

Lakeland Joint School District #272

5506 N. Washington St.

Rathdrum, ID 83858

208-687-0431



**LJSD Vision: A community committed to academic excellence ...
dedicated to student success.**

Board Agenda Item **Request**

AGENDA ITEM: Approve/Deny - Architectural Services Contract

MEETING DATE: April 16, 2025

PREPARED BY: Jessica Grantham, Tim Haag

INFORMATIONAL SUMMARY:

Three firms responded to our Architectural Services RFQ; Architects West, Design West, and Resolut. The Architectural Services Committee rated all responses to the RFQ for our upcoming capital projects related to the \$18,000,000 School Modernization Funds. The committee consisted of Tim Haag, Facilities Director, Jessica Grantham, CFO, and Chelsea Pursley, Controller.

The firms were evaluated on the following criteria:

- Firm Profile
- Capability to meet project timelines
- Team Organization
- Team Member Qualifications
- Related Project Experience
- Local Knowledge
- References

After considering all factors, the committee selected Architects West as the firm most qualified for the projects related to our school modernization funds.

RECOMMENDATION:

It is our recommendation that the board approve the architectural services contract with Architects West for the projects funded by state school modernization funds.

ATTACHMENTS:

Architects West Proposal

Design West Proposal

Resolut Proposal

Statement of Qualifications for

Lakeland Joint School District No. 272 **ARCHITECTURAL AND OTHER RELATED PROFESSIONAL SERVICES**

March 27, 2025



March 27, 2025

Lakeland Joint School District
Attn: Jessica Grantham, CFO
15506 North Washington Avenue
Rathdrum, ID 83858

RE: REQUEST FOR QUALIFICATIONS – ARCHITECTURAL AND OTHER RELATED PROFESSIONAL SERVICES

Dear Ms. Grantham:

We are pleased to submit this Statement of Qualifications for your consideration.

We can lead your team to a successful project. Architects West is an Architecture, Landscape Architecture/ Site Design, and Interior Design firm with a successful 51-year history specializing in the design of educational facilities. Established in 1973, the firm is now employee-owned. We understand our success as a business is directly tied to helping our clients be successful.

We will be a strong and experienced partner. Architects West has a reputation built on positive stewardship of client and environmental resources, excellence in design and service delivery, and commitment to the communities we serve. Our team's qualifications and experience align perfectly with the objectives for your projects:

- Extensive project experience with modernization of educational facilities
- Proven experience with multi-facility assessment, planning, and design projects
- Proven team, with a track record of success

We are staffed to meet your schedule. Our team has decades of experience bringing successful educational projects to school districts throughout the Northwest. We wholeheartedly welcome the opportunity to continue working with Lakeland Joint School District and trust you will find our qualifications to be extensive and relevant.

Sincerely,

ARCHITECTS WEST, INC.



Kevin Cole
Principal Architect



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Contact

PRIMARY LOCATION:

Kevin Cole, Principal
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architectswest.com

SPOKANE OFFICE:

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Spokane, WA 99202
t: 509.209.8820



A | COMPANY PROFILE

HISTORY:

Architects West is a multi-discipline design firm with a 51-year track record of successful design projects in the Inland Northwest region and beyond. Since 1973, we have been specializing in the design of educational facilities. **Founded on principles of providing top level service, high-quality design and documentation, and building strong, lasting relationships,** Architects West has continued to grow stronger each year.



Staff

Registered Architects	10
Landscape Architects	4
Interior Designers	3
Technical Support/Drafting	15
Administration	3
Total	35
Principals	5
Associates	2
LEED Accredited Professionals	3
WELL Accredited Professional	1
OSPI BCA Certified	7



SERVICES:

We provide Architecture, Landscape Architecture/Site Design and Interior Design. Within those disciplines we have **included all aspects of design services required to bring your project from an idea to reality.** We can provide any level of service from minimal design consultation to acting as your full-service agent every day of your project.

INTERIOR DESIGN:

Our in-house interior design studio works closely with the whole design team and the client to **create learning environments that set the stage for students to thrive.** Led by a 32-year veteran of K-12 school design, our goal is to apply creativity, experience, and careful thought to every detail in support of your district's educational goals.

What we do for you!



Provide Service

that is relentless, responsive, efficient, and effective



Deliver Value

that reflects well-placed investment of resources, used effectively and responsibly



Provide Engaging Design Processes

that are participatory, enlightening, and destination focused



Produce a Lasting-legacy

that results from grounded design, matched with creative design expression



Foster Meaningful Influence

on the everyday lives of our clients and end users through the built environment

SITE DESIGN:

Site and landscape design are integral to an informed building design. Architects West believes strongly in this critical relationship as a component of effective place-making, and has an in-house team of landscape architects involved from the earliest conceptual design stages. Our landscape architectural team has completed work across the northwest for public and private entities and has extensive educational facility design experience.

