



PROJECT:

SKAGWAY SCHOOL DISTRICT VOCATIONAL EDUCATION BUILDING

SUBMITTED TO:

MUNICIPALITY OF SKAGWAY

SUBMITTED BY:

ARCHITECTS ALASKA

900 West 5th Avenue, Suite 403

Anchorage, Alaska 99501

Phone: 907-272-3567

POC: David Moore, AIA

Email: dmoore@architectsalaska.com

DATE:

DECEMBER 6, 2016



AUTHORIZED REPRESENTATIVE

David L. Moore, AIA, CFP
Principal Architect
907-272-3567
dmoore@architectsalaska.com
900 W. 5th Avenue, Suite 403
Anchorage, Alaska 99501

December 6, 2016

Municipality of Skagway
700 Spring Street, PO Box 415, Skagway, AK 99840

RE: Skagway School District Vocational Education Building RFP

Members of the Selection Committee,

We are pleased to submit our proposal for Professional Design Services for the Skagway School District Vocational Education Building.

I feel that as a graduate of Skagway School (having received all 13 years of my elementary and high school education there) I have a unique understanding of the facility and the people who support it. I know how important this school is to the community. I also know that this is a community that cares a lot about its kids – in a world where caring is a rare commodity.

Today, I have over 30 years of experience as an architect, designing and planning educational facilities like this one across Alaska. I've learned that no two communities are alike and no two schools are alike. This is true of Skagway as well. A successful vocational education program must be tailored to the specific needs of the school to community to best serve its students.

It is particularly important that this school serve ALL students, not just those who will continue on with secondary education. The school should foster creativity and success for those who choose to enter the workplace directly after graduation. A vocational education program is one way to prepare students for that path. It's also a great way to capture the hearts and minds of kids who might otherwise be lost, and inspire them to greatness.

I remember that many of my classmates saw no reason for school. *"Why on Earth would I need to learn algebra? It has no relevance to anything in MY life or in MY future."* This represents a fairly common attitude. If a child can't see the usefulness of what they're learning they lose focus and interest. Vocational programs and other types of project-based learning can help bridge that gap.

Winston Churchill once said, "I am always ready to learn, although I do not always like being taught." I have found that to be true for most people. Children crave learning, but they need to be connected to their education to truly master it. Our goal is to work with the community, faculty, school board, and administration to create a vocational education environment where students WANT to learn. It's a challenge that we look forward to meeting as your partner on this project.

Thank you in advance for your consideration of the Architects Alaska design team. Please do not hesitate to contact me if you have any questions or concerns about our proposal. We look forward to your selection.

Respectfully Submitted,

A handwritten signature in blue ink that reads "David L. Moore".

David Moore, AIA, CFP - Principal Architect

A. UNDERSTANDING & APPROACH



PROJECT UNDERSTANDING

As an architectural design and educational facility planning firm, Architects Alaska has learned some things over the past 65 years about the keys to project success. It starts with a clear vision at the beginning of the project that becomes the blueprint for everything that follows. For the Skagway School Vocational Education project, we see the School and Community as essential partners in unlocking what that vision is. We will use our planning and design experience to help you turn that vision into reality, with a project that is affordable, functional, and sustainable, while making the most of your available resources.

VISION

The first step in any design and construction project should be to understand its purpose. The design team will start by listening to the district's educational vision for the proposed vocational education programs. What are the educational objectives, what vocational career pathways are to be offered, and what vocational education programs will be offered to support those career pathways? Are there any local industry organizations or businesses that could partner with the school district to define the core competencies required for the target careers?

These questions are central to designing a facility that is responsive to its community and capable of serving its mission. The physical design of the facility should be a direct reflection of the programs that it will house. For the design team to make this happen, it is essential that they understand the programs themselves.

"I'd recommend Architects Alaska to any project owner interested in a first class experience. "

James Murrell, Project Manager
Davis Constructors & Engineers

FUNDING

One of the most important considerations for this project is how it will be funded. The State of Alaska Department of Education and Early Development (DEED) has very specific guidelines for the funding of school design and construction. The amount of student enrollment and the maximum floor area allotted per student are key factors. DEED generally will not fund a project that adds building area to the district's current facilities unless it is supported by enrollment projections.

