



Multi-Family Development Center Proposal for Confidential Housing Authority

April 2018



Chris Smith, CEO
Confidential Housing Authority
101 Main Street
Seattle, Washington 98101

RE: Request for Proposals/Qualifications for a Multi-Family Development Center

Dear Members of the Selection Committee:

For more than forty years, Tonkin Architecture has been helping our clients combat housing issues around the Pacific Northwest, adding thousands of units for the working poor, transitional/homeless, seniors and people with special needs throughout the region. Our practice is built on the mantra that safe, affordable, accessible housing and supportive services are pivotal to the stability and self-sufficiency of all people—especially the most vulnerable in our society.

Our firm has a long history of successful partnerships with local housing authorities, non-profit organizations, and affordable housing developers. We have experience in all facets of affordable housing and community facility design—from feasibility studies and funding applications to construction documents and administration—and we are proud to serve the community in such an important way. Our team will ensure your project is completed on time, within budget, and is a vibrant, livable and uplifting space. Recent examples of our affordable housing work include the expansive Mercy Magnuson Place (Building 9) in Seattle's Sand Point Historic District; Renton Commons Family Housing in Renton; and Sebastian Place Apartments for chronically homeless and disabled veterans in Lynnwood.

Based on the information and scope provided in your request for proposal/qualifications (RFP), we propose the following fees:

- A. Limited Services:** Our average hourly rate for architectural services is \$125/hour, and we propose a not-to-exceed maximum fee of \$15,625. This maximum is based on an estimate of 125 total hours for a feasibility assessment that includes a design concept with schematic elevations and floor plans, early construction cost estimates, and a site plan that satisfies the City's pre-development meeting requirements.

- B. Full Architectural Services:** For the full architectural services scope, we propose a fixed fee of 6% of the total construction cost, which includes subconsultants for structural, mechanical, electrical, and plumbing engineering services as well as Evergreen Sustainable Development Standard (ESDS) support, coordination, and documentation.

With the program details listed in your RFP, we estimate a total construction cost of approximately \$6,436,800 (based on typical wood frame/slab-on-grade construction costs for a new three-story

building with thirty (30) 2-bedroom units averaging 850 sf each plus 4,300 sf of commercial space and 20% circulation space, for a total of 35,760 sf, at an estimated construction cost of \$180/sf). Based on this figure, our proposed fixed fee would be approximately \$386,200.

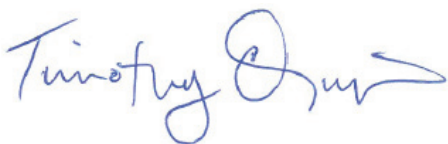
As indicated, this fee includes MEP and structural engineering services; however, if these subconsultants are not required, we are happy to revise our fee accordingly. Please note that the proposed fee **excludes civil engineering and landscape architecture**. If you would like us to include these subconsultants, their services will increase our proposed fee by approximately \$50,000. Our fee also excludes the following:

- third-party cost estimator
- third-party green building consultant
- interior design
- fire sprinkler and alarm design
- geotechnical consultation
- professional land surveying, and
- all fees associated with the building permit application, such as title company fees, application fees, City review and permit fees, impact fees, and recording fees.

Although costs vary greatly depending on site location, topography, project scope, parking needs, utility availability, wage rates and other factors, we believe this to be a sound initial estimation of costs for a facility of this type. We can provide a more detailed breakdown of the costs, if needed.

At Tonkin, we believe safe, healthy communities begin with thoughtful design. Our objective is to create spaces where occupants feel a sense of comfort, safety and home. We have traveled thousands of miles in support of rural projects that enrich communities and put people first. We share your passion and are pleased to present the following proposal for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Timothy Quinn". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tim Quinn, Principal Architect
206-624-7880

TABLE OF CONTENTS

QUALIFICATIONS	7
Firm Profile	9
Firm Qualifications & Experience	10
Environmentally Sensitive & Sustainable Design	13
Proposed Project Team	14
Project Team Resumes	15
RELEVANT PROJECTS	23
LETTERS OF REFERENCE	31

QUALIFICATIONS

- 7 -



Solid Ground's Brettler Family Place in Sand Point

Firm Profile

Located in Seattle’s Belltown neighborhood, Tonkin Architecture has been designing and revitalizing buildings around the Puget Sound for more than forty years. We are a professional architectural firm founded in 1972 by Les Tonkin, an architect and architectural historian. The firm’s current leadership shares his passion for affordable housing design, rehabilitation, and historic preservation; his innovative spirit and architectural legacy live on through the services we provide our diverse group of clients to this day.

Whether a non-profit, public or private project, our team skillfully guides each client through early evaluation, concept planning, feasibility analysis, design, and construction. We are known for our ability to coordinate complex projects, and offer a full spectrum of architectural services including:

- Feasibility assessment incl. adaptive re-use
- Capital and physical needs assessments
- Field investigations, technical analysis and code research
- Urban/master planning
- Schematic design
- Design development
- Construction documents/specifications
- Bidding assistance
- Construction administration
- Historic building condition assessments
- Repair/maintenance plans and schedules

QUICK FACTS

Legal Name:	Tonkin Architecture, Inc.	Federal Tax ID:	91-1144497
Address:	2701 First Ave Ste 520 Seattle, WA 98121	WA UBI:	600-413-233
Phone:	(206) 624-7880	DUNS:	008838160

The firm’s principals—John Koch, Tim Quinn and Pam Derry—are licensed architects in the State of Washington. John is also actively registered in Oregon.

COMMITMENT TO DIVERSITY & SMALL BUSINESS:

We understand value of inclusion and diversity firsthand. Tonkin Architecture qualifies as a ‘mini business’ under Washington State RCW 39.26.010. We are one-third women-owned and two-thirds of our team are women. Our leadership makes it a priority to diversify our project teams and provide women- and minority-owned businesses with fruitful partnerships. We also prioritize local small businesses over national chains whenever possible.

