MUNICIPALITY OF SKAGWAY

SKAGWAY SCHOOL DISTRICT VOCATIONAL EDUCATION BUILDING

Request for Proposals - Professional Design Services



December 6, 2016

Jensen Yorba Lott Inc

Contact: TONY YORBA
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Letter of Transmittal

December 6, 2016

Municipality of Skagway
700 Spring Street
Skagway, Alaska 99840

Re: Skagway School District Vocational Education Building

Sir and Madam:

Attached please find our proposal in response to your RFP for the proposed Skagway School District Vocational Education Building. We understand that your project consists of: Evaluation of potential properties (including a location on the site of the existing Skagway City School) for development of a Vocational Education Facility; Evaluation of potential vocational education programs and subjects in response to market conditions in and near Skagway; Development of schematic options of vocational education facilities for consideration by your steering committee and approval by the Skagway Municipal Assembly; Preparation of preliminary plans, specifications and cost estimate for the facility.

Jensen Yorba Lott, Inc has assembled a team specifically targeted to the needs of your community and project. They consist of:
Jensen Yorba Lott, Inc., Architects and team leaders; Tony Yorba Project Manager
PND Engineers, Inc., Civil, Structural and Geotechnical Engineers; Chris Gianotti, Project Engineer
PDC Engineers, Inc, Mechanical and Electrical Engineers; Doug Murray, Project Engineer
Estimations Inc., Cost Estimators; Jay Lavoie, Lead Cost Estimator
David Brena, Real Estate Advisor

Our team is fully committed and capable of providing all services necessary for the successful completion of your project. We appreciate the opportunity to submit this proposal, and would be happy to address any questions you may have.

I hereby affirm that as corporate secretary I am duly authorized to represent the firm of Jensen Yorba Lott, Inc and to bind our firm to the commitments contained in this proposal.

Sincerely,

Antonio V. Yorba
Corporate Secretary,
Jensen Yorba Lott, Inc.

A. UNDERSTANDING & APPROACH

Project Objectives and Proposed Approach: The proposed Voc Ed Center will allow Skagway Schools and the Municipality to address several needs that could enhance the long term quality of life in the community. All across Alaska there is a growing realization that the benefits of CTE (Career and Technical Education) have been somewhat overlooked. Communities benefit if a pool of local talent can be developed to install and maintain the increasingly complex utilities and services required. Local business also benefits if a local pool employees are available to meet their needs. Perhaps most importantly, families and individuals benefit when career opportunities are available in their home town. To accomplish these goals, we propose an approach that breaks down into three simple elements: We will listen to ensure we truly understand your needs, requirements and conditions; We will research your requirements, identify potential solutions that best suit your needs; finally, we will execute the schematic design you select that addresses your needs. We can also assist you in determining next steps once you decide to proceed with the project. This could include evaluation of project delivery types and construction documents appropriate for each, and other matters as appropriate.

Your RFP wisely considers that there may be existing buildings in town that could be re-purposed to support a voc ed facility. Our process is designed to effectively evaluate this potential, by including Skagway real estate professional David Brena to assist with property identification. Our methodology provides the information necessary for the Steering Committee select from the property options in an efficient, cost effective manner. However, as important as the selection of site and building is the selection of the Voc Ed program itself. We understand that you would like the design team to investigate and identify Voc Ed topics that could be taught at the new facility. The goal of this step is to address current and potential future CTE needs in and around Skagway. JYL team members Tony Yorba and Charlene Steinman have programmed several Voc Ed facilities that were specifically designed to fulfill the voc ed needs of local industry and businesses. They understand the importance of reaching out to local entities and asking the right questions to ensure potential voc ed programs are identified and quantified. Later in this section we describe in detail our methodology for accomplishing these objectives.

Understanding of the Potential Issues That May Affect a Successful Outcome: We have designed several facilities that are similar in scope, function and application as this project. Most recently we assisted a consortium of Prince of Wales Island communities and interest groups to develop a career technical facility in Klawock, which is intended to train locals for CTE job opportunities, especially in the growing industrial sectors of mining and related heavy equipment maintenance. We accomplished similar, industry focused projects for UAS Sitka Campus and previously in Hoonah. These facilities generally focus on serving the needs of post secondary students- people who have completed high school and are looking to improve their marketable job skills and join a local workforce for immediate openings in the local job market. However they can potentially include High School students as well.