For that reason, one of the first tasks required is to explore the district's existing student space allocation ratio to determine whether state funding is possible. Beyond that, the district will need to navigate the DEED facility guidelines to understand the project categories and other grant criteria to assess whether the project is eligible for funding. Architects Alaska's Educational Facility Planning Team can assist the district with this evaluation if it has not already been completed.

PROJECT COST

Next, there is the question of project cost. We know that buildings cost money. They are expensive to build, and they are expensive to operate. Good building design can help reduce that cost by providing an efficient, functional layout that supports learning. If the space layout lets a single teacher supervise, teach, and plan multiple activities where two teachers might otherwise have been needed, that contributes directly to a less expensive bottom line.

In the end, a building that isn't tailored to the way you operate will end up costing you more than one that is. The plan of the building must be an outgrowth of the specific instructional model proposed by the faculty and administration. We should fit the building to the use, rather than fit the use to the building.

In addition to building function, energy-efficiency and ease of maintenance are vital to assuring the long-term sustainability of the building and of the educational program itself. If too much money goes to operational expenses, funding for programs could be at risk. We understand that the construction cost will be a one-time investment. The utility and maintenance costs will follow the building for the rest of its life.

Our team can help the district find the right balance between initial investment and long-term cost by conducting life-cycle cost analysis of certain building elements and systems. For example, we can determine the optimum amount of building insulation, or look at the viability of alternative energy options like wind and solar.

EXISTING FACILITY EVALUATION

Finally, another important task is to see what existing buildings could be renovated for this program, as opposed to constructing an addition or entirely new building. It's not just the quality of their physical fabric that matters. It's also important to know if they have adequate mechanical and electrical infrastructure to support the facility improvements needed, and whether they can fit new activities and programs into their existing schedules. We will assist the district in making an inventory of existing resources, and evaluate how they might be used.

FLEXIBILITY FOR THE FUTURE

The one constant in Education Facility Design is change. This is particularly true in vocational education spaces, where technology changes at a very rapid pace. Today's learning spaces must have flexibility 'baked in' to serve future programs that have yet to be developed. One way we can do this is by using movable furniture and fixtures systems in lieu of "built-in" equipment that is difficult and expensive to change to meet new demands.

Architects Alaska's in-house Interior Design Team can provide full-service furniture, fixtures, and equipment (FFE) selection, design, and procurement documents that will allow the learning spaces to remain open, flexible, and adaptable to new technology as it emerges.

The newly remodeled library at Service High School is now an open and welcoming learning space for students.



METHODOLOGY & PROJECT WORK PLAN

The Work Plan shown here outlines an approach for the Vocational Education Building that follows a proven method for successful project delivery. We refer to it as The Five D's – **Discover, Document, Design, Develop and Decide**.

We've highlighted what we feel are the significant milestones, activities and deliverables for the project at each stage. First and foremost will be defining a working budget and a timeline for that coordinates these milestone deliverables with the expectations of the Municipality, the school district and the end users at this facility. Additional information will be added to this work plan during the initial Pre-Design stage.