Firm Qualifications & Experience

AFFORDABLE HOUSING SPECIALISTS:

Tonkin Architecture specializes in the design and construction of affordable, efficient housing and community spaces. We are committed to creating unique cost-effective products and have collaborated with many public and non-profit organizations to create buildings that enrich communities. The firm has extensive experience with site investigations, urban development, public process meetings, and the design of both single and multi-family, new and renovated housing. Our clientele includes the Low Income Housing Institute, Mercy Housing Northwest, Solid Ground, Seattle Housing Authority, King County Housing Authority, Vancouver Housing Authority and Redwood Housing Partners.

SUPPORTIVE HOUSING EXPERIENCE:

Our affordable and specialized housing designs incorporate spaces for supportive services such as case management, life skills training, childcare, family activities, counseling, after-school programs and tutoring, and community resource connection. One recent project, Renton Commons Family Housing, has permanent housing units for formerly homeless families on the upper floors and community/supportive service areas on the ground floor. The ground floor space includes offices for counseling, a library/TV room for quiet socializing, a multi-purpose room for indoor play and resident computer access, and a classroom area for organized group activities. Our project portfolio also includes standalone community centers that contain spaces for staff, case worker and maintenance offices, large community gathering areas, and rooms for small group activities and support services.

Crisis, Homeless & Working Poor Housing

We have designed and rehabilitated transitional and crisis housing for homeless women and victims of domestic violence in Seattle and around King County. We have also designed and rehabilitated permanent housing for working poor and formerly homeless families and veterans such as Sebastian Place Apartments in Lynnwood and Mercy Magnuson Place in Sand Point.

Senior, Special Needs & Farmworker Housing

We have designed and rehabilitated numerous senior, disabled, and farmworker communities such as Village Green Senior Apartments in Kingston, Villa Santa Fe Apartments in Bellingham, and others in Mount Vernon, Kelso, Woodland, Sunnyside, Othello, and Mabton.



Catholic Housing Service's Villa San Martin in Kelso, Washington

REHABILITATION EXPERTS:

We are renovation experts. We have repaired structures and successfully completed seismic upgrades on buildings others would have demolished. Our team has completed countless facility surveys and capital needs assessments under the Washington State Department of Commerce/Low Income Housing Tax Credit standards. We are pros at determining appropriate repair strategies and project phasing, especially within tight budget and scheduling constraints. Our team understands the 'expected useful lifespan' of building systems and the effect it has on associated costs (e.g., major plumbing repairs often require the demolition and repair of adjacent walls, floors, slabs, etc.). Whether you need to restore



original interior flooring or repair a structure's weather-resistant envelope, we are knowledgeable in the methodology and management of all types of rehabilitation projects.

HISTORIC PRESERVATION SPECIALISTS:

Tonkin Architecture also specializes in the preservation and adaptive re-use of historic properties. Our team has participated in the analysis and renovation of many historic sites throughout the region—from the adaptive re-use and revitalization of the former Naval Air Station Seattle in Sand Point to the restoration of the four surviving Officer's Quarters at Fort Steilacoom. We are well-versed in historic building surveys and have familiarity with the Secretary of the Interior's Standards for Rehabilitation and the National Register's Guidelines for Local (Historic) Surveys. Our portfolio includes the preparation of historic structure reports, maintenance guidelines, and facility condition assessments for historic buildings such as the Winthrop Hotel in Tacoma and the Triangle Hotel & Bar in Seattle.

REGULATORY BODY & CODE EXPERIENCE:

Tonkin Architecture's designs comply with all federal, state and local laws. We are accustomed to working closely with governmental regulatory bodies and review boards such as the U.S. Department of Housing & Urban Development, Washington State Department of Commerce, and the Seattle Landmark Preservation Board. We have more than forty years of project experience in the State of Washington and have worked in many of its municipalities and counties.

Our firm has a broad range of code knowledge. Code review and interpretation can have a substantial impact on a project's scope and cost, and we are adept at reviewing sites for the options and constraints that may impact development. Our team regularly performs code analyses on sites that our clients are considering for upcoming projects. We are a member of the International Code Council and utilize its resources for assistance and secondary code compliance determinations when necessary.

We have familiarity and expertise with the Fair Housing Act, HUD Section 504, UFAS and ANSI A117.1-2003 accessibility codes, Washington State accessibility codes, ADA Accessibility Guidelines, and the elements of Universal Design.

PUBLIC FUNDING & TAX CREDIT EXPERIENCE:

Most of the firm's projects involve public funding and/or tax credits, and many have complex funding structures involving multiple sources, as is the case with Mercy Magnuson Place. Our team can help you navigate funding and/or tax credit requirements from sources such as:

- Washington State Housing Trust Fund
- Federal & State Low-Income Housing Tax Credit Programs
- HUD McKinney Homeless Assistance Program

- HUD Public Housing Development Funds for New Construction
- Washington State Housing Trust Fund
- Community Development Block Grant Program
- USDA Rural Development

SUSTAINABLE DESIGN STANDARDS:

Since much of our work involves funding sources requiring Evergreen Sustainable Development Standards (ESDS), Tonkin Architecture has extensive experience with Evergreen compliance. The mandatory requirements are standard practice within our firm. Our expertise includes design compliance, conducting the required design charrette, writing the Evergreen plan, preparing the necessary documentation, reviewing submittals for compliance, and bringing requirements to the general contractor’s attention to ensure successful certification.

COMMUNITY OUTREACH:

Affordable and transitional housing is often a concern to neighboring property owners and residents. Community outreach can alleviate many of their concerns and reduce conflicts during construction and even after occupancy. We have provided clients with materials for distribution to the community, presented informational meetings, and even run workshops to answer questions and/or solicit community input.

