Robertson | Sherwood | Architects PC

RESPONSE FOR:

RFQ: NORTH BEND SCHOOL DISTRICT
NORTH BAY ELEMENTARY SCHOOL GYMNASIUM SEISMIC REHABILITATION

22 JULY 2025

Robertson | Sherwood | Architects PC

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July 22, 2025

Mark Koechel
Maintenance Supervisor
North Bend School District
1913 Meade Street
North Bend, OR 97459

Re: North Bend School District North Bay Elementary School Gymnasium Seismic Rehabilitation

Dear Mark

Robertson/Sherwood/Architects pc is pleased to present our qualifications and express our interest in providing architectural and engineering services for the North Bay Elementary School Gymnasium Seismic Rehabilitation project.

While we have not yet had the pleasure of working directly with your district, our firm recently completed the seismic study and renovations at the North Bend Library—projects we were proud to undertake in support of your broader community. We truly enjoy working in communities like yours and take great pride in contributing to projects that strengthen and serve them.

A bit about RSA: we are a local firm with deep, directly applicable experience and long-standing relationships with clients across Oregon, including numerous school districts. We are committed to delivering practical, efficient, and community-focused architectural solutions. We recognize the vital role that public education and athletic facilities play in our communities, and we are well prepared to meet the challenges these projects present—ensuring they remain on schedule, within budget, and meet the highest standards of quality.

Throughout this proposal, you will find details about our team, our approach, and past projects that highlight our experience with seismic design and construction. The success of such efforts is never ours alone—it is the result of close collaboration between consultants, contractors, and, most importantly, our clients.

By offering our qualifications, we aim to demonstrate the unique combination of creativity, experience, and service we bring to every project. We are excited about the opportunity to work with you in creating safe, resilient, and meaningful improvements for your district.

Sincerely,

Rebecca Thomas, AIA

Principal, Roberston/Sherwood/Architects pc

ARCHITECT - ROBERTSON | SHERWOOD | ARCHITECTS

HISTORY & PHILOSOPHY

Robertson/Sherwood/Architects PC (RSA) was established in 1986 as a general architectural practice offering creative and comprehensive services to clients throughout Oregon. With our staff of professionals and our team of consultants, we offer a range of services tailored to meet the unique challenges of each commission and the special needs of each client. We bring to our work an enthusiasm for personal service, dedicated management skills, and innovative and practical design solutions.

We purposely limit the size of our firm so that the principals can have direct involvement with each project. We have found that a firm of our size is easily capable of undertaking significant work while maintaining a level of personal service our clients deserve.

CAPABILITIES & EXPERTISE

As a regional firm specializing in public projects, we share with our clients a desire to create architecture that lifts the spirit and excels functionally while maintaining a thoughtful stewardship of public trust. We keep abreast of evolving design and construction techniques, assuring that our work is both responsive and practical. We enjoy a strong reputation for the quality and comprehensiveness of our documents throughout the local construction industry. We strive for creative solutions that exceed expectations. Mindful of the program goals, technical requirements, and budget, we design with the goal of creating buildings that will service, delight, and inspire, express their function in meaningful ways, and relate appropriately to their context and surroundings.

Our portfolio spans a myriad of building types across the public sector; these projects include schools, libraries, recreation centers, healthcare facilities, and more.

We are pleased to include Hohbach-Lewin on our team, bringing their extensive experience in seismic evaluations and retrofit designs for existing structures. During our collaboration with them on previous projects, we have developed a strong trust in their expertise to meet client needs while addressing major structural deficiencies. Hohbach-Lewin excels in designing comprehensive vertical and lateral force-resistent systems in high seismic regions, utilizing a wide range of building materials and construction methods. On the following pages is a selection of seismic projects completetd by RSA and/or Hohbach-Lewin Engineering.