SKAGWAY SCHOOL DISTRICT VOCATIONAL EDUCATION BUILDING PROJECT WORK PLAN



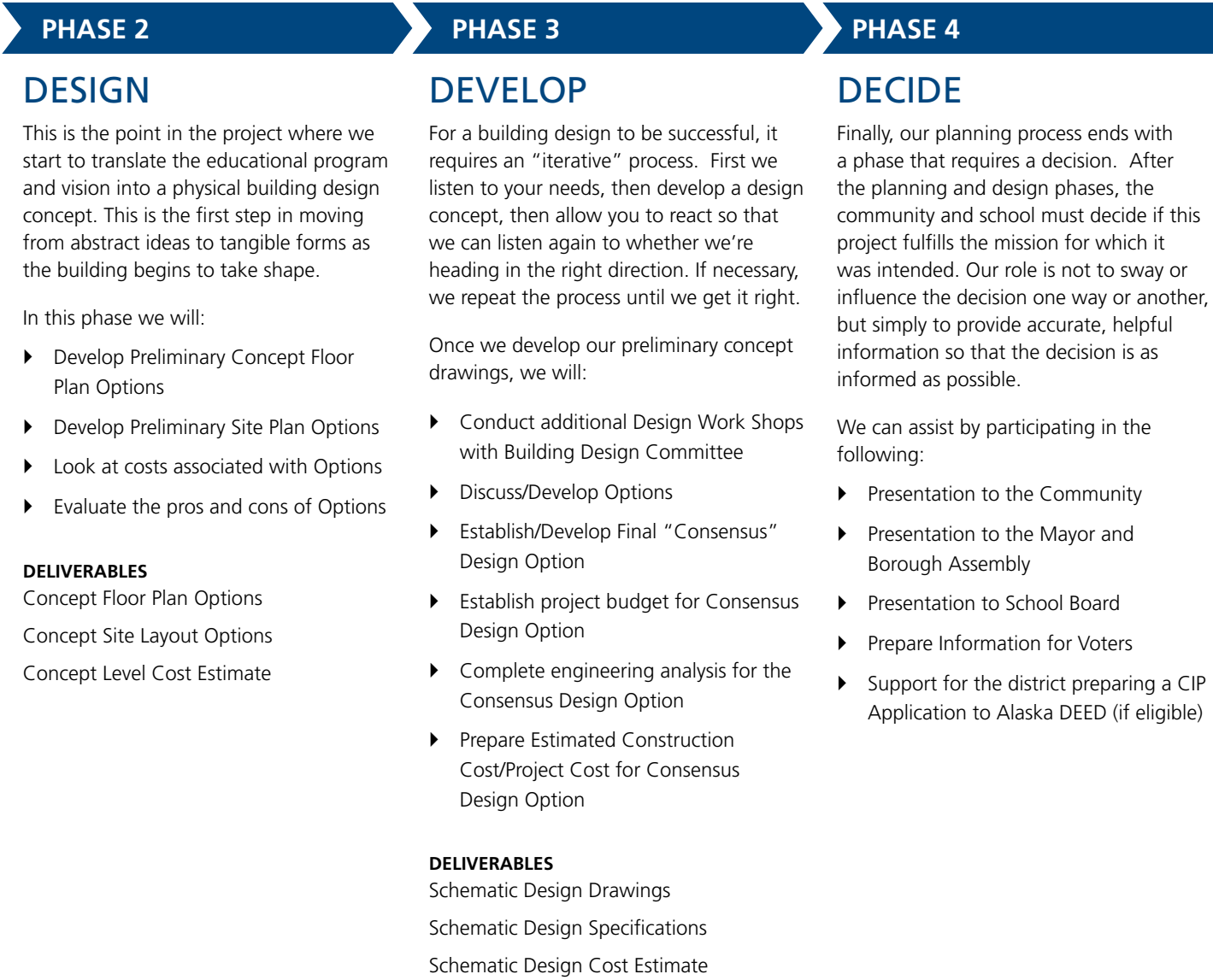
"They listened to the needs of the teachers and what our vision was for this space."

Kimberly Conlon,
Special Education Teacher at Service High School

- DELIVERABLES**
- Education Specification
 - Space Program Document/ Vision Statement
 - Existing Facilities Inventory

"Architects Alaska did an outstanding job not only designing the project, but assuring that it was completed successfully, under budget, and according to our plans."

Ken Atkins, Project Engineer,
City of Unaska Dept. of Public Works



B. PROPOSED PROJECT MANAGER



PIC / PROJECT MANGER
EDUCATION FACILITY PLANNER
DAVID MOORE, AIA, CEFP

REGISTRATION

Alaska A-9190

Hawaii A-13953

North Dakota A-2432

NCARB #57246

EDUCATION

Bachelor of Architecture,
University of Notre Dame

Educational Facility Planning,
San Diego State University

Arctic Engineering,
University of Alaska Anchorage

AFFILIATIONS

Past Chairman, American Institute of
Architects (AIA), Alaska Central

Past President, Council of Educational
Facilities Planners International (CEFPI),
Alaska Chapter

Construction Specification Institute (CSI)
Construction Documents Technologist

We are proud to submit **David Moore, AIA, CEFP** in as our proposed Principal-in-Charge (PIC), Project Manager and Education Facility Planner for the Vocational Education Building. Dave was raised in Skagway and is a life-long resident of Alaska. He joined Architects Alaska in 1987 and became a firm principal in 1997.