We have also developed state of the art Voc Ed/CTE facilities in high schools in Kodiak and the outlying villages on Kodiak Island, specifically tailored to high school. These facilities focus more on exploratory classes that help students gain a broader exposure to career and technical education. This provides students with the tools needed to focus on further career training, and are not envisioned to necessarily produce job ready graduates. This is an important distinction, and we would propose that it be discussed in depth since this project could target both High School and adult students with the proper provisions.

There are several issues that come to mind as a result of these experiences that could be applicable to your project:

Flexibility: The reality is that for small markets, the better a Voc Ed program is at addressing the needs of the local job market, the quicker it will be obsolete. That is because there is a very limited number of students and jobs available for any one particular career or skill set. However, the needs of business and industry evolve quickly, so the Voc Ed facility must adapt to teach a whole different set of skills. Therefore, flexibility is the single most important attribute for a Voc Ed facility. Specialization should be limited to the equipment and teaching tools utilized- things that are easily changed. The facility itself must be open and readily adaptable. An excellent model for this would be a large open work bay that can be used for a wide variety of programs. Flanking the work area

can be smaller spaces serving as storage areas or smaller "flex" shop areas where equipment for a particular program can be held and wheeled into the main shop area for use. This type flexibility was built into the Klawock CTE and well as our UAS Sitka campus work.

Anticipate Specialized Subject Matter: Vocational Education as a practical matter prepares students for relatively focused career and job choices. While skills learned in one program (for instance welding) can be adapted and implemented as part of another program (for instance heavy equipment maintenance) most successful programs focus an individual to a specific, immediate employment opportunity. We plan on discussing your project and obtaining input from local Skagway businesses, Chamber of Commerce, and larger employers such as US Park service. In addition, we would ask for input from the Steering Committee so that Voc Ed programs targeting specific, immediate job opportunities can be addressed.

Anticipate Future Needs: the traditional woodworking class found in older Voc Ed models was suitable for hobby enthusiasts but does not serve to train apprentices seeking entry into construction trades. The traditional model also typically lacks classrooms. Clean lab or classroom space is needed in proximity to the open shop area because while traditional heavy shop skills of welding and basic mechanics are needed, there is even more need for specialized technical expertise that must be learned in a classroom setting. For instance, while exchange of parts traditional to heavy shop environments is important in diesel mechanics, so too is understanding of electronic diagnostics and operating systems- skills best learned in a sit-down classroom setting. Such classroom space can serve a very wide range of subject matter, and is very flexible, but it must be provided at the outset of design.

Identify sustainable staffing and equipment protocol: While capital costs of voc ed facilities is high, the cost of staffing and maintaining the facility long term is even higher. Therefore a sustainable method of staffing and retaining instructors, and keeping teaching equipment and tools current is a critical consideration. It is very unlikely that any single instructor can teach all desired classes, and it is also highly likely that the building will operate only part time. Therefore, sources of additional revenue such as user fees from hobby enthusiasts or independent users should be considered. As an alternative, the Kodiak Island Borough developed a concept to staff multiple schools with a single teacher and single set of tools. The teacher, along with a trailer full of tools, would rotate between three village schools. This model brings a highly specialized curriculum that would be otherwise unaffordable to the village every two or three semesters. Other semesters subject matter could be taught utilizing teachers and skills already available locally. Again, in this model flexibility of the facility is of paramount importance.

Methodology and Budget Utilization: Below is the specific methodology we would use to accomplish the work. It is broken down into 4 specific steps that would result in completion of the deliverables requested in the RFP. These steps illustrate a chronological order of tasks and assigned responsibilities. This ensures an orderly progress of work, accountability for work product and assurance that the project remains on task. However, we would also provide a step 5, which would address next steps, decisions and follow-on actions if you decide to move the project on to construction documents and bidding. Because a schedule was not included in the RFP, we have not yet assigned durations to these steps. We would propose a project schedule with milestone dates as part of the agenda for the initial launch meeting.

Task sequence we propose includes:

Step 1 Launch meeting:

- Introduce team, visit school site, discuss process and goals with project committee, identify preliminary assumptions and criteria for sites and program (building size, utilities etc). Target individuals and organizations who could identify the job skills the voc ed programs should teach. Design team staff proposed to attend the meeting includes JYL project staff (project manager Tony Yorba, architectural programmer Charlene Steinman, and architectural designer Armando DeGuzman) as well as real estate, structural, mechanical and electrical consultants.