Firm Contact: Becky Thomas
bthomas@robertsonsherwood.com

TEAM MEMBERS

PRINCIPALS/DIRECTORS

Carl R. Sherwood, AIA
Becky Thomas, AIA
Lana Sadler, AIA

PRINCIPAL/SHAREHOLDER

Scott Stolarczyk, AIA, LEED AP BD+C

PROFESSIONAL STAFF

John Webster, AIA
Ellie Johnson, AIA
Vanessa Reid, LFA, Interiors Lead
Isaac Hadnutt, Intern AIA
Claire Stolarski, Intern

SUPPORT STAFF

Sherry White, Office Manager

OLIVE PLAZA

CHRISTIAN CHURCH HOMES OF OREGON
EUGENE, OREGON

Olive Plaza is a 12-story, HUD-subsidized apartment building in downtown Eugene. It accommodates low-income seniors and individuals with physical disabilities in one-bedroom, self-contained apartments. The project increased the building's ability to withstand earthquakes and secured its walls against water infiltration with the application of a new elastomeric coating and replacement of sealants. RSA engaged a structural design consultant familiar with the idiosyncrasies of Olive Plaza's lift-slab construction to develop a prudent and cost-conscious solution to its problem with leaky walls. RSA also assisted with the selection of a construction manager/general contractor (CM/GC) and shepherded the project from beginning to end while the building remained occupied.

PROJECT RELEVANCE
Seismic rehabilitation

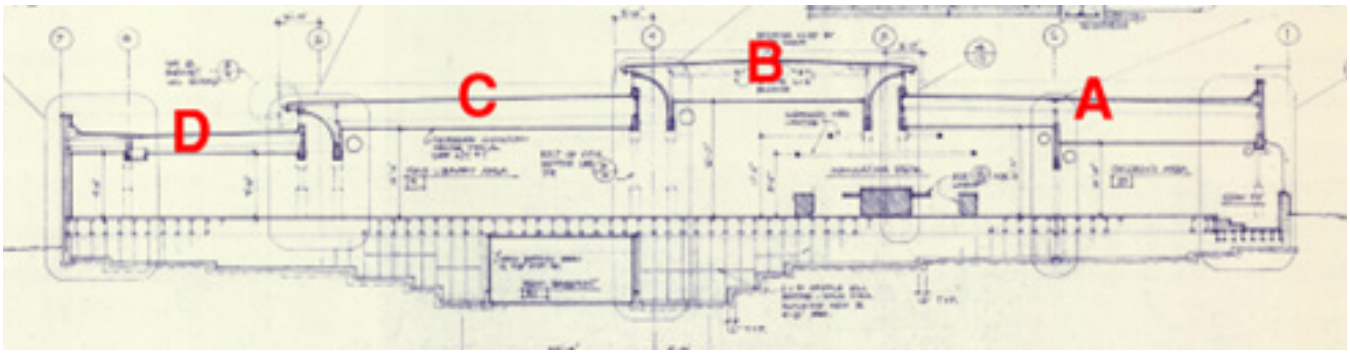
SIZE
108,000 sf

CONSTRUCTION COST
$2.1 million

PROJECT COMPLETION
June 2016 - On Schedule

TEAM MEMBERS
Randy Nishimura, AIA (retired 2024)
Becky Thomas, AIA

OWNER
Carol Knapel, Project Manager
Knapel & Associates
(541) 968-9360



NBPL STRUCTURAL AND SEISMIC ASSESSMENT

NORTH BEND PUBLIC LIBRARY
NORTH BEND, OREGON

As part of a comprehensive facility assessment administered by RSA, the library retained MAE Engineering to perform a structural assessment in 2019. MAE noted significant lateral system deficiencies. In 2023, the City had renewed interest in seeking to perform a voluntary seismic upgrade to the library and asked MAE to provide additional detail on the recommended retrofit strategies. MAE provided an in-depth addendum to the original report with discussion and background information on seismicity, structures, the necessary steps to define the goals of a seismic retrofit, and broad stroke strategies for retrofit. The retrofit strategies start with establishing a complete and coherent lateral load path in the building. Once that path is established, demand capacity ratios for the elements in the chain can be established assuming elastic structural response for small seismic ground motions; this identifies weak links in the chain that can be reinforced at minimal cost for improvement in seismic response. It was determined that system response characteristics and capacity protection would improve structural ductility up to and beyond code prescribed loads.