As architects with non-profit and public sector experience, we recognize that many of our clients are balancing multiple stakeholders, some of whom have competing needs and/or objectives (the community, building owners, property managers, residents). Our firm is distinctly qualified to help you weigh those needs, design a solution that meets your expectations, and balance your funding requirements and/or guidelines.



OUR PROVEN METHODS FOR SUCCESS

Meticulously planned timelines accommodate for unforeseen delays & potential issues.



Open, honest communications ensure appropriate task assignments & timely completions.



Regular all-hands meetings keep leadership apprised of project progress, scheduling needs, and deadlines.



Task prioritization and assignments are based on critical deadlines and staff are reassigned as appropriate.



Close monitoring of consultants ensures projects stay on time and within budget.

Environmentally Sensitive & Sustainable Design

OUR MISSION:

Minimize the impact our projects have on the environment, natural resources, waste, and energy consumption.

HEALTHY BUILDINGS = A HEALTHY COMMUNITY:

We believe that sustainable and thoughtful designs enhance the health and general well-being of residents and the community as a whole. Our team uses modern design practices that incorporate sustainable methodologies, from 'best practices' to full Evergreen Sustainable Development Standard (ESDS), LEED, or Built Green programs. These practices mirror a key ingredient of our firm's philosophy. We create socially responsible buildings by designing with economic responsibility, environmental stewardship, and energy efficiency in mind.

Our designs are cost-effective, innovative and environmentally friendly. We incorporate long-lasting materials and low-maintenance systems, and specify durable, non-toxic materials and finishes that balance performance with cost. We use industrial-strength finishes such as metal roofs and stainless steel countertops to maximize the life of buildings, and prefer to use products that can be recycled later down the line. Our details reflect our belief that building materials and methods should support both long-term building maintenance *and* the natural environment. We will help you weigh maintenance and replacement costs against the initial construction costs, ensuring the building's life-cycle costs and lifespan match your program needs.

Our sustainable design practices start with the pre-design phase. The collaborative 'Evergreen Charrette' ensures mandatory items will be achieved. After the preliminary plans and specifications have been developed, we provide you with documentation for the Department of Commerce. As work progresses, we continually review your project for compliance with your Green Development Plan. And, upon completion, we verify the proper documentation has been completed and provide you with a final certification letter for submission to the state. If a third-party reviewer is involved, we will provide the consultant with the necessary documentation as well.



The Lowry Community Center building at Brettler Family Place (pictured above) incorporates hydronic floor heating, integral colored concrete flooring that acts as a heat sink during the day and a radiant surface in the evening, south-facing storefront glazing, solar panels, Built Smart lighting, water-saving plumbing fixtures and fittings, suspended Tectum ceiling tiles made from farmed aspen wood fibers, and paint finishes with non-toxic ingredients. Fifty-two solar panels are integrated into the roof design to offset electrical consumption and add 11 Kilowatts of energy back into the grid.

Proposed Project Team

Tonkin Architecture is pleased to present our highly qualified team of consultants and in-house staff. All are dedicated professionals with significant experience in affordable multi-family mixed-used and supportive housing who will ensure your project's objectives, design and construction proceed smoothly.

Upon selection, Tonkin Architecture will provide all architectural services listed in the RFP scope (Part A & Part B). Our subconsultants, I.L. Gross Structural Engineers and Tres West Engineers, will begin work on the project during the full design scope (Part B); however, both will be available to assist with preliminary/ schematic design and relative costs (Part A), if necessary.



TIMOTHY QUINN

Principal Architect



Tim gained practical knowledge of building construction early in his career while working as a carpenter on single family homes. In the years since, he has designed numerous affordable housing projects, multi-family apartments, town homes, community centers and mixed-use buildings. Tim enjoys the challenge of designing practical and affordable, yet attractive, buildings that inspire and enrich the experience of the people who live and work in them.

COMPETENCIES & EXPERTISE:

- Affordable housing design - new construction & renovation
- Accessible & sustainable design
- Needs assessment, feasibility study & preliminary design

EDUCATION:

University of Colorado,
College of Architecture
& Planning, Bachelor of
Environmental Design

REGISTRATIONS:

Architect, Washington State
No. 11163

NCARB
No. 4381502

Oregon Contractor's License
1997-1999

PROJECT EXPERIENCE:

TONKIN ARCHITECTURE, 2003 TO PRESENT

RAD Portfolio Renovations, Barry Hoyne Architect/Housing Auth. of Kittitas County
Project Architect

Renovation of six multi-family affordable housing sites

Alder Terrace Apartments, Barry Hoyne Architect/Housing Auth. of Kittitas County
Project Architect

Addition of ten new duplex units to existing multi-family affordable housing site

Central Park Place & Plum Meadows Apartments, Vancouver Housing Auth.
Principal In Charge/Project Architect

Capital & physical needs assessments of buildings in two aging apartment complexes (286 units)

Boylston Hotel, The Neiders Co.
Principal In Charge/Project Architect

Renovation plans for 110 year old, 39-unit extended stay hotel in Seattle with addition of two stories and 21 units

Sebastian Place Veterans Housing, Catholic Housing Services
Project Architect

New construction of 20 one-bedroom units for homeless & disabled veterans

Villa Santa Fe Apartments, Catholic Housing Services
Project Architect

New construction of 50-unit farmworker housing complex

Woodlake Manor & Lake Village East Apartments, Mercy Housing
Project Architect

Occupied renovation/rehabilitation of 88 low-income housing units

Family Tree & Lincoln Way Apartments, Mercy Housing
Project Architect

Occupied renovation of 199 units of family housing in two apartment complexes

KATHRYN SCHWARTZKOPF

Project Manager



Kathryn has done extensive research on the complex relationships between public space, politics, security, and city dwelling. She assisted with the preservation of the historic Embassy of Ireland residential building in Ottawa, Canada and designed an addition to the building as well. The project won the *City of Ottawa Award for Infill and Restoration of a Heritage Property* in 2010.