Step 2 Research:

- Investigate potential alternative buildings and/or sites. Real estate advisor David Brena will research local real estate market and advise of existing sites or buildings that could potentially meet the criteria. The team will work with him to assemble possible options for consideration.
- JYL, with input from rest of team, will list advantages/disadvantages for each potential building/site.
- JYL will consult local interest groups needing the skills to be taught in the new facility.
- JYL will assemble lists of space and functional elements necessary to support suggested voc ed programs. Mechanical, electrical and structural will provide input as needed for program.
- JYL will assemble results of the research into a technical memorandum and submit it to project committee for review, selection of preferred program and sites for further consideration. JYL Architectural Programmer Charlene Steinman will attend the review session, and well as other team members by teleconference as needed .

Step 3 Site and Program Selection:

- JYL will organize the preferred program elements into potential schematic floor plans and site plans for each building or site to be considered. Mechanical, electrical and structural will provide input as needed.
- The team will list advantages/disadvantages for each option.
- If desired by the Steering Committee, we can investigate and further describe the conditions of an existing building or site under consideration. This would include structural analysis of existing buildings, Geotechnical Report of the site(s), or a site survey.
- The team will document the Site and Program Selection with a technical memorandum, which would be submitted to the Steering Committee for review and selection of preferred schematic program and site. JYL Architectural Programmer Charlene Steinman will attend the review session, and well as other team members by teleconference as needed.
- The schematic preferred by the Steering Committee will be further documented for submittal to Municipal Assembly for approval.

Step 4 Preliminary Plans and Specifications and Cost Estimate

When directed, the JYL team will refine the schematic into a preliminary design, providing elevations and sections and refined floor plans. A preliminary specification will be prepared consisting of narratives describing the anticipated architectural, structural, mechanical and electrical systems to be incorporated. Once the preliminary plans and narrative specification is completed a cost estimate would be prepared. The cost estimate and narratives would include information from the Structural Analysis, Geotechnical Report and/or Site Survey as needed.

A final deliverable consisting of preliminary plans, specification narratives and cost estimate would be assembled and submitted the Steering Committee for review and approval.

Step 5: Next Steps:

The final deliverable would also include recommendations for how to proceed if it is decided to go forward with the project. This would include fee proposals for construction documents if a traditional design bid/build/construction delivery process is desired. It would also include discussion **of design/build or other alternative forms of project delivery if desired.**

B. PROPOSED PROJECT MANAGER

Jensen Yorba Lott Inc principal architect Antonio "Tony" Yorba is proposed to be the project manager, and is assured to hold that role for the duration of your project. Tony have been leading design teams in SE Alaska since 1983, accomplishing in that time numerous vocational education facilities. He was project manager and design architect for the passenger terminal building at Skagway Airport. The following is his resume and a brief description of some of his projects.

TONY YORBA

TITLE

Principle In Charge

CAREER PROFILE

In his more than thirty years with the firm, Tony has managed projects from Ketchikan to Kodiak for private, municipal, State, and Federal clients. He has the ability to translate the requirements of projects into award winning designs that are functional, technically and environmentally sound.

Tony has extensive experience with the planning and programming of educational facility projects, including vocational education facilities, having provided these services to thirteen different school districts throughout coastal Alaska, University of Alaska and Kodiak Island Borough. Tony has been providing planning, programming, design and construction management for Kodiak Island Borough and School District since 2000. He was principal in charge of the recently completed $60 Kodiak High School Addition and Renovation, which includes a Career Technology Education Department designed on a multi-disciplinary education model that integrates CTE into the everyday experience of each student. He also developed a prototype approach for Vocational Education for villages consisting of highly flexible CTE spaces in Old Harbor and Ouzinkie school that could be served by a special voc ed instructor who could travel between the schools, along with the tools required for the programs taught, eliminating the need for the district to equip each small school or to hire a special instructor. He also led the Voc Ed masterplanning process at UAS Sitka, and implemented the welding shop, Multi Purpose Technical Classroom, Water/Wastewater maintenance lab, small engines and other programs.