PROJECT RELEVANCE

Seismic and Structural Assessment

SIZE

21,000 sf

CONSTRUCTION BUDGET

Assessment Only

PROJECT COMPLETION

2019, 2023

TEAM MEMBERS

Randy Nishimura, AIA (retired 2024)
John Webster, AIA

OWNER

Haley Lagasse - Owner's Representative
(541) 756-5442
hlagasse@northbendlibrary.org

HOHBACH-LEWIN - SEISMIC EXPERIENCE

City of Eugene City Hall

New City Hall, Seismic Evaluation Retrofit and Renovation (former EWEB Headquarters bldg)

Location: Eugene, Oregon

Size - High School: nearly 100,000 SF

Construction completed: 2024

Contractor: Lease Crutcher Lewis

Cost: $8M

Mapleton School District

MAPLETON SCHOOL DISTRICT

Mapleton Elementary and High School Seismic Evaluations and Seismic Retrofits (Oregon **SRGP** Grant)

Location: Mapleton, Oregon

Size - High School: 31,470 SF

Size - Elementary School: 24,024 SF

Construction completed: 2019

Contractor: McKenzie Commercial Construction

Willard Elementary Gymansium

Willard Elementary School Gymnaisum Seismic Upgrade

Location: Eugene, Oregon

Size: 6,000 SF

Construction completed: 2020

Contractor: John Hyland Construction

HOHBACH-LEWIN - SEISMIC RETROFITS

CITY OF EUGENE

New City Hall, Seismic Evaluation and Retrofit (former EWEB Headquarters bldg)

Fire Stations #7 Seismic Evaluation and Seismic Retrofit (Oregon **SRGP** Grant)

Fire Stations #13 Seismic Evaluation and Seismic Retrofit (Oregon **SRGP** Grant)

MAPLETON SCHOOL DISTRICT

Mapleton High School Seismic Evaluation and Seismic Retrofit (Oregon **SRGP** Grant)

Mapleton Elementary School Seismic Evaluation and Seismic Retrofit (Oregon **SRGP** Grant)

LOWELL SCHOOL DISTRICT

Lowell High School Seismic Evaluation and Seismic Retrofit (Oregon **SRGP** Grant)

Lundy Elementary School Seismic Evaluation and Seismic Retrofit (Oregon **SRGP** Grant)

EUGENE 4J SCHOOL DISTRICT

Willard Elementary School Gymnaisum Seismic Upgrade

HOMES FOR GOOD

Administration Building Renovation and Seismic Upgrade

CITY OF SPRINGFIELD

City Hall ASCE 41 Seismic Evaluation and Retrofit

LANE COMMUNITY COLLEGE

Center Building Seismic Retrofit

CENTRAL LINCOLN PUD

South Campus Seismic Upgrade and Renovation

HOHBACH-LEWIN - SEISMIC EVALUATIONS

CITY OF EUGENE

Eugene Airport

City of Eugene for 40 Facilities for Police, Fire and Public Works

Lane County Public Service Building

UNIVERSITY OF OREGON

Computing Center

Riley Hall

Computing Center

Robertson | Sherwood | Architects PC

BECKY THOMAS, AIA

PRINCIPAL-IN-CHARGE

EDUCATION & REGISTRATIONS:

BACHELOR OF ARCHITECTURE
UNIVERSITY OF OREGON
LICENSE #5937

AVAILABLE TIME

SD	25%	CD	10%
DD	15%	CA	1%

Robertson | Sherwood | Architects PC

JOHN WEBSTER, AIA

ARCHITECT, PROJECT MANAGER

EDUCATION & REGISTRATIONS:

BACHELOR OF ARCHITECTURE
UNIVERSITY OF OREGON
LICENSE #12237

AVAILABLE TIME

SD	50%	CD	60%
DD	50%	CA	40%

PROJECT TEAM

Your project deserves an experienced, skilled, and reliable team. Our team will be led by Becky and John, who will serve as your primary points of contact from start to finish. They will oversee the design and coordination throughout the project, ensuring continuity and responsiveness every step of the way. Both Becky and John bring many years of experience working with school districts and local communities, including on complex renovation projects. They understand that each phase of a renovation must reflect the unique needs and design goals of the project. Successful outcomes require a team that is organized, detail-oriented, and knowledgeable in constructibility—one that can produce bid documents that are clear, complete, and concise. With Becky and John guiding your project from concept through construction, you can count on consistency and commitment. We value the relationships we build with our clients and are dedicated to seeing your project through. We look forward to celebrating its successful completion with you.

KEY PERSONNEL

Due to low turnover and firm organization, the staff assigned to your project will stay with your project from inception to substantial completion.