STRUCTURE:

Architects West has offices in Coeur d'Alene and Spokane, and is structured as an Employee Stock Ownership Plan (ESOP). As individual owners, **employees understand that the success we deliver to our clients directly effects the success of our own business.**

FIRM SIZE

Our team of 35 full-time staff provide our clients with robust resources to meet the needs of large projects, while still maintaining a personal connection with each client. Architects West has grown and benefited from minimal staff turnover, which gives our clients a team that has an average of more than 10 years of working together. This expertise and longevity of staff association allow us to meet our clients' needs in an increasingly sophisticated building environment.

Architects West believes investing in our staff, empowering them with the training necessary and desired, enables them to successfully do their jobs. This applies to all our staff - technical drafting support, clerical, accounting, and business development. Proper training, combined with a positive work environment, and excellent benefit package, has enabled our firm to retain staff for a long time.

IN-HOUSE SERVICES

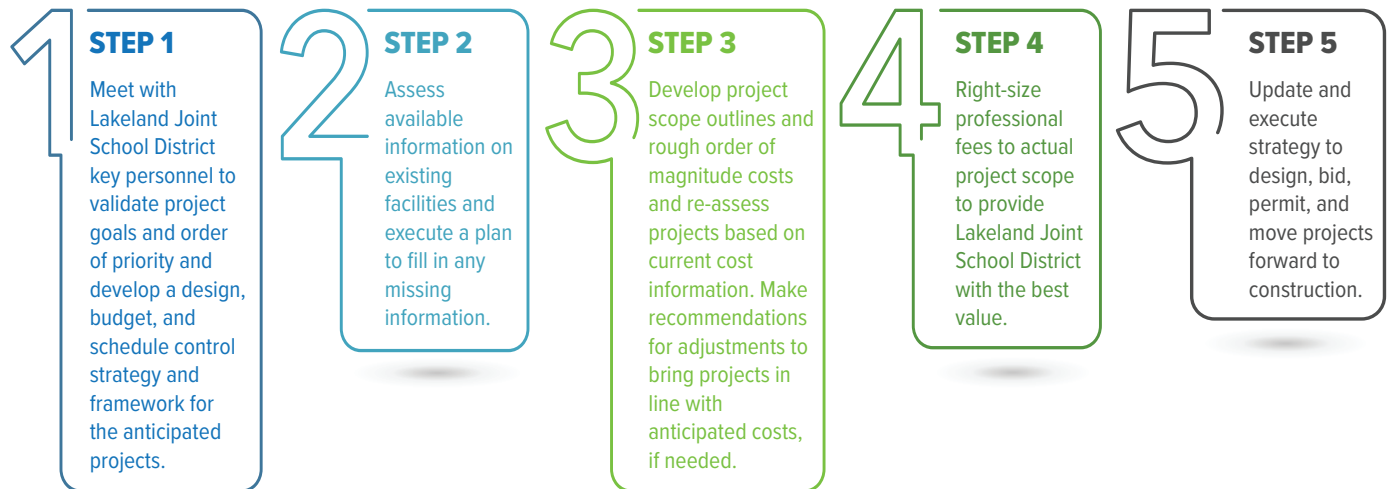
- Pre-bond planning
- Facility & campus master plans
- New facilities design
- Modernization design
- Interior design
- Furniture selection/procurement
- Space planning
- Programming
- Facility & campus master plans
- Tenant Improvements
- Site assessments
- Needs assessments
- Feasibility studies
- Studies and surveys
- Land planning
- Landscape architecture
- Irrigation/planting design
- Stormwater management
- Vehicle circulation
- Parking studies
- Roofing replacements
- Maintenance projects
- ADA/life safety upgrades
- Cost estimates
- Budget management
- Graphic design
- Virtual reality/design visualization
- Art placement
- Project management
- Community engagement

Architecture | Landscape Architecture | Interior Design

B | CAPABILITIES

Architects West utilizes a logical and orderly task-based process focused on developing design solutions that meet your goals in a timely manner. Lakeland Joint School District will be involved in the design process each step of the way. You will be involved as ideas are developing ensuring the opportunity for review, input, and validation of the design progress. This is accomplished through recurring meetings as well as informal communications during the design effort. Milestone deliverables at the conclusion of each phase become formalities to document decisions made and to provide a reliable stepping-stone to subsequent phases. The initial steps we propose to set your projects on a successful path are as follows:

Work Plan



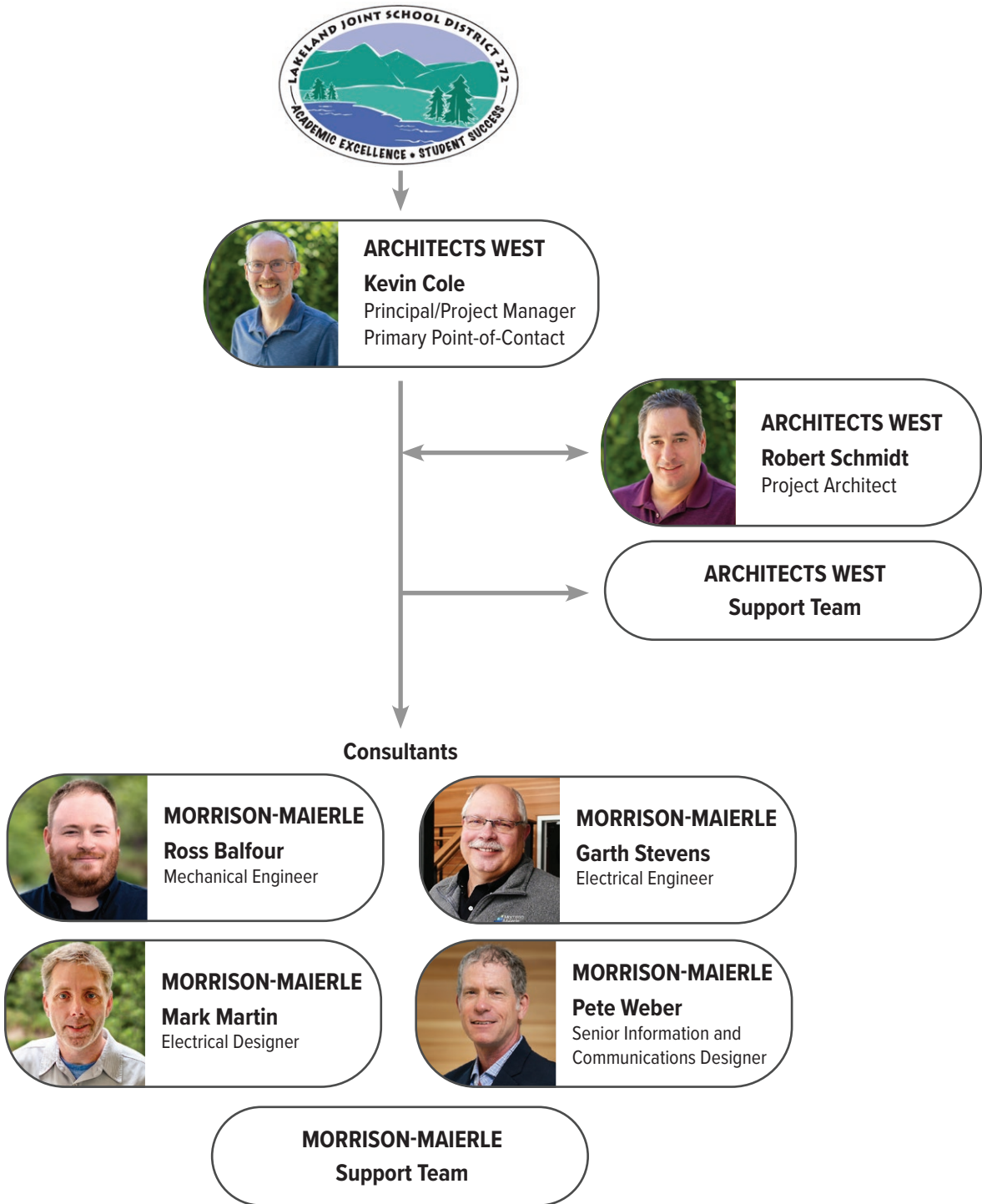
The keystone to cost and schedule control occurs at the outset. Teams that keep designs in scope from the start have a high chance of success of staying within budget, since project scope is the primary budget driver. Ensuring project scope stays within the target will be a primary and ongoing focus. When concept designs are right-sized, budget control in future design phases can be properly focused on analysis of the finer details of building assemblies, products, and systems. The conclusion of each design phase will involve an analysis of the projected costs and collaboration with the team to determine what strategy to use to address any out-of-tolerance budget projections before moving to the next phase. In addition, bid and project management requirements in the construction specifications will be right-sized to a level that protects the District's interests without placing undue overhead costs on the contractors for a small scale project. This will help minimize the cost of the construction. We will strive to provide clear and concise documents to help reduce risk for the bidders, which generally equates to lower bid prices.