REGISTRATION

Architect / Alaska / A7597

EDUCATION

California State Polytechnic University, San Luis Obispo
Bachelor of Science, Architecture

AFFILLIATIONS

Council of Educational Facilities Planners International
Roofing Consultants Institute, Member

EXPERIENCE

Kodiak High School Addition and Renovation ($60M)
Old Harbor School Voc Ed Addition (2M)
UAS Sitka Campus Hangar Master plan and shop renovations
Kodiak Bayside Fire Hall Apparatus Bay Addition ($3M)
Hoonah School Voc Ed and Auto Shop Projects ($1.5m)

C. PROPOSED PROJECT TEAM

In this section we present the resume's of the key members of our design team. Our team has been assembled specifically to address the special needs of your project and to provide the maximum level of support to your Steering Committee. We understand that they have been charged with the task of leading this project for the community and the school district, and to utilize public resources in a responsible manner, and to obtain the maximum benefit to your fellow citizens. Most members of our team have worked together for many years, and have a long history of successful projects meeting and exceeding client expectations and achieved within budget, and on schedule. We also have a long history of efficient, ethical business dealings with our clients. We believe that this combination of expertise and honest business dealings are what make for a successful design team and we are proud to present it to you.

As previously described, JYL Principal Architect Tony Yorba will lead the design team. **He will be the single point of contact with the Steering Committee and be responsible for all design team work to the Committee. The project managers for the various consulting engineers and team members will in turn report to Tony and be responsible for the work of their various firms. The team will meet for periodic progress meetings to evaluate progress, resolve outstanding questions and develop design solutions.**

Charlene Steinman – Interior Designer
JENSEN YORBA LOTT, Inc.

Charlene has been involved in interior design, space planning and programming for facilities throughout Alaska for 25 years. She has worked on a variety of commercial and private buildings from initial programming phase where careful attention to detail and communication with user groups is essential. Building on the thorough programming process, Charlene is able to assist the design team in implementation of the design concept with the follow through construction documents, construction administration and post occupancy evaluations. The relationship with design team members that JYL works with on a regular basis proves an essential asset with follow through of the design concept through interior design and finish selections to fully meet the goals and objectives of the Owner and users both private and public.

Experience
- Klawock VTEC Center
- UAS Sitka Career & Technical Education Center Renovation
- UAS Tech Center Juneau
- Kodiak High School Remodel & Addition

Education
- BS, Interior Design, Colorado State University

Professional Registrations
- Certified Interior Designer (NCIDQ No. 11903)
- American Society of Interior Design, Member
- LEED AP BD+C

Armando DeGuzman – Design Architect
JENSEN YORBA LOTT, Inc.

With over 11 years of experience, 9 of them with JYL, Armando draws from his wide variety of experiences in commercial, private, and state and local government design. As the Project Architect for a variety of building types, he has been involved in initial phases of site selection, zoning and planning through schematic design, construction documentation and construction administration. With many hats to wear, he strives to place the needs of the Owner at the forefront of decisions made by the design team with the overall goal of maintaining budget and schedule for each project.

Armando's communication skills are critical in public forums where all ideas must be heard and vetted through the early stages of design to determine the best plan of action for the design and its stakeholders.

Experience
- Klawock VTEC Center
- Boat Maintenance Building, Skagway, AK
- Eaglecrest Learning Center, Juneau, AK
- Alaskan Brewery Warehouse Addition, Juneau, AK
- Petersburg Fire Station, Petersburg, AK

Education
- BA, Architecture, University of California, Berkeley

Professional Affiliations
- American Institute of Architects, Associate Member
- Current President of the Juneau Rotary Club

Chris Gianotti – Structural & Civil Eng.
PND – Juneau

Mr. Gianotti is a registered professional structural and civil engineer, with over thirty years of experience, specializing in structural design and analysis. He has been responsible for the structural design of new construction, analysis of buildings being remodeled and new construction; the condition inspection and analysis of existing structures; plan reviews for code compliance, the analyses of failed buildings, and the design of several dock and marine projects. He also is an experienced design project manager, as he has managed the design of projects with construction budgets from several thousand dollars to $14 million.