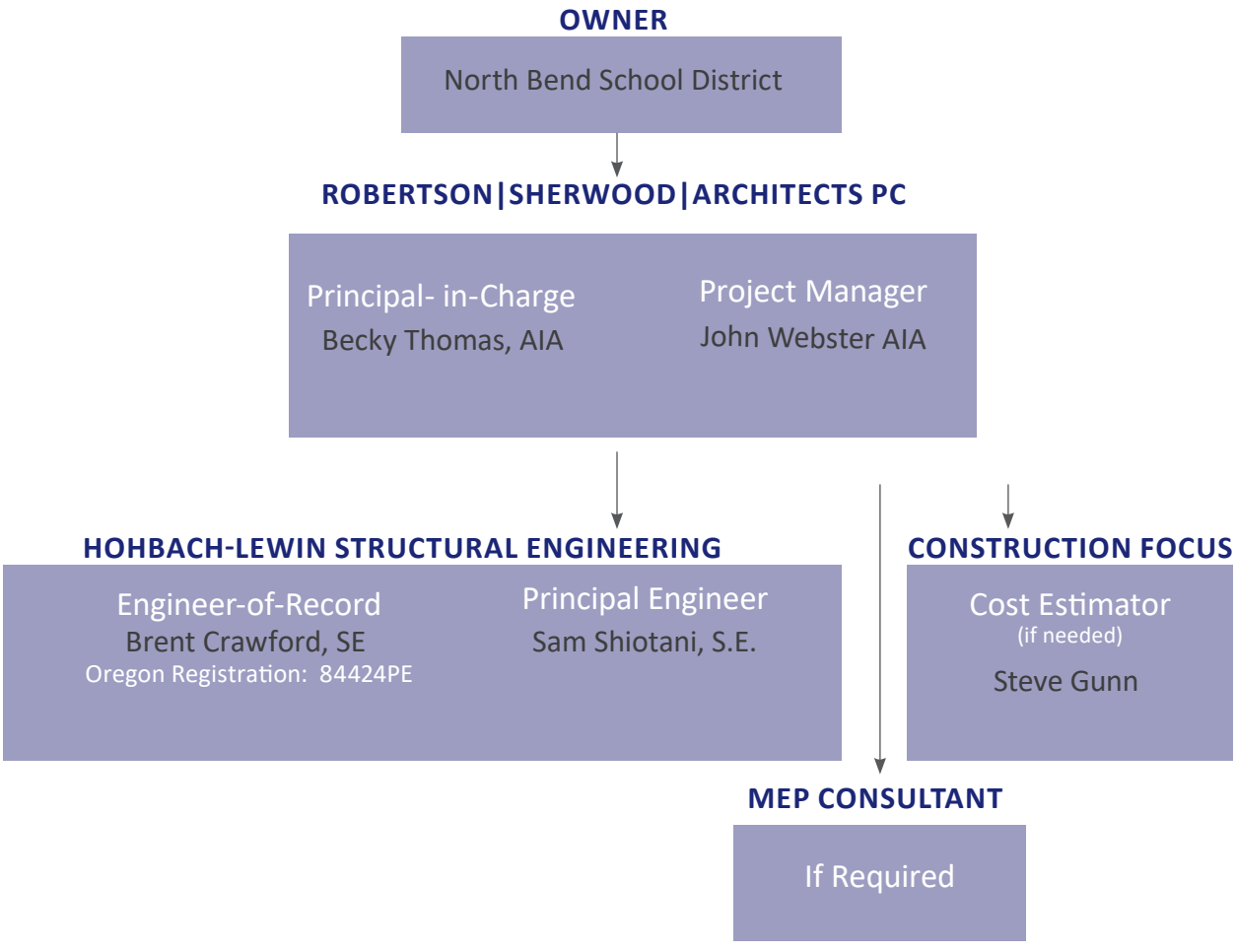
RSA and Hohbach-Lewin will collaborate closely throughout the entire project, relying on each other's experience. As the design evolves, we will work together to deliver thoughtful, safe, and cost-effective solutions for the District.

We frequently incorporate a cost estimator into our project team, enabling us to monitor costs at key milestones. We propose to use Construction Focus, a local cost estimator who has provided valuable insights into local materials, workforce availability, and current regional costs since 1955.

After our initial meetings with key individuals at the District, we will contact a local MEP firm to coordinate any necessary upgrades to the mechanical, electrical, or plumbing systems within the gym. We welcome your feedback on the selection of this consultant, should the District choose to be involved in that decision.