As the son of two school teachers, Mr. Moore has always had a special interest in educational facility projects and has been involved on many of them throughout his career. He believes strongly that school facilities should be designed to accommodate the multiple ways in which students learn and that educational facilities should be designed to facilitate learning for all students.

He is a skilled public meeting and planning session facilitator and has broad experience working with diverse groups to reach consensus for planning and design of educational facilities. As a Principal-in-Charge he offers both accountability and experience. He will be the primary point of contact for the MOS and will be directly answerable and engaged in all phases of this project. Dave will manage the Architects Alaska design team and deliver an on-budget, on-schedule design for this facility.

With his local expertise and years of experience leading the way on similar projects, we believe Dave Moore is uniquely qualified for this design team and will be able to relate to this project with a combination of knowledge and enthusiasm, delivering a successful project for the community of Skagway.



RELEVANT EXPERIENCE

GALENA VOCATIONAL EDUCATION BUILDING

Mr. Moore served as principal in charge and project manager for this Fast-tracked major renovation of an existing warehouse building on the former Galena Air Force Base to serve as a vocational educational building serving both Galena High School and Galena Interior Learning Academy in Galena, Alaska. The entire project was funded, designed, and constructed in less than one year, following a fire that destroyed an existing Vocational Building.

ADDITIONAL EXPERIENCE

EDUCATION FACILITIES

- ▶ Seward Middle School
- ▶ KPC Brockel Building Renewal
- ▶ Ocean View Elementary School Renewal
- ▶ Teeland Middle School
- ▶ Challenger Learning Center of Alaska
- ▶ UAA Campus Master Plan
- ▶ University of Alaska Anchorage Term Contract Projects

INDUSTRIAL/INSTITUTIONAL PROJECTS

- ▶ DOT Maintenance and Operations Facility, Haines
- ▶ DOT&PF Crown Point Maintenance Facility, Crown Point
- ▶ Bear Creek Fire Station, Seward
- ▶ KPB KESA Diamond Ridge Fire Station, Homer
- ▶ Fuel Lab, Ted Stevens Int. Airport
- ▶ Denali Biotech Production Facility, Homer
- ▶ Wasilla Police Station, Wasilla



SKAGWAY OUTDOOR ARTS FACILITY, SKAGWAY, AK

In 2010 Dave was privileged to be selected to serve as the PIC/Project Manager for the design for the Skagway Outdoor Arts Facility, a public outdoor performance pavilion project in his home town. Recently completed, the stage pavilion is designed to maximize acoustical performance through both materiality and building form.

GALENA STUDENT UNION BUILDING

Mr. Moore served as the Principal-in-Charge and this project involving a complete renovation of an old, cold-war era military building into a building that would feel inviting for students and help them feel at home while they are boarding at the school.

SERVICE HIGH SCHOOL RENEWAL

Mr. Moore served as Project Manager for Construction Administration Services during Phase IIA construction of this multi-phased major renewal project for Service High School in Anchorage.

WHITE PASS RAILROAD STATION, SKAGWAY, AK

Dave led the Architects Alaska team in designing a replacement facility for the main railroad depot for the White Pass Railroad in Skagway, Alaska, the south terminus of the historic White Pass Railroad. The new terminal building is being planned for construction during the summer of 2016.

UAA SCIENCE BUILDING RENEWAL, ANCHORAGE, AK

Dave served as the Principal in Charge and Project Manager for this major renewal of the sciences building on the campus of the University of Alaska Anchorage. He also provided preliminary educational planning and programming services for this multiple phase project including biology, physics, geology, and life science laboratories.

UAA BEATRICE MCDONALD HALL, ANCHORAGE, AK

Dave was the Principal in Charge and Project Manager for this major renewal of the sciences building and provided preliminary educational planning and programming services. This was the largest project of it's kind ever done at the campus. Careful consideration was made to incorporate natural light and new student gathering spaces in to this 45 year old building. It's now open and ready to serve future generations of students for years to come.