COMPETENCIES & EXPERTISE:

- Multi-family & mixed-use housing design
- Project management
- Team leadership
- Consultant coordination

EDUCATION:

University of Waterloo,
Master of Architecture

University of Waterloo, Honours
Bachelor of Architectural
Studies, Co-operative Program

REGISTRATIONS:

AIA, Associate

PROJECT EXPERIENCE:

TONKIN ARCHITECTURE, 2016 TO PRESENT

Mercy Magnuson Place (Sand Point Building 9), Mercy Housing Northwest
Project Coordinator/Architectural Designer
Adaptive re-use of historic navy barracks into 148 affordable family apartments

Central Park Place & Plum Meadows Apartments, Vancouver Housing Auth.
Project Coordinator/Manager
Capital & physical needs assessments of buildings in two aging apartment complexes (17 buildings/286 units)

Lincoln School Senior Apartments, Beacon Development Group
Architectural Designer
Study for the rehabilitation and adaptive re-use of three-story, 53,000 sq. ft. former school serving low-income seniors

NICOLAS CARAGIANIS ARCHITECT, 2008-2015

Dymon Self-Storage | Ottawa, Ontario
100,000 sq. ft. | 4 story | Light Industrial Storage Facility

Embassy of Ireland, Ambassador's Residence | Ottawa, Ontario
11,520 sq. ft. | 2 story | Residential Restoration and Addition to Heritage Building

425 Cloverdale | Ottawa, Ontario
4,400 sq. ft. | 2 story | Residential

Commercial Malls | Various Locations Across Canada
20,000-77,500 sq. ft. | 1 story | Commercial Base Building and Tenant Fit-Up

MERRICK ARCHITECTURE, 2006-2007

Radius | Victoria, British Columbia
323,000 sq. ft. | 2-17 story | LEED Mixed-Use Development

BRANDON DALESSANDRO

BIM Manager & Architectural Designer



Brandon is a young professional who has worked on a wide range of projects from residential and commercial workspace to environmental graphics. His experience includes high-rise, market-rate, and low-income multi-family housing. Brandon's expertise in AutoCAD/Revit make him an invaluable part of our team.

COMPETENCIES & EXPERTISE:

- Mixed-use & multi-family housing design
- 3D modeling & drafting
- Preparation of drawing documents

EDUCATION:

University of Cincinnati,
Bachelor of Science in
Architecture

REGISTRATIONS:

AIA, Associate

AWARDS:

Honor Award for Architectural
Achievement

DAAP Cares Award in
Architecture Building

Performance Analysis
Certification

University of Cincinnati,
Dean's List

PROJECT EXPERIENCE:

TONKIN ARCHITECTURE, 2016 TO PRESENT

Mercy Magnuson Place (Sand Point Building 9), Mercy Housing
Architectural Designer

Adaptive re-use of historic navy barracks into 148 affordable family apartments

Boylston Hotel, The Neiders Co.
Architectural Designer

Renovation of 110 year old 39-unit extended stay hotel in Seattle plus addition of two stories and 21 more units

Renton Commons Family Housing, Low Income Housing Institute
Architectural Designer

New construction of mixed-used six-story affordable housing complex with 48 units, on-site parking, and community spaces

Woodlake Manor & Lake Village East Apartments, Mercy Housing
Intern Architect

Renovation/rehabilitation of 52 low-income housing units

Villa Santa Fe Apartments, Catholic Housing Services
Intern Architect

New construction of three apartment buildings for agricultural farmworkers

SIERRA ARCHITECTS, 2016

Collaborated on renovation plans for new tenants and assisted in renderings and project visualizations to expand client understanding of projects goals and design aspirations. Also assessed site conditions to coordinate existing plans with future projects.

BOWER LEWIS THROWER ARCHITECTS, 2014

Generated and revised construction documents for mixed-income multi-family residential tower and assisted in facade design/calculations for LEED accreditation.

HEATHER JENKINS, LEED GA

Architectural Designer



Prior to her career in architecture, Heather spent time at the Boeing Company, where she worked on the Boeing 777 development team. Designing aircraft using modern technology renewed a childhood interest in architectural design and inspired her to pursue a career in architecture. In addition to a degree in economics, Heather has an AAS in Architectural Graphics and a Master of Architecture.

COMPETENCIES & EXPERTISE:

- Mixed-use & multi-family housing design
- 3D modeling
- Preparation of drawing and construction documents

EDUCATION:

University of Washington,
Master of Architecture

Lake Washington Institute
of Technology, Associate of
Applied Science in Architectural
Graphics

Brigham Young University,
Bachelor of Science in
Economics

REGISTRATIONS:

AIA, Associate

PROJECT EXPERIENCE:

TONKIN ARCHITECTURE, 2017 TO PRESENT

Alder Terrace Apartments, Barry Hoyne Architect, LLC/Housing Authority of
Kittitas County

Architectural Designer

Renovation of existing affordable housing complex with 51 units; expansion
plans for 10 new units plus an on-site community building

June Leonard Place, Low Income Housing Institute

Architectural Designer

New construction of mixed-used six-story affordable housing complex with 48
units, on-site parking, and community spaces

Mercy Magnuson Place (Sand Point Building 9), Mercy Housing Northwest

Architectural Designer

Adaptive re-use of historic navy barracks into 148 affordable family apartments
with associated community spaces

MULVANNYG2, SUMMER 2013

Muckleshoot Casino, Bingo House Addition Concept, Muckleshoot Tribe

Intern Architect

Expansion and remodel of gambling facilities at Auburn, WA complex

Scott Felton - Resume



Scott Felton has a decade of electrical engineering and design experience, five of which have been with Tres West Engineers. He was recently promoted to Principal and is now managing both small- and large-scale projects for the firm.