Detailed information on each firm and key team member is in the following pages.

ORGANIZATION CHART



Robertson | Sherwood | Architects PC

BECKY THOMAS, AIA

PRINCIPAL, PROJECT MANAGER

"I am a helper at heart. Architecture to me is the ability to make an idea a reality and create solutions for problems. My favorite projects are the ones where people have a need but they aren't sure just how to fix it. I love being able to dig into their world to find a design outcome that creates a better future for them. With optimism and out of the box thinking, there's nothing we can't achieve together."

RELEVANT EXPERIENCE

Pleasant Hill School District Renovations & Additions
Pleasant Hill, Oregon

Lane Community College Health Professions Building
Eugene, Oregon

UO Fenton Hall Seismic Renovation
Eugene, Oregon

UO Elevator Modernizations
Eugene, Oregon

UO Friendly Hall Elevator Installation
Eugene, Oregon

Olive Plaza Seismic Renovation
Eugene, Oregon

Thurston Elementary School
Springfield, Oregon

Maple Elementary School
Eugene, Oregon

Edison Elementary School
Eugene, Oregon

Pearl Buck Center Preschool
Eugene, Oregon

UO Gerlinger Hall AAA Studios Remodel
Eugene, Oregon

UO McKenzie Hall Yamada Language Center
Eugene, Oregon

BECKY began her career at Robertson|Sherwood|Architects after graduating, bringing with her a valuable owner's perspective from her time with the University of Oregon's Capital Construction department. She is known for her optimism, creative thinking, and ability to translate ideas into actionable solutions.
Becky has contributed to a diverse range of projects, skillfully navigating relationships with various user groups, clients, and governing boards to help achieve the best outcomes. She is a proactive and energetic team member—quick to act, thoughtful in her approach, and adept at building on the ideas of others to keep projects moving forward.

ROLE Becky will oversee all design phases of work, reviewing major decisions and recommendations with you. She will be accountable to the ultimate success of your project.

EDUCATION & REGISTRATIONS Becky earned a Bachelor of Architecture from University of Oregon. She is a registered Architect in Oregon (License #5937).

Becky joined the RSA team in 2005. She became an Associate of RSA in 2021 and a Principal in 2024.

Robertson | Sherwood | Architects PC

JOHN WEBSTER, AIA

PROJECT MANAGER

"Architecture is a team effort. All players on the team have a contriubtion to make, and I look for ways to synthesize those contributions into a complete design. I find joy in engaging clients, contractors, and consultants in the process. I view project 'problems' as an opportunity to research, learn, collaborate, and communicate to find creative solutions."

RELEVANT EXPERIENCE

Kendall Lexus Renovation and Addition
Eugene, Oregon

Kendall Subaru
Eugene, Oregon

Paktech Applicators Renovations
Eugene, Oregon

Lane County Driving School Renovations
Springfield, Oregon

Castle of Games Tennant Improvements
Springfield, Oregon

Eugene Airport Gate B2 Renovation
Eugene, Oregon

Salvation Army Tennant Improvements
Eugene, Oregon

Kiefer Nissan
Albany, Oregon

Willamette Leadership Academy
Eugene, Oregon

Silly Billies Childcare Center Renovations
Springfield, Oregon

Children's Choice Montessori School
Springfield, Oregon

Kendall Honda/Acura Renovation
Eugene, Oregon

JOHN has over 30 years of experience as a designer and draftsperson and is well versed in multiple design disciplines and building types. John values teamwork to get results, using clear communication and creative problem solving to achieve high quality design. John conducts research and communcates findings throughout the design process, and can effectively coordinate with clients, consultants, jurisdictions, and contractors.

John joined RSA 7 years ago, and has served as the lead for many projects. As Project Manager for Willamette Leadership Academy, John is helping the Owner navigate the challenges of a charter school in need of repairs, upgrades, and renovations while adhering to a tight budget.

ROLE John will lead the design team, coordinate with consultants, and produce the construction documents.

EDUCATION & REGISTRATIONS John earned a Bachelor of Architecture from University of Oregon. He is a registered Architect in Oregon (License #12237).

