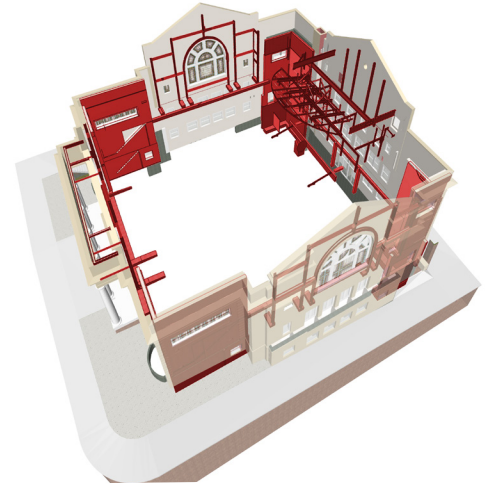
Built in 1922 as a Christian Science Church, Town Hall Seattle is a Seattle Landmark and listed on the National Register of Historic Places. The building was purchased by Town Hall Seattle in 1997 for use as a performance and lecture venue. While the building's historic character helped define the organization, it had many liabilities that limited the opportunities to offer improved programming.

Town Hall Seattle required a complete seismic retrofit to address the building's significant structural liabilities. BuildingWork developed an innovated seismic retrofit solution that minimizes the visual impact of the structural work. To stabilize the unreinforced masonry building, shear walls in the building's four corners were tied laterally with steel drag struts. Out-of-plane bracing was carefully shaped to frame, instead of block, the Great Hall's stained-glass windows.

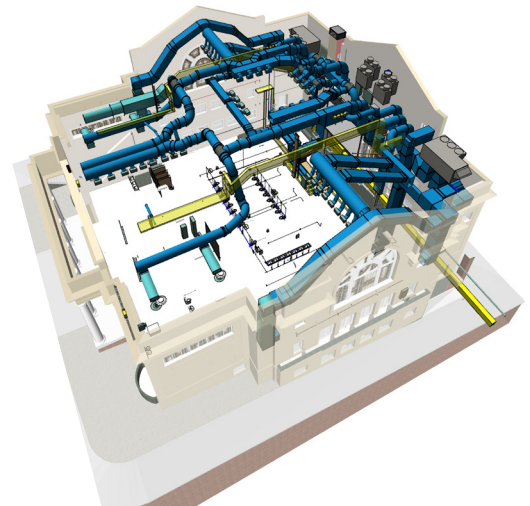
Bringing the building into compliance with current building codes and adding theatrical and acoustics systems was a three-dimensional puzzle that wove new infrastructure through the historic building's limited available spaces. Entirely new systems for electrical, plumbing, HVAC, and fire sprinklers were added in a building with no space for ducts. Careful coordination during design, routed ductwork, plumbing, and electrical conduit throughout the building's interstitial spaces to remain hidden from view.

Theatrical and acoustic system were incorporated into every floor and controls for lighting, sound, and audio/visual were tied to a central building control. A state-of-the-art acoustic, lighting, and theatrical performance systems were carefully integrated in the architecture of the Great Hall. Theatrical catwalks weave through the existing roof trusses above the Great Hall and a multi-functional acoustic reflector array improves acoustic performance while housing stage lights, AV equipment, and rigging for deployable screens.

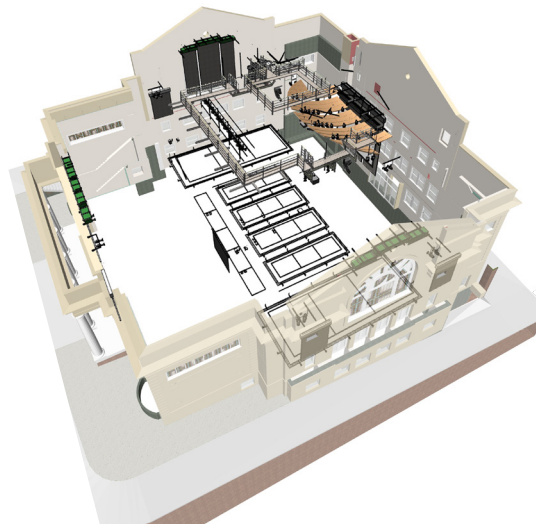
NEW STRUCTURAL & SEISMIC SYSTEMS



NEW MECHANICAL & ELECTRICAL SYSTEMS



NEW THEATRICAL & ACOUSTIC SYSTEMS



ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

2018-527

PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (or Branch Office) NAME BuildingWork			3. YEAR ESTABLISHED 2016		4. UNIQUE ENTITY IDENTIFIER	
2b. STREET 159 Western Ave West Suite 486			5. OWNERSHIP a. TYPE LLC			
2c. CITY Seattle		2d. STATE WA				2e. ZIP CODE 98119
6a. POINT OF CONTACT NAME AND TITLE Matt Aalfs, AIA, Prinicpal			b. SMALL BUSINESS STATUS NAICS Small Business - NAICS 541310			
6b. TELEPHONE NUMBER 206.775.8671		6c. E-MAIL ADDRESS matt@buildingwork.design				
7. NAME OF FIRM (If Block 2a is a Branch Office)						

8a. FORMER FIRM NAME(S) (If any)

8b. YEAR ESTABLISHED

8c. UNIQUE ENTITY IDENTIFIER

2016

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	Architect	7		008	Auditoriums and Theaters	3
	Designer	2		212	Building Condition Assessment	2
	Administrative	1			Community Facilities	4
				029	Educational Facilities; Classrooms	2
					Feasibility	1
				047	Historic Preservation	5
					Hotels	3
				050	Housing	3
					Interior Design	2
				204	LEED/LEED EB	1
				060	Libraries	4
				072	Office Buildings	3
				078	Planning	1
				089	Rehabilitation	5
				201	Roofing, design and inspection	2
				117	Zoning Studies	1
	Other Employees					
	Total	10				

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

a. Federal Work	0
b. Non-Federal Work	5
c. Total Work	5

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

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

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE



b. DATE

June 17, 2021

c. NAME AND TITLE

Matt Aalfs, AIA, Principal