Scott has limitless drive and is constantly striving to improve his knowledge of the electrical engineering field. He has professional Electrical Engineer licenses in both Washington and Oregon and has worked on international projects, making him a valuable asset to our team.

Notable Experience:

King County Housing Authority - Vantage Point Senior Housing

This project was the new construction of a 99,161 square foot senior living apartment building. The building houses 72 one-bedroom units and 5 two-bedroom units. Overall, construction cost was \$17.6 million. Design included power distribution, fire alarm, access control, lighting, security, communications, HVAC, plumbing, fire sprinkler, and controls systems. Also included in the design was 15,000 square feet of below grade parking, complete with air quality controls and ventilation systems. The building included energy conserving domestic plumbing systems. Cove heaters were utilized for heat distribution for heating the residences.

Chainqui Housing

A building is being constructed on the corner of 3rd and Battery in Seattle. The plan is to demolish the hotel and parking garage to make way for the new construction of a 13-story residential and mixed-use building. This high-rise will also have three stories of below-grade parking stalls. Within the new complex there will be 134 apartment units, provisional retail space, a sky lounge, fitness area, yoga studio, media rooms, a planting area, and a dog walk.

Washington Place

The first high-rise building in Tukwila will be a combination residential and hotel. The 17-story building has a footprint shaped much like an "L" with one wing designated for apartments and the other for the hotel with upper floors being apartments. The hotel includes amenities such as a fitness center, conference rooms, and a swimming pool. Amenities for the apartments include washer and dryer in the units, fitness center, and a place to gather on the top floor. Tres West provided the electrical engineering services for this project which included power distribution, architectural lighting, and emergency power. Still under construction, our firm is answering requests for information and continuing to monitor the building process to ensure code compliance and the client's vision is being met.

Scott Felton, PE

Electrical Engineer
Principal

Education

BSEE
Portland State
University
2006

Professional Registration

Electrical Engineer
Washington (2012)
#49324

Electrical Engineer
Oregon (2014) #
77891PE

Areas of Expertise

Lighting & Controls
Energy Rebates
Power Distribution
Power Systems Analysis
and Calculations
Generators

David Moore - Resume



David Moore, who has been with Tres West Engineers for 14 years, is a firm principal and partner. He has extensive mechanical engineering experience including plumbing and HVAC systems design and piping and hydronic systems analysis. David specializes in energy management systems as well as alternative fueling and sustainable system design.

As a principal, David oversees most of our mechanical projects to ensure accuracy and efficiency and to keep projects within the proposed budget. David has exceptional time management skills and is able to complete both large multi-year projects and fast-paced small scale projects. David prides himself on his accuracy and has revamped our internal QA/QC process to ensure excellent project quality. His vast knowledge in all aspects of mechanical systems creates a solid foundation to allow Tres West to accept a wide array of projects.

Notable Experience:

King County Housing Authority - Vantage Point Senior Housing

This project was the renovation of a four-story building. The complex had 77 units and totaled 99,161 square feet. Tres West Engineers provided full mechanical and electrical engineering and design. Design included interior and exterior lighting, power and low voltage systems, fire alarm, CCTV, telecommunications, HVAC, and plumbing. An additional part of the scope of work was bringing the project up to the Evergreen Sustainable Development Standard.

Mercy Housing Northwest - Family Tree and Lincoln Way Apartments

Tres West Engineers provided mechanical and electrical engineering services for the design-build upgrade of two low-income apartment complexes. Our scope of work included design for the replacement of all interior and exterior lighting fixtures with new energy efficient fixtures, smoke detectors, replacement of existing baseboard heaters, wall fans, plumbing fixtures, kitchen hoods, and installation of whole-house ventilation fans.

Catholic Housing Services - Villa Santa Fe Apartments

This project consisted of a renovation to three buildings totaling approximately 85,449 square feet. Our firm provided full mechanical and electrical engineering services, which included meeting the Evergreen Sustainable Development Standard.

Magnuson Park Housing Phase II

Magnuson Park and Sand Point are owned by the City of Seattle and underwent renovations and upgrades to bring the buildings back to working condition. For this housing project, our firm provided mechanical engineering services.

Clallam County Housing Authority - Eklund Heights Housing

Tres West provided mechanical and electrical engineering services for this design-build project to construct a 14-unit building. Our design followed Evergreen Development standards and included electric heat, power distribution, energy efficient lighting, and low-flow plumbing fixtures.

David Moore PE, LEED AP BD+C

Principal
Mechanical Engineer

Education

B.S. Mechanical
Engineering
Saint Martin's College
2002

Professional Registration

LEED AP BD+C (2010)
Professional Engineer
Washington (2007)
#43283

Professional Engineer
Oregon (2010)
#84274PE

Memberships

ASHRAE

Areas of Expertise

Project Management
QA/QC
LEED Sustainable Design
HVAC & Controls
Plumbing
Piping Systems Analysis
Hydronic Systems
Analysis
Energy Analysis
Energy Management
Systems
Facility Assessments



ROBYN L. MAH

EDUCATION

University of Washington, B.S. Civil Engineering 1991

ROLE

Project Manager, Principal-in-Charge



ABOUT ROBYN

Working at *I.L. GROSS STRUCTURAL ENGINEERS* since 1993, Robyn has amassed experience with both the renovation and new construction of affordable housing projects and mixed use developments. Robyn also has gained the trust of many local housing groups and design teams by successfully providing creative solutions and designs over the years. Her knowledge of structural and seismic design reflects her years of experience working on projects closely with architects and designers at the top of their fields in affordable housing. Robyn is currently in construction administration on the historic renovations of Sand Point Building 9 in Seattle. Recent new construction of affordable housing projects includes the 5-over-2 podium building for the Plymouth on First Hill Apartments project.

RLM REPRESENTATIVE PROJECTS

- Sand Point Building 9 Renovation (Mercy)
- Vantage Point Apartments (KCHA)
- Birch Creek Apartments (KCHA)
- Olympian Apts - Parapet Retrofit (PPD)
- Columbia City Station Apartments (Mercy)
- Plymouth on First Hill Apartments (PHG)
- Cambridge Apartments Reno. (Bellwether)
- Sylvia Odom's Place Apartments (PHG)
- Pat Williams Apartments (PHG)
- Morrison Hotel Renovation (DESC)
- A.L. Humphrey House (PHG)
- Evergreen Villages Renovation (PPD)

RLM REFERENCES

Betsy Hunter, Deputy Director

Plymouth Housing Group ~ bhunter@plymouthhousing.org

John Hennessy, Facilities Director

Catholic Housing Services ~ JohnHe@ccsww.org

Maiko Winkler-Chin, Executive Director

SCIDpda ~ MaikoWC@scidpda.org



MARK T. SPEIDEL

EDUCATION

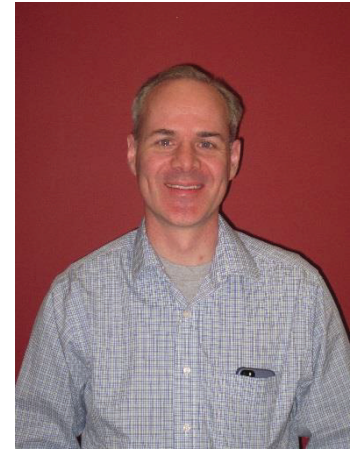
University of Arizona, B.S. Civil Engineering 2001

REGISTRATION

Registered Civil Engineer in the State of Washington
Registered Structural Engineer in the State of Washington

ROLE

Engineer-of-Record



ABOUT MARK

Since joining I.L. Gross Structural Engineers in 2001, Mark has demonstrated his expertise in a wide variety of projects involving both renovation and new construction. With a commitment to see all projects through to completion, Mark approaches every project with a fresh understanding of each client's needs and goals. He has also served as a guest speaker for the University of Washington's Senior Architectural Design Studio.

Mark has been the project manager on several mixed-use development, multi- and single family buildings, and custom residential projects. He recently completed the housing development at Adams View in Yakima. This project consisted of 68 one- and two-story single family residences for the Yakama Nation Housing Authority.

MTS REPRESENTATIVE PROJECTS

- Adams View Housing Development
- Navy Historical Housing Rehab. Project
- Playacom Mixed Use Development
- Rainier Vista: Hope IV Apartments
- Alderbrook Homes Development
- North Beach Water District Office Bldg & Vehicle Shop
- Warrenton Marina Office Building & Public Bath House
- Fort Lawton Housing

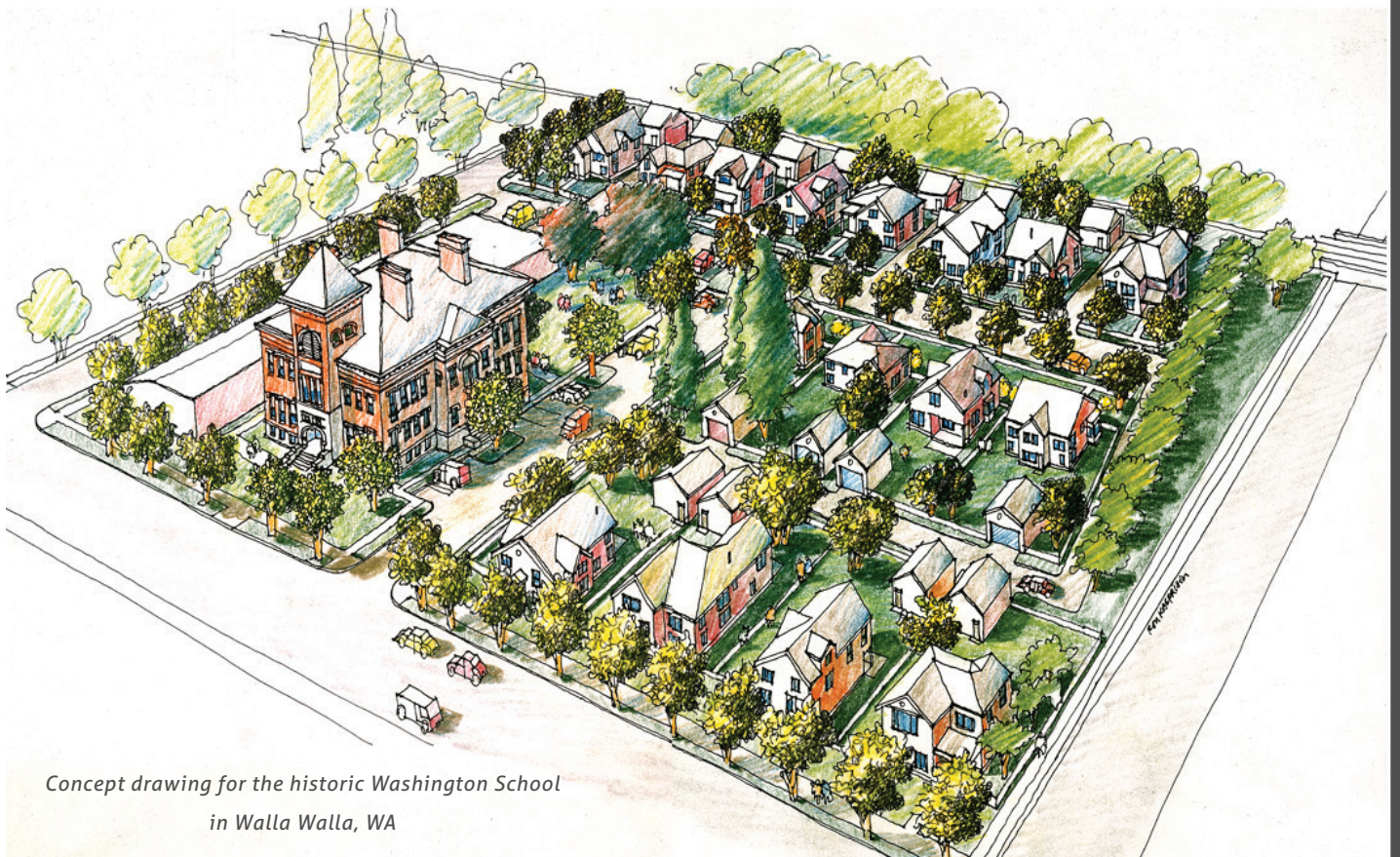
MTS REFERENCES

Michael Trower, Director of Asset Devp
Peter Brockloval, Principal
Emily Wheeler, Principal

Mt. Baker Housing Assoc. ~ michaelt@mtbakerhousing.org
BC&J Architecture ~ peterb@bcandj.com
ARC Architects ~ wheeler@arcarchitects.com

RELEVANT PROJECTS

- 23 -



*Concept drawing for the historic Washington School
in Walla Walla, WA*

Sebastian Place Apartments



Location:
Lynnwood, WA

Size:
20 units + standalone community building

Type:
New construction
Chronically homeless & disabled veteran housing

Client/Owner:
Catholic Housing Services

Tonkin Architecture provided full architectural services for the four newly constructed wood framed buildings that make up this unique complex exclusively for chronically homeless and disabled military veterans. The community features a communal building with staff/case-worker offices and a kitchen/gathering space, an on-site laundry facility, a cozy landscaped courtyard, and easily accessible parking. Our primary challenge on this project was designing the 300 sf units with full bathrooms.

Jubilee House Transitional Center



Location:
Seattle, WA

Size:
27 bedrooms + shared living spaces

Type:
Renovation/rehabilitation
Transitional housing for women

Client/Owner:
Jubilee Women's Center

Tonkin Architecture provided rehabilitation services on the 13,000 sf former convent, turning it into a transitional housing facility for women who are homeless, at risk of becoming homeless and/or are survivors of domestic violence. It features shared living spaces that include a gorgeous kitchen and dining area, beautifully landscaped courtyards for informal meetings and private conversations, and a place for quiet reflection and/or meditation.



Guadalupe Vista Apartments



Location:
Tacoma, WA

Size:
51 units + office & multi-purpose areas

Type:
New construction
Formerly homeless family housing

Client/Owner:
Catholic Housing Services

Tonkin Architecture provided full architectural services on this five-story building for families transitioning out of homelessness. It features a multi-purpose community room and staff offices on the ground floor and a resident parking garage in the basement. Amenities include a large private landscaped courtyard, a garden, and a playground for children. Catholic Community Services provides on-site supportive assistance to help residents get back on their feet, ensure long-term stability, and connect families with community resources.



Villa Esperanza Apartments



Location:
Federal Way, WA

Size:
23 units

Type:
New construction
Transitional housing for women & children

Client/Owner:
Consejo Counseling & Referral Service

Tonkin Architecture provided full architectural services for this groundbreaking transitional housing complex, which assists Latina survivors of domestic violence and their children. In addition to housing, this complex features a community building with counseling and staff offices and indoor/outdoor child play areas.

Greenbridge Center

Tonkin Architecture provided the design for the heart of King County's Hope VI Greenbridge development, including affordable family town homes and the 'Greenbridge Plaza'. We also renovated the Greenbridge Community Center, which houses the Boys & Girls Club, and classrooms/offices for Neighborhood House, Highline Community College, and KCHA.

Location:
White Center, WA

Size:
8 town homes + community center & plaza

Type:
New construction & renovation
Affordable family housing

Client/Owner:
King County Housing Authority



Mercy Magnuson Place (Sand Point Building 9)



Location:
Seattle, WA

Size:
148 units

Type:
Historic adaptive re-use
Low-income family & workforce housing

Client/Owner:
Mercy Housing Northwest

Part of the larger redevelopment of the former Naval Air Station Seattle in Sand Point, Tonkin Architecture initially provided the historical assessments and master plan of the complete site. Currently, we are providing full architectural services on the rehabilitation and adaptive re-use of the WWII-era navy barracks building (also known as 'Building 9'). Upon completion, the massive 224,000 sf building will house affordable apartments, community spaces, a preschool/education center, and a small health clinic. Our primary design objective was to respect the building's historic details while bringing it up to modern code. Extensive measures have been taken to remove asbestos, lead paint, mold and water damage, and preserve, restore and repair the building's significant historical features.



Village Green Senior Apartments



Location:
Kingston, WA

Size:
35 units

Type:
New construction
Low-income senior housing

Client/Owner:
Shelter Resources, Inc.
Martha & Mary Lutheran Services

Tonkin Architecture provided full architectural services on this new senior living facility. The central design goal for this housing community was to match the ambiance and village feel of Kingston. The Craftsman-inspired design includes multi-purpose spaces with computers, exercise rooms and shared laundry facilities. This project was completed in compliance with ESDS and USDA Rural Development standards.



LETTERS OF REFERENCE

- 31 -





CATHOLIC COMMUNITY SERVICES
CATHOLIC HOUSING SERVICES
OF WESTERN WASHINGTON

Catholic Community Services / Catholic Housing Services
100 23rd Ave S
Seattle, WA 98122

June 20, 2017

To Whom It May Concern:

Tonkin Architecture has partnered with Catholic Community Services and Catholic Housing Services on several affordable multifamily housing developments over the last three decades. Most recently, Tonkin Architecture helped us complete two very successful and beautiful new construction projects in *Sebastian Place* for formerly homeless veterans, and *Villa Santa Fe* for farmworkers and their families. Both have been extremely well received by residents and site staff alike. Tonkin's high-quality aesthetic and thoughtful designs are also durable and practical, and created a wonderful sense of community on each site.

One quality that sets them apart from other architects is their exceptionally keen ability to listen to their client. They continually find creative solutions to keep the intended program intact throughout the design process, even amidst rapidly rising construction costs and site challenges. They also have a profound talent to communicate and work well with contractors, so the whole team is successful. Their diligence, practical problem solving, and dedication throughout construction ensured our success.

Tonkin Architecture has vast experience in affordable housing, and understand the limits of lean budgets, tight schedules, and the requirements that come with public funding. They provide sustainable, energy efficient, durable, and healthy designs. Our relationship with Tonkin has included dozens of great projects over the years, all of which have met our standards of high quality work, cost control and adherence to schedules. Tonkin Architecture is an active and energized advocate for low-income housing, and I highly recommend them for your team.

If you have any questions please call me at 206-328-5720.

Sincerely,

Rob Van Tassell, Vice President of Housing and Community Development



May 12, 2016

To Whom It May Concern:

I am writing this letter regarding Mercy Housing Northwest's longstanding successful working relationship with Tonkin Architecture. Mercy Housing Northwest has worked with Tonkin Architecture since 2002 when we partnered with them on the Sterling Meadows project, a new construction affordable farm worker family housing development in Bellingham, WA.

More recently in 2012, Tonkin Architecture completed the design and construction administration of renovations of Evergreen Vista I, an existing occupied 104-unit low income family housing development in Olympia, WA. The project had a very tight schedule with 12 phases of temporary relocation and construction. Financed with low income housing tax credits, the project had critical placed in service deadlines. The project met all its deadlines and was completed on schedule and on budget.

In 2013, Tonkin Architecture completed work on the substantial renovations of scattered site senior and disabled housing located at 4 properties in Thurston and Lewis counties. These renovations required the temporary relocation of all the residents and Tonkin Architecture was the leader of the design team throughout the design and construction process, and listened well to residents and owner concerns alike. The rehab totaled over \$65k per unit resulting new interior and exterior finishes to the existing worn down apartments, and helped create safe, accessible, and welcoming buildings and community. Again, funded with low income housing tax credits, the project was an overall success, and was on schedule and on budget with room to spare for added items such as new landscaping at the end of the project.

In 2014 and 2015, Tonkin Architecture completed design and construction administration on two large scattered site projects: 199 family units at Family Tree/Lincoln Way, and 84 senior apartments at Villa Kathleen, Fircrest and Evergreen Manor. These diverse projects spanned a wide geographic area from Lynnwood to Concrete. These properties entailed temporary relocation and multiple phases under extreme weather conditions. Financed with low income housing tax credits, every placed in service deadline was met and both projects were completed on time and in budget.

And now, in 2016 we are about to close on another occupied rehab with temporary relocation of 88 senior units located in Snohomish and Lake Stevens. All of these rehab projects are complex and involve meeting a complex set of accessibility and sustainability standards as part of the scope.

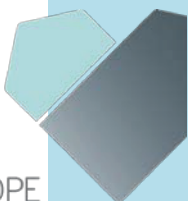
We are also currently working with Tonkin Architecture on Building 9, the adaptive reuse of the historic 240,000 sf former Naval Barracks at Sand Point. Tonkin is managing design to meet Landmarks, WA State Historic Preservation Standards, and federal Secretary of the Interior standards. The design work is critical since we plan to use the historic tax credit as a funding source. The project is quite large and has a budget just for abatement and demolition of over \$1.5 million. Mercy Housing is partnering with a child care provider and health care provider, each of

Mercy Housing Northwest

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Mercy Housing is sponsored by communities of Catholic Sisters

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whom are designing their own TI. Tonkin has done a superb job managing the design, scope of work, additional architects, engineers and other members of the team.

Listening well, thinking critically and responding appropriately make Tonkin Architecture an excellent choice to design low-income housing. Their guidance has kept each project on time, on budget, and successful. As such, our relationship continues to move forward as we continue to work with Tonkin on more projects. Tonkin Architecture is an advocate for low-income housing, taking care to communicate, detail, and guide their various projects with us, and with high regard for the residents who are the end users and the sustainability of the structures. All of these projects have met and continue to meet our standards of quality work, cost control and adherence to schedules. I enthusiastically recommend Tonkin Architecture. If you have any questions please call me at (206) 602-3483.

Sincerely,



Joanne LaTuchie
Vice President Real Estate Development

March 12, 2016

To Whom It May Concern:

Redwood Housing Partners (“Redwood”) is pleased to write this letter of reference for Tonkin Architecture (“Tonkin”). Redwood has enjoyed working alongside Tonkin and its principals and holds them in very high regard.

Most recently Redwood has partnered with Tonkin on the renovation of the historic Winthrop Hotel, which was a luxury hotel that was built circa 1925 and converted into affordable housing circa 1972. Since that time the project had been poorly maintained, almost to the point of disrepair, and while the scope of the renovation was expansive, including the replacement of major systems, structural retrofits, interior upgrades and the restoration of historic elements, Tonkin never wavered despite the challenges. In fact, it was Tonkin’s experience and creativity that helped us to succeed when others deemed the task at hand as either too complicated or simply couldn’t be done.

Tonkin stands out amongst its peers and has the experience, creativity, passion and foresight to help ensure that even the most challenging affordable housing projects succeed. Redwood considers Tonkin a valuable member of its development team and Tonkin’s principals have consistently worked well with project managers, investors, general contractors and property staff as well as with the relevant historic agencies and building departments.

Redwood and Tonkin share many of the same goals as it relates to the development or redevelopment of high quality affordable housing projects and we look forward to the opportunity to work with Tonkin on future developments.

Please feel free to call me at 415-691-7470 should you have any questions.

Sincerely,



Ryan Fuson
Managing Director