PROJECT TEAM

PROPOSED CONSULTANTS

Based on our understanding of the scope for the North Bay Elementary School Gymnasium Seismic Rehabilitation, we have partnered with Hohbach Lewin Structural Engineers. RSA has successfully collaborated with Hohbach Lewin on many past projects, and we're pleased to bring that trusted partnership to this effort. Brent Crawford, PE, of Hohbach Lewin will serve as the engineer-of-record for the structural design. At this time, MEP design is not included in our scope, as the extent of systems engineering required remains unclear. If a CM/GC is selected, their design-build subcontractors may handle mechanical, electrical, and plumbing design. We are prepared to coordinate closely with them as needed to ensure a seamless integration of systems. For cost estimating, we often work with Steve Gunn of Construction Focus. We're happy to discuss the potential benefits of engaging an independent cost estimator. However, we also understand that if a CM/GC is hired, a separate estimator may not be necessary. As a long-established local firm, RSA has developed strong working relationships with a network of experienced consultants across various disciplines. We are well-positioned to engage additional trusted team members as needed to provide the technical expertise, local knowledge, and availability required to support your project's success.

HOHBACH-LEWIN, INC.
STRUCTURAL & CIVIL ENGINEERS

STRUCTURAL ENGINEER - HOHBACH-LEWIN EUGENE

FIRM PROFILE

Hohbach-Lewin Structural Engineers is located in Eugene, Oregon and has provided a broad range of structural consulting services for our local community and throughout the state of Oregon for over 20 years. Hohbach-Lewin's four offi ces along the West Coast include a total staff of 60 with 36 licensed engineers. We provide a broad range of structural design and evaluation services to clientele that include architects, contractors, municipalities, universities, colleges, school districts, and the private sector.

Hohbach-Lewin Eugene offers the resources, experience, adherence to schedule and quality control of a large firm, while providing the responsiveness and teamwork of a smaller offices. Hohbach-Lewin Eugene off ers an integral approach, with direct participation from the engineer of record throughout the design and construction phases of all projects.

KEY PERSONNEL

SAM SHIOTANI, S.E. PRINCIPAL

Mr. Shiotani will provide project oversight and quality control. Sam will handle contractual matters and ensure the appropriate structural systems are utilized. Sam has over 25 years of professional engineering experience providing structural design for a diverse range of public and private sector projects.

BRENT CRAWFORD, S.E. ASSOCIATE PRINCIPAL

Brent will act as the Engineer of Record for the North Bay Elementary Seismic Retrofi t project and will be the primary point of contact between Hohbach-Lewin and the design team. Brent will be responsible for the structural design and will oversee the work by Hohbach-Lewin's support team that includes project engineers and BIM modelers. Brent will ensure the completeness of the structural design and will manage the project schedule, ensuring that the firm allocates the appropriate resources at the necessary points of the project.

ENGINEER OF RECORD

Brent Crawford
Oregon Professional Structural Engineer
OR 84424PE

HOHBACH-LEWIN EUGENE
199 EAST FIFTH AVE SUITE 23
EUGENE, OREGON 97401
WWW.HOHBACH-LEWIN.COM
541-349-1701

BRENT CRAWFORD, S.E.

ASSOCIATE PRINCIPAL

Mr. Crawford has over 14 years of structural engineering experience in both public and private sectors. Brent has a wide range of experience with seismic evaluations, seismic upgrades, and building renovations. He provides creative and economical solutions to meet client goals.

REPRESENTATIVE PROJECT LIST

CITY OF EUGENE
Eugene, Oregon

New City Hall Seismic Evaluation and Retrofit

Eugene Airport Seismic Evaluation

Seismic Evaluations of 40 Facilities for Police, Fire and Public Works.