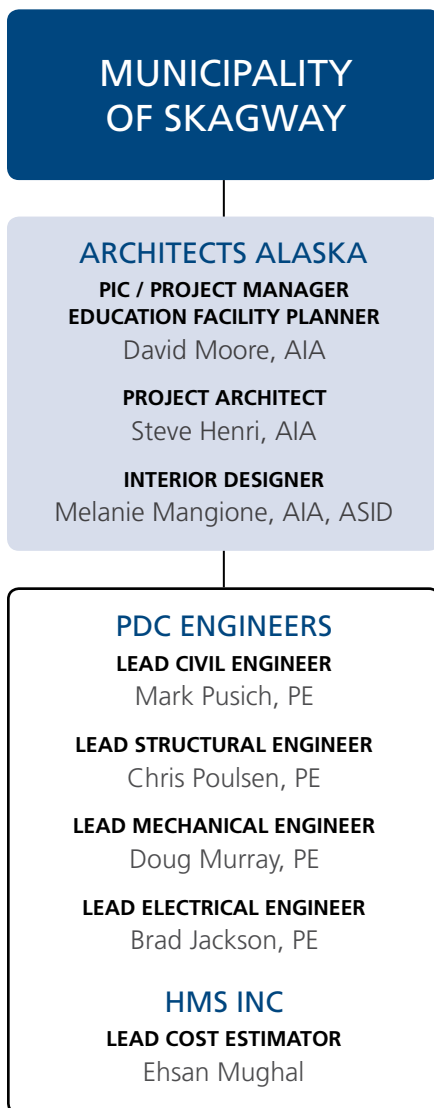


Before & After: Photos of our recent renovation of the construction trades shops at King Career Center.



C. PROPOSED PROJECT TEAM

ORGANIZATION CHART



You need a full commitment from a design firm to meet the demands of this project and achieve your vision for the Vocational Education Building. You deserve a team as dedicated as you are.

We've put together a design team that is custom tailored for the scope of your project and the challenges ahead. These are highly qualified education facility designers with years of local knowledge on projects in Skagway. They will take an active, hands-on role throughout this project and be a consistent presence to deliver a comprehensive solution for the Vocational Education Building. You can count on the Architects Alaska design team to be there when needed.

CURRENT AVAILABILITY

Architects Alaska's current workload as a firm is moderate with approximately 35% available capacity for new projects. Many of the larger projects we have in progress are nearing completion over the next few months or are currently in the Construction Administration phase.

Our sub-consultants, PDC Engineers and HMS have all confirmed that they too have the capacity required and are **fully committed** to achieving the proposed schedule for this project. Our team is ready to mobilize and can begin working on this project immediately upon selection.

SUB-CONSULTANT UTILIZATION

PDC will provide all engineering services for the project. Utilizing one firm instead of a variety of one-discipline engineering firms provides additional benefits to the Skagway School District. A higher level of collaboration, quality control, and continuity throughout the project are achieved with an all discipline engineering firm as a subcontractor to Architects Alaska.

Architects Alaska has a long successful track record working with PDC on education facilities. As an added benefit, should additional design services be needed, such as survey or geotechnical, PDC can provide those services with an addendum instead of adding additional contracts.

TEAM QUALIFICATIONS ROLES & RESPONSIBILITIES

The following page includes abbreviated resumes for our key staff, outlining their experience on similar projects and their specific assignments for the Vocational Education Building project.

PROJECT ARCHITECT**STEVE HENRI, AIA (AK A-12087)***Master of Architecture, University of Oregon, 2000*

Steve has been with Architects Alaska for 7 years and has over 16 years of experience. As the Project Manager and Project Architect he will oversee the design and coordinate with all sub-consultants. He will manage the construction documents, investigate existing conditions in the building and on the site. Steve's recent and relevant education facility design experience includes the UAA Beatrice McDonald Hall Renewal, and the Brockel Building Renewal for the UAA Kenai Campus.

INTERIOR DESIGNER**MELANIE MANGIONE, AIA, ASID (AK A-14763)***Master of Architecture, Montana State, 2000*

Melanie is an licensed architect and interior designer with 12 years of experience and a diverse portfolio of projects. Her recent education facility design experience includes the Galena Student Union Building, King Career Center Shop Renovation, UAA Beatrice McDonald Hall Renewal, and the Brockel Building Renewal for the UAA Kenai Campus. Melanie will lead all Interior Design efforts for this contract and coordinate with the District on selection of materials, colors and FF&E selection as required.