As evidence of results, Architects West has successfully designed over \$500,000,000 worth of school facilities in the last three years. This includes the Walla Walla School District's 2018 bond measure addressing 500,000 square feet of school additions and modernizations across five different sites and 12 buildings. The projects included re-roofing, mechanical and electrical system upgrades, space reconfiguration, site infrastructure, athletic fields and new building construction. Project delivery included small works roster, design-bid build and GC/CM project delivery methods with construction value totaling \$97 million. As further evidence of our success, Architects West also designed athletic facility projects for the Walla Walla Public Schools in 2024, which bid well below the District's target budget, and are currently under construction.



C | ORGANIZATIONAL CHART

We have assembled a well qualified team to provide services to Lakeland Joint School District. The Architects West team members have in-depth experience assisting K-12 clients. Their experience not only includes design of new 50,000 sf + facilities, but focuses on every type of upgrade and modernization along with new additions for multiple building types. The team includes the multi-disciplinary sub-consultant firm of Morrison-Maierle. Incorporating a single, multi-disciplinary engineering sub-consultant allows Architects West to efficiently scale the engineering services to the needs of the project scope and schedule.



In addition to the key personnel shown above, Architects West and it's sub-consultant, Morrison-Maierle, each have robust professional staff that will be engaged as necessary in moving the design effort forward. In addition to Mechanical, Electrical, and IT expertise, Morrison-Maierle can also provide Structural and Civil engineering as needed for the projects.

Kevin Cole

role

Principal/Project Manager

Kevin has a passion for and skill in organizing, team building, and development of practical efficient designs for educational and commercial projects. He believes in respecting all participants, recognizing the value that each individual brings to the table, and in making objective decisions. Kevin will provide team leadership, oversee the day-to-day activities of the project team, and be the primary interface with all stakeholders throughout the course of the project. Kevin will use his years of experience to guide the team and engage and inform all parties from the beginning to the successful conclusion of the project. He will continue to be available and serve as a resource long after the project is complete.

Select Projects

- Lakeland School District Long Range Capital Plan, Rathdrum, ID
- Lakeland School District Siding Replacement Projects, Lakeland Middle School, Athol Elementary and Spirit Lake Elementary, ID
- Coeur d'Alene School District Secure Entries Phases 1 & 2, Coeur d'Alene, ID
- Walla Walla High School Campus Additions & Modernizations, Walla Walla, WA
- Lincoln High School Additions & Modernizations, Walla Walla, WA
- Pioneer Middle School Additions & Modernizations, Walla Walla, WA
- Berney Elementary School HVAC Retrofit and Reroof, Walla Walla, WA
- McLoughlin High School HVAC & Roofing Replacements, Milton-Freewater, OR
- Gib Olinger Elementary School, Milton-Freewater, OR



Education

UNIVERSITY OF IDAHO

Bachelor of Science in Architecture

Registration

Licensed Architect: WA, ID, OR

Professional Experience

Years with Architects West: 26

Total Years: 27

Organizations

National Council of Architectural

Registration Boards (NCARB)

Associate for Learning Environment

(A4LE) - formerly Council of Educational

Facility Planners Institute (CEPFI)



Robert Schmidt, AIA

role

Project Architect

Robert has a very diverse architectural background and has built an expansive project portfolio including civic, business, K-12, higher education, office, justice, and government projects. He is a problem-solving, functional, and thoughtful designer with a passion for his work. Robert will work closely with the entire design team to develop detailed, accurate construction documents that implement the owner's requirements in a cost-effective and efficient manner.

Select Projects

- Keene-Riverview, Prosser Heights, & Whitstran Elementary Schools Additions & Modernizations, Prosser, WA
- North Idaho STEM Academy Classroom Addition, Rathdrum, ID
- North Central ESD Office Remodel, Wenatchee, WA
- Idaho Department of Lands/DPW, St. Joe Area Field Office Administration and Fire Buildings, St. Maries, ID
- WSU Agricultural Research and Extension Centers throughout Washington
- WSU Tri-Cities Old Bookie Building, Pullman, WA
- WSU Puyallup Allmendinger Hall, Puyallup, WA
- WSU Prosser West Building, Prosser, WA
- Silverwood Theme Park Water Park Expansion, Athol, ID
- Coeur d'Alene North Condos Exterior Renovation, Coeur d'Alene, ID



Education

UNIVERSITY OF IDAHO
Bachelor of Architecture

Registration

Licensed Architect: ID, OR

Professional Experience

Years with Architects West: 6
Total Years: 30

Organizations

American Institute of Architects (AIA),
North Idaho Chapter

National Council of Architectural
Registration Boards (NCARB)





Ross Balfour, PE

role

Mechanical Engineer

Ross Balfour is a mechanical engineer and project manager with experience in surveying, analyzing, and designing HVAC and hydronic systems, plumbing systems, and LEED design and certification for educational, research and development, industrial, commercial, and residential facilities for both new and renovation/retrofit projects. As a project manager, he collaborates with designers, contractors, and users to ensure the mechanical systems create comfortable, healthy, and safe spaces to inhabit.

Select Projects

- Inchelium School Modernization Fire Protection, Inchelium, WA
- Browning Middle School Addition & Remodel, Browning, MT
- Webster-Garfield School, Butte, MT
- Harlem Schools Additions, Harlem, MT
- Lockwood High School, Lockwood, MT
- Ruder Elementary, Columbia Falls, MT
- Jeanette Rankin Elementary School, Missoula, MT
- Meadow Hill Middle School, Missoula, MT
- Townsend School HVAC Upgrades, Townsend, MT
- Townsend School Addition/Remodel, Townsend, MT
- Russell School, Missoula, MT
- Lone School District Fire Protection, Lone, OR
- Grangeville Air Center | Grangeville, ID
- USFS Kamiah Supervisors Office, Kamiah, ID
- Idaho Panhandle National Forest Design Services, Coeur d'Alene, ID
- USFS SCAT Installation Design, Riggins, ID



Education

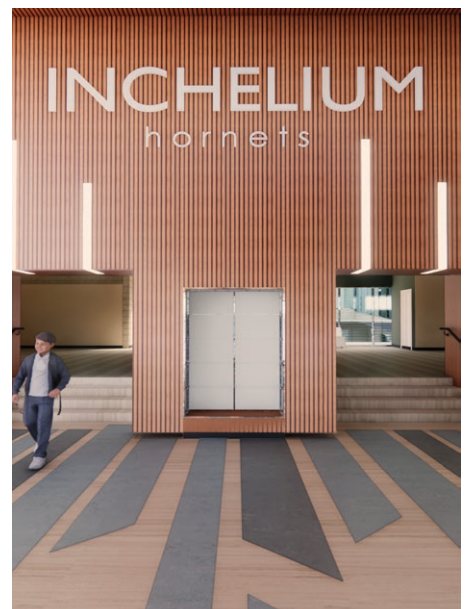
MONTANA STATE UNIVERSITY
Bachelor of Science in Mechanical Engineering

Registration

Professional Engineer: ID, MT, OR, WA

Professional Experience

Total Years: 10





Garth Stevens, PE

role

Electrical Engineer

Garth Stevens is a senior electrical engineer with experience in the design of electrical systems for many building types from industrial facilities to education. Designing building power distribution, lighting layouts and controls, fire alarm systems, and telecommunications infrastructure for over 15 different school districts in the Intermountain West.

Select Projects

- Big Sky SD STEAM Addition & Renovation, Big Sky, MT
- Madras Elementary School Upgrade, Madras, OR
- Buff Elementary School Upgrade, Madras, OR
- Madras High School, Madras, OR
- Flathead High School Demolition & Addition, Kalispell, MT
- Bridger Public School, Bridger, MT
- Rankin Elementary School, Kalispell, MT
- Metolius Elementary School Remodel, Metolius, OT
- Lockwood High School, Lockwood, MT
- Pryor School Addition & Remodel | Pryor, MT
- Rankin Elementary School, Kalispell, MT
- Chief Charlo Elementary School Cooling Addition, Missoula, MT
- Paxson Cooling Addition, Missoula, MT
- NeighborImpact Classroom Modular | Redmond, OR
- Grangeville Air Center, Grangeville, ID
- USFS Avery Cabin Phase 2, Kingston, ID
- USFS IPNF Supervisor Office CA Ph 2, Couer d'Alene, ID
- USFS SCAT Installation Design, Riggins, ID
- USFS Kamiah CA & Support Services, Kamiah, ID



Education

MONTANA STATE UNIVERSITY
Bachelor of Science in Electrical
Engineering

Registration

Professional Engineer: ID, WY, ND, MT,
WA, OR

Professional Experience

Total Years: 37





Mark Martin, LC

role

Electrical Designer

Mark Martin is a senior engineering designer with a strong background in lighting. He