Experience

- Prince of Wales Vocational Technical Facility
- UAS Ketchikan Regional Maritime and Career Center
- Metlakatla Construction Technology Education
- Petersburg Vocational Education Addition
- UAS Robertson Building Renovation
- UAS Sitka Health Sciences Addition
- UAS Sitka Technical Education Center
- Greens Creek Mine Light Vehicle Shop

Education

- MS Civil Engineering, Washington State University
- BS Civil Engineering, University of Portland

Professional Registrations

- Professional Structural Engineer: SE 14256
- Professional Civil Engineer: CE7559

Sean Sjostedt, PE – Geotechnical Eng.
PND - Juneau

Mr. Sjostedt has five years of engineering experience in Alaska, specializing in civil and geotechnical engineering. His civil design experience includes site/civil planning and layout, surface drainage, storm water system design, and grading plans. He also provides civil inspection services for the purposes of quality control/quality assurance. His civil inspection services include monitoring underground utility installations, excavation and embankment, site grading, and asphalt and concrete placement. Sean's engineering experience is complimented with 5 years of construction experience in Alaska prior to joining PND.

Mr. Sjostedt has also organized and taken part in a number of geotechnical investigations associated with various types of projects including docks and harbors as well as public and private facilities. These investigations include test pits, on and off-shore drilling and sampling, and secondary research. He has developed geotechnical reports containing findings from the investigations and prepared related structural design recommendations.

Experience

- Kodiak High School
- Hoonah Multi-Services Facility
- Sitka Transient Float Replacement
- Haines Borough Street Improvements
- Jeff Davis Street Reconstruction
- Hoonah Multi-Services Facility

Education

- BS, Civil Engineering, University of Idaho

Professional Registrations

- Professional Civil Engineer: No. 102428

Doug Murray, PE – Lead Mechanical Eng.
PDC – Juneau (Formally Murray & Assoc.)

As Mechanical Engineer of Record, 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. Doug will use his past experience with alternative energy mechanical systems in Southeast Alaska for the design of energy efficient mechanical systems with a low-level of maintenance.

Doug has 32 years of experience as a mechanical engineer and is a Principal at PDC who leads the firm's Juneau mechanical department. He was Principal of Murray & Associates located in Juneau which joined forces with PDC earlier this year. Doug has an extensive background into building mechanical systems in Southeast Alaska. He also has a strong background in adjusting, troubleshooting, and commissioning mechanical systems which help the owner see a complete picture of the mechanical systems choices including initial costs, servicing and operation, and life expectancy. He is well-versed in alternate energy systems including geothermal and air source heat pump systems, wood, propane and electric boilers, waste oil heating systems, waste heat supplements such as from adjacent Power Generation, as well as traditional oil-fired burner heating plants.

Experience

- UAS Sitka Career and Technical Educational Facility
- Prince of Wales Vocational Technical Facility
- Ketchikan Indian Corporation Academic and Training Facility

Education

- BS, Mechanical Engineering, University of Alaska Fairbanks

Brad Jackson, PE – Lead Electrical Eng.
PDC – Anchorage

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. During the construction phase of the project, Brad will be responsible for all aspects concerning the electrical systems and will supply construction support until the project is successfully completed.

Brad joined PDC in 2010 and was recently selected to join the firm's leadership team as an Associate. He is an integral part of the PDC electrical engineering team in providing engineering design, specifications, and construction administration. Brad's work experience includes power, lighting, fire alarm and notification systems for educational, healthcare, and other types of facilities. Brad has extensive experience in field review and condition assessments.

Brad has worked on include the Galena Interior Learning Academy (GILA) Student Union Remodel and the Alaska Native Medical Center Deep Look Survey. The GILA Student Union remodel included a complete remodel of the existing building, including all new electrical and mechanical systems in the existing structure on campus. The deep look survey was a comprehensive assessment of the facility to document all building code violations, outstanding and anticipated maintenance and repair projects, and to provide an evaluation of the facility's viability under existing maintenance program strategies.

Experience

- Galena Interior Learning Academy (GILA) Student Union Remodel Prince of Wales Vocational Technical Facility
- Alaska Native Medical Center Deep Look Survey

Education

- BS, Electrical Engineering, University of Alaska Anchorage

David Brena – Real-estate Consultant
ALYESKA REALTY ADVISORS, Inc.

Experience

- Brena Construction, Skagway, Ak

President and CEO, 2000 to Present.

Brena Construction is a boutique development company operating in the historic district of Skagway Alaska. Since formation, Brena Construction has developed four historic-replica, commercial mixed-use buildings within the district. Responsibilities include; development planning and feasibility, design, hiring and contractor supervision, project control and accounting, and leasing and property management.

- Alyeska Realty Advisors, Inc., Juneau And Skagway, Ak

President, 1999 to Present.