Fire Stations 7 and 13 SRGP Evaluation and Retrofit

Airport Advanced Planning & Design

Airport Terminal Expansion Addition

Airport baggage Handling System Addition

Campbell Community Center Additions

Sheldon Pool Additions & Renovations

LANE COUNTY
Eugene, Oregon

Public Services Building Seismic Evaluation

Parole & Probation Facility Renovation

Behavioral Health Center Remodel

HHS Medically Assisted Treatment Program Remodel

EUGENE 4J SCHOOL DISTRICT
Eugene, Oregon

Willard Elementary School ASCE 41 Seismic Upgrade

Howard Elementary Technology Immersion School

River Road/ El Camino del Rio Elementary School

MAPLETON SCHOOL DISTRICT
Mapleton, Oregon

Mapleton School District TAP Grant Evaluation and Retrofit

Mapleton Elementary and High School SRGP Evaluation and Retrofit

Mapleton SD Master Planning

Mapleton Pool Assessment

LOWELL SCHOOL DISTRICT
Lowell, Oregon

Lowell High School SRGP Evaluation and Retrofit

Lundy Elementary SRGP Evaluation and Retrofit

UNIVERSITY OF OREGON
Eugene, Oregon

UO Tykeson Hall

Riley Hall Seismic Evaluation

Computing Center Seismic Evaluation

Allen Hall Data Center Seismic Evaluation

Tunnel Assessment

OREGON STATE UNIVERSITY
Corvallis, Oregon

OSU Hinsdale Wave Research Lab Remodel

OSU Kerr Admin 6th Floor Security Renovation

EDUCATION

BS, Civil Engineering
Oregon State University

MENG, Structural Engineering
Oregon State University

PROFESSIONAL REGISTRATION

Structural Engineer
OR 84424PE

CONTACT

T: 541.246.7021

EMAIL
bcrawford@hohbach-lewin.com

SAMUEL J. SHIOTANI, S.E.

PRINCIPAL

Mr. Shiotani has over 25 years of professional structural engineering expertise providing the structural design for a diverse range of public and private sector projects including municipal projects, affordable housing, public schools, theatres, libraries, mixed use residential, seismic upgrades and renovations of existing buildings .

REPRESENTATIVE PROJECT LIST

LANE COUNTY
Eugene, OR

Developmental Disabilities Services

Parole and Probations Facility Renovation

Public Service Building Office Remodel

Public Service Buidling Seismic Evaluation

CENTRAL LINCOLN PUD
Newport, OR

Central Lincoln People's Utility District New Headquarters Building

CITY OF EUGENE
Eugene, OR

Sheldon pool Additions and Renovations

Echo Hollow Community Pool Renovations and Addition

Eugene Airport Advanced Terminal Planning

Lane Council of Governments WIX Project

HOMES FOR GOOD
Eugene, OR

The Nel Supportive Housing

Ollie Court Affordable Housing Project

EVERGREEN FAMILY MEDICINE
Sutherlin, OR

Sutherlin EFM Healthcare Center

EUGENE FAMILY YMCA
Eugene, OR

New South Eugene YMCA Facility

UNIVERSITY OF OREGON
Eugene, OR

Lab Renovation Projects: Huestis Hall, Esslinger Hall and Onyx Bridge

Knight Library Testing Center Remodel

GREATER ALBANY PUBLIC SCHOOLS
Albany, OR

New Transportation Facility

CONCORDIA
Palo Alto, CA

Cubberley Community Center Seismic Report

CITY OF PALO ALTO
Palo Alto, CA

City Hall Fire Resistant File Cabinets

Seale Park Restroom

Alma Pipe Casing

Alma and University Guardrail Repair

Cowper Street Parking Structure

EDUCATION

B.S. Civil Engineering
University of California, Davis

PROFESSIONAL REGISTRATION

California Civil Engineer, 2003

California Structural Engineer, 2006

Oregon Structural Engineer, 2019

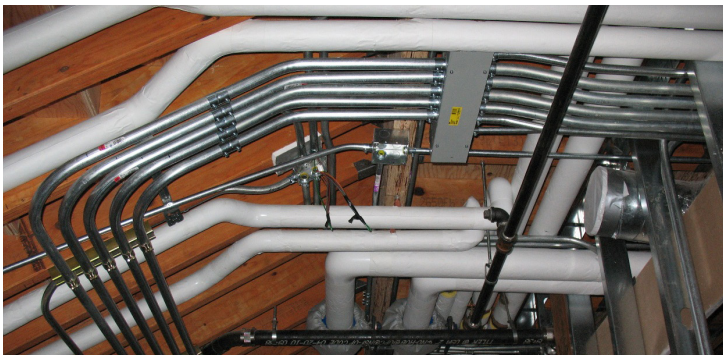
PROFESSIONAL AFFILIATIONS

Structural Engineer's Association of Northern California

CONTACT

T: 650.468.2061

EMAIL
sshiotani@hohbach-lewin.com



Fenton Hall is a great example of what can be accomplished through a deferred maintenance project, such as your seismic renovation. The primary goal is to ensure overall safety and structural upgrades, but it's also an opportunity to take a holistic view of the building. By approaching the project with creativity and flexibility, we can identify ways to enhance the building's overall use and functionality throughout the process.

FENTON HALL RENOVATION

UNIVERSITY OF OREGON
EUGENE, OREGON

RSA completed a renovation and seismic upgrade of Fenton Hall in 2011. The 3-story unreinforced masonry building received new footings, CMU shear walls, exterior brick reinforcement, floor plates, diaphragms, and roof bracing. The renovation involved a full replacement of mechanical and electrical systems with new high-efficiency systems. The connected Stacks building housed a 6-story mathematics library that remained occupied and operational throughout construction.

The real success story of this project was the transformation of the building into modern functional space, using funding for seismic, HVAC, and classroom upgrades. RSA's design transformed Fenton Hall to a fully accessible, seismically braced, and energy-efficient building. What was once a drab and dreary building is now a bright, easily navigable facility the Math Department is proud to call home.

PROJECT RELEVANCE
Seismic rehabilitation to educational facility

SIZE
17,200 sf

CONSTRUCTION COST
GMP $5.1 million

PROJECT COMPLETION
2011

TEAM MEMBERS
Becky Thomas, AIA

OWNER
Darin Dehle
UO Design/Construction Director
(541) 346-2282
ddhele@uoregon.edu

PROJECT MANAGMENT APPROACH

Robertson|Sherwood|Architects, pc takes pride in our diverse expertise in architectural design, serving a wide array of clients within our community including public spaces, private developments, universities, K-12 educational facilities, and recreation centers. Seismic design is a critical need that must be addressed in our existing building stock. We look for opportunities to use these needed renovations as a way to create additional value to the project by improvements to other aspects of the building, whether through space use, increased thermal performance, improved lighting, or updated finishes. At the heart of our practice is a client-centered approach. We understand that every project presents unique challenges, and we are dedicated to finding creative, thoughtful solutions.

Our team is equipped to provide the necessary seismic upgrades while collaborating closely with you to manage the budget and identify additional enhancements that can be integrated. We will stay informed on current codes throughout the project to ensure compliance and safety as we move forward together.

We are pleased to include Hohbach-Lewin on our team, bringing their extensive experience in seismic evaluations and retrofit designs for existing structures. During our collaboration with them on previous projects, we have developed a strong trust in their expertise to meet client needs while addressing major structural deficiencies. Hohbach-Lewin excels in designing comprehensive vertical and lateral force-resistent systems in high seismic regions, utilizing a wide range of building materials and construction methods. On the previous pages is a selection of seismic projects completetd by RSA and/or Hohbach-Lewin Engineering.

QUALITY CONTROL

RSA and Hohbach-Lewin prioritize quality control at every stage of project completion, from conceptual design through construction support. Our skilled team ensures projects meet expectations through meticulous attention to detail, consistent communication with clients and the design team, and essential practices like internal design reviews throughout all stages of design and regular site visits during construction.

CONSTRUCTION COST CONTROL MEASURES

Best practices start with an experienced design team, good communication and flexible problem solving. When making design recommendations that will significantly impact the budget it is paramount to identify project constraints and investigate potential alternative options. The development and exploration of these design alternatives often converge on the most economical solution.

PROJECT MUST HAVES

- All available existing drawings from past construction projects. This information is critical for the design team's understanding of the existing conditions.
- If there are undocumented portions of the existing structure, select field demolition can improve the design team's understanding of the existing conditions and improve the success of the construction phase of the project. The design team will work with the school district to develop desired field demolition areas for our observation.
- Timely feedback regarding locations of structural retrofits. The location of new elements like beams, columns, strongbacks, and shear walls may be flexible. We will work with the school district develop a retrofit scheme that best suits your needs.
- Information regarding any desired non-seismic rehabilitation remodel work that will be performed simultaneously with the seismic retrofit. Non-seismic work may have implications on the design of the retrofit.
- Information regarding any desired non-seismic rehabilitation remodel work that is planned as a future renovation projects. The design team will consider the implications of planned future work as best as practical.
- Information regarding the desired occupancy during construction. The design team will work with you to develop a plan for sequencing and phasing of construction and will integrate it with the retrofit design.

Robertson | Sherwood | Architects PC

Robertson | Sherwood | Architects PC

THANK YOU.

Roosevelt Middle School
Eugene, Oregon