LEAD CIVIL ENGINEER**MARK PUSICH, PE (AK CE-8152)***BS Forest Engineering, Oregon State University, 1985*

Mark has over 31 years of local design experience with a very strong background in site development. He was R&M's representative as the Skagway Municipal contract engineer from 2001 to 2006. He has a proven track record of project designs for the Municipality of Skagway. Mark will serve as the Lead Civil Engineer, providing over-site in the preparation of the schematic design work, initial site/soils review of the existing buildings and making recommendations as to renovation versus new build from a site/utility/soils perspective. He will offer guidance on the schematic site layout in this phase of the project. Preliminary site layout including coordinating with Skagway Public Works Department and other Skagway utility companies on the design of buried utilities and developing a site grading plan would be part of the preliminary plans work task.

LEAD STRUCTURAL ENGINEER**CHRIS POULSEN, PE (AK CE-14500)***ME Civil Engineering, Utah State University, 2011*

Chris joined PDC in 2013 and has provided structural design and special inspection services for a number of public sector projects including many for the City and Borough of Juneau. A few relevant projects include his

work on the Fourth Avenue and State Street Hotel and Restaurant in Skagway, as well as the Alaska Court Plaza Building and the Tyler Rental New Building and Renovation. Chris will participate in the review of the existing possible structure and substructure for the Voc Ed Building. He will provide recommendations as to whether to renovate or go with a new facility. If a new building or addition is to be used, Chris will provide the schematic level design narrative for the addition or pre-engineered metal building specifications for a new facility per the direction of the owner and architect.

LEAD MECHANICAL ENGINEER**DOUG MURRAY, PE (AK ME-7870)***BS Mechanical Engineering, University of Alaska, 1983*

Doug has 32 years of experience as a mechanical engineer and was former Principal of Murray & Associates before joining forces with PDC earlier this year. Doug will provide initial conceptual and facility assessment to help determine what the needs and capabilities are of the potential mechanical system modifications that are realistic for the facility (and within the Owner's budget). Doug would then oversee the mechanical engineering input for the project design incorporating recommendations and Owner expectations.

LEAD ELECTRICAL ENGINEER**BRAD JACKSON, PE (AK EE-14667)***BS Electrical Engineering, University of Alaska, 2010*

Brad's work experience includes power, lighting, fire alarm and notification systems for educational, healthcare, and other types of facilities. He is especially skilled with lighting and the integration of power and controls. Brad will participate in the review of the existing buildings and recommendations as to whether to renovate or go with a new facility. During design he will be responsible for determining major system arrangements, select manufacturers and materials, and assist other designers in documenting all the major elements of project design.

COST ESTIMATING LEAD**EHSAN MUGHAL**

Ehsan and his firm HMS will serve as our Construction Cost Consultant for the cost estimates needed for this project. His continuing involvement will include performing detailed quantity surveys, developing labor rates, estimate preparation, quality control, and verifying the accuracy of our estimates. Ehsan's experience includes several projects in the Skagway area, including Pullen Creek Stream Walk, Skagway Recreation Center Addition, Skagway Outdoor Arts Facility, and Skagway Public Safety Facility.

D. FIRM RESOURCES & EXPERIENCE

E. REFERENCES



ADDITIONAL STAFF

Architects Alaska is a fully staffed and highly capable Architectural Design Firm with offices in Anchorage and Wasilla. We have the following professionals currently on staff:

Registered Architects – 7
Graduate Intern Architects – 8
Architectural Technicians – 2
Interior Designers – 2
Administrative Personnel – 4

Our size gives us the capacity to respond to the needs of this project as well as additional service requests and accelerated schedules if needed.

Founded in 1950, our firm has maintained an architectural practice based on innovation, quality and design for over sixty-five years. Building design and construction in Alaska is a complex process and perfection is an elusive goal. Over the years we've learned that we serve our clients best by striving for perfection in all that we do.