Alyeska Realty Advisors specializes in a variety of brokerage, development, leasing, and consulting services throughout Southeast Alaska; including, commercial mixed-use development, litigation support, condemnation valuation, environmental inspection, assessment, and tax appeal.

- Northwest Charter Valuation, Ltd., Seattle, Wa

President, 1990 to 1999.

Northwest Charter Valuation is a full service real estate appraisal and consulting company. Responsibilities include managing a multi-state, six office, appraisal company and supervising appraisers on a variety of appraisal and business valuation assignments. Typical assignments include residential to convenience stores.

- California Federal Bank, Los Angeles, Ca

Regional Manager, Income Property Appraisal, 1986 to 1990.

Set up and managed the Income Property Appraisal Department for all south Southern California. During this time, California, Federal was the fourth largest savings bank in the nation with assets valued at over 25 billion.

Education

- MBA, Finance University of Denver
- BSBA, Real Estate and Construction Mgmt, University of Denver

Professional Licenses

- Certified General Real Estate Appraiser – AK (No. 275)(Retired)
- Licensed General Building Contractor – WA (TABLEC044QG)(Retired)
- Licensed Real Estate Broker – AK (N0. 15148)

Jay N. Lavoie – Estimator
ESTIMATIONS

The Skagway School District Vocational Education Building project needs someone who knows Alaska's construction costs. Jay Lavoie is the Estimator for the job. The Municipality of Skagway gets 33 years of cost estimating experience in Alaska on over 3,300 projects. Jay specializes in providing conceptual and budget estimates as well as detailed final estimates for cost control during design. These projects have involved all the various disciplines and have been used for planning and budgeting as well as full design and construction. To support the project, Jay brings to the team experience cost estimating for more than 315 new, renovation, and addition educational facility projects throughout Alaska.

In quantifying the scope of a project, Jay's efforts focus beyond just the use of measure and counting. Quantification at early stages is produced by modeling and parametric methods, using a combination of historic data and engineering tools. Pricing is done utilizing current pricing of materials, labor and contractor markups, where possible. In addition, he utilizes historic data for comparative pricing and quality control benchmarks in the estimating of a project.

Experience

- AVTEC Fire Safety & Marine Training Building Reno
- AVTEC Pipe Welding Shop
- AWP/Fairbanks Pipeline Training Center
- Chugach HS CTE Culinary Arts & Biotech Lab
- East HS Metal Fabrication & Welding Shop
- Galena City Schools Bldg 1850 Auto, Welding, & Wood Shop Replacement
- Northwest Alaska Career & Technical Center, Nome
- UAA Kenai Regional Campus Career & Tech Center
- UAF Hutchison Career Center Reno & Addition
- UAS Ketchikan Maritime Training Center
- UAS Sitka Career & Technical Education Center Renovation

Education

- BS, Civil Engineering, University of Alaska Fairbanks
- American Society of Professional Estimators
- Association for Advancement of Cost Engineering

D. FIRM RESOURCES AND EXPERIENCE

JYL is the descendent of the oldest architectural firm in Alaska, dating back to 1935 when the H.B. Foss Company was founded in Juneau. Our firm offers a full range of architectural services throughout Alaska with specific focus and expertise in marine climates. We employ a staff of 10 including three registered architects, one intern architect, a professional interior designer, a construction manager, two CAD drafters, and support staff. Our staffing capacity allows us to respond timely and appropriately to each client's unique needs. Through strong project management, we ensure that project budgets and schedules are met which are factors essential to the ultimate success of each project.

While each of our three principals each has over 33 years of practice encompassing virtually every building type, they each bring a specific area of design expertise. Wayne Jensen specializes in multidisciplinary project management, historic renovation, and permitting assistance; Tony Yorba specializes in educational facilities and exterior envelope design and troubleshooting; and Joann Lott specializes in healthcare facilities and masterplanning. These specializations complement our general practice experience and allow us to tailor a level of service specific to our clients' needs.

Southeast is our home and we work diligently on behalf of its residents to provide safe, pleasant, quality building environments designed specifically for our coastal climate. Our projects are energy efficient and have low operations and maintenance costs. We endeavor to achieve these characteristics in all of our projects large or small. We believe that every project is an opportunity for excellence.
We at JYL consider ourselves first and foremost coastal architects. We feel quite at home in the maritime conditions found in coastal Alaska. They have been variously described as "moderately rainy and windy," "temperate rain forest," or even "hell on earth." However you describe them, we relish the design challenge of creating beautiful, long lasting buildings that celebrate both their users and the environment that sustains them.