With offices in Anchorage and Wasilla, Architects Alaska maintains a total staff of 25 professionals. This allows us to handle projects ranging in size from small renovations to large, multi-phased projects such as the Service High School Renewal (\$80 million), and Providence Cancer Center (\$30 million). We assign a core team based upon our work plan and our staff capacity allows us to add additional staff if needed as deadlines approach.

RELEVANT EXPERIENCE

The following pages highlight some of our recent experience on projects we feel are similar to the Skagway Vocational Education Building. These projects were each completed successfully, on-time and on-budget with minimal change orders. We have included professional references for each of these projects.

KING CAREER CENTER RENEWAL

Located within easy walking distance of Whaley School, the King Career Center is the Anchorage School District's Career Technical Education Facility with classes in 27 distinct subject areas. Architects Alaska was selected to provide both master planning and design services for renovations to the existing 140,000 square foot facility which was originally constructed in 1973. This renewal provides for an expansion of some of the existing programs and a renewal for the entire facility in order to meet current education and compliance standards.

CLIENT
Anchorage School District

REFERENCE
Lou Pondolfino, KCC Principal
907-742-8900

The current phase of this project includes renovating the existing shop areas, classroom and support spaces for the Construction Trades CTE programs. Additions are being made that will roughly double the size of the existing shop spaces. A complete renovation of the ventilation system for these areas is included, as well as a replacement of the existing dust collector system, acoustical enhancements for the shop spaces and other enhancements. Classrooms at the King Career Center are also being completely renewed.





CLIENT

Galena City School District

REFERENCE

Chris Reitan, Superintendent
907-656-1205

GALENA INTERIOR LEARNING ACADEMY

Architects Alaska has provided services for several projects in Galena under a current term contract. Significant projects include:

- ▶ Galena Shop Building Replacement
- ▶ GILA
- ▶ GILA STEM Building Renewal

Galena Interior Learning Academy is a regional boarding high school in Galena, Alaska, serving students throughout the region and surrounding villages. The Student Union Building serves as a recreational and social gathering space to enhance student life on campus. Many of the students are from communities with little educational and social opportunities.



CLIENT

Anchorage School District

REFERENCES

Edie Knapp, ASD Project Manager
907-348-5207

SERVICE HIGH SCHOOL RENEWAL

Originally built in 1971, the primary goal for the Service High School Renewal is to extend the useful life of the facility and provide a space plan addressing the needs of a 21st century high school education. This challenging project included removal of hazardous materials, bringing the existing thermal envelope, mechanical and electrical systems up to current codes and standards, and providing technological enhancements to enable high performance educational program delivery.

The academic classrooms, shop area, special education suites and common areas have all been upgraded with district standard technology – providing digital, multi-media and internet based educational tools. Additional steps have been taken to incorporate natural light, acoustical separations and flexible walls where applicable and appropriate.



CLIENT

University of Alaska Anchorage

REFERENCE

Patricia Baum, UAA Project Manager
907-786-4918

BEATRICE McDONALD HALL RENEWAL

With a dated, dark and institutional feel, this project shared many of the same challenges as Whaley School. Built in 1970, the Beatrice McDonald Hall was described by students as a fallout shelter.

The long, CMU lined corridors at BMH lacked both natural light and student amenities to support informal learning. Students even had trouble finding the main entrance. Our design for the renewal put this building literally under the knife – splitting the dark center wide open with a two story 'slice of light' that completely transformed the structure. Light-filled entry vestibules were added to the existing concrete shell to clearly mark the main access points. Friendly, well-lit seating areas off the main circulation path now provide gathering areas for informal learning outside of scheduled classes.



ADDITIONAL PROJECT EXPERIENCE

- ▶ Skagway Outdoor Arts Facility
- ▶ Central MS Voc Ed Remodel
- ▶ Seward Elementary School
- ▶ Houston High School Renovation
- ▶ Wasilla Middle School Renovation
- ▶ Teeland Middle School
- ▶ KPC Brockel Building Renovation
- ▶ Seward Middle School
- ▶ Hanshaw MS CTE Upgrades
- ▶ UAA Science Building Renewal
- ▶ Birchtree Charter School
- ▶ Challenger Learning Center