We have worked with our sub-consultants on a number of projects throughout coastal Alaska, including vocational education facilities like the facility envisioned in the RFP. The following are a few selected examples.

Kodiak High School Renovation:

JYL teamed with PND Engineers to accomplish the complete renovation to the existing Kodiak High School. The work ranged from preliminary conditions surveys and master planning to ongoing construction phase services. The JYL team's design at Kodiak High School features a four story, 85,000SF addition, and renovations to all but the auditorium of the existing school; 104,000SF of total renovations. When complete, Kodiak High School will be able to accommodate 900 students. Use of high R-value roof system and pre-insulated metal wall system in the addition will assure a low U-value and better quality control. Addition of a large entry canopy provides shelter from maritime Alaskan weather. The 4-story tower addition features amazing views of the ocean to the west and a dramatic triple story cascading commons filled with natural light. Renovations tie the existing building into the themes and circulation of the new tower.

Klawock Career Technical Education Center (Prince of Wales Island):

JYL provided design of an approximately 8,000 sf facility to provide classroom, open shop, lab, administrative, and support spaces serving high school and adult students for vocational training programs on Prince of Wales Island. Administrative offices and break room areas are alongside convertible classrooms that can be divided into smaller spaces or used as larger community or teaching rooms with adjacent wet lab, auto shop, and welding area to serve a variety of program offerings.

Design process concerns included providing a facility that was adaptable to new technologies and programs that could be offered while maintaining a cost effective and efficient building that would serve surrounding communities for many years. Once

complete, the single story building will offer local training for skills needed in current and future markets in Alaska and abroad. Future plans include housing for students for all inclusive educational opportunities.

UAS Technical Center (Juneau):

UAS continues to offer career education programs that serve our region. JYL assisted in recent renovations to the downtown facility which enhanced the diesel lab program, added a health science program and a mining program. JYL provided design and construction services for these renovations under a phased approach to enable funding to be secured and to accommodate summer construction, when the facility was not in use.

Diesel Technology renovation: Lab classroom space was reconfigured and the diesel shop expanded to allow up to 8 semi trucks to be in the shop and under repair at one time. Energy efficient lighting was installed which vastly improved light levels and reduced energy consumption. Vehicle exhaust systems were installed as well as new equipment such as air hose reels and power cord reels. The diesel technology program is one of UAS's growing technology programs. The program provides trained workers to local industry, including mining, fishing and shipping.

Diesel Technology renovation: Lab classroom space was reconfigured and the diesel shop expanded to allow up to 8 semi trucks to be in the shop and under repair at one time. Energy efficient lighting was installed which vastly improved light levels and reduced energy consumption. Vehicle exhaust systems were installed as well as new equipment such as air hose reels and power cord reels. The diesel technology program is one of UAS's growing technology programs.

Mine Training renovation: A Mine training program in coordination with local mine companies was planned to support the local Mine Industry. The renovation included a large classroom space for 70 students to be used for mine certifications, safety trainings and testing. The space was designed as an industrial space with concrete floors, high quality lighting, teaching and demonstration capabilities, power and data to support education technology. Additional classroom space was provided for large equipment repair such as earth movers and mine excavators as well as a space for mine simulation equipment. Support systems provided included vehicle exhaust equipment, air hose reels and power reels.

UAS Sitka Campus CTE/Voc Ed Master Plan and Renovations:

The work consisted of planning and construction documents for a expansion of laboratory and classroom space within the existing university building. The project also consisted of development of a zoning plan to organize future development within the large volume of the building which was previously used as a Navy Seaplane Hanger. Phase I is completed in 1995 and waiting for further funding to complete Phase II.

E. REFRENCES

- *Matt O'Boyle*
  - Municipality of Skagway - Harbormaster
  - (907) 983-2628
- *Matt Gandel*
  - Kodiak Island Borough - Project Manager/Inspector
  - (907) 486-9349
- *Jon Bolling*
  - City of Craig – City Administrator
  - (907) 826-3275
- *Keith Gerken*
  - University of Alaska Southeast - Director of Engineering
  - (907) 796-6498
- *Rich Ritter*
  - City and Borough of Juneau – City Architect
  - (907) 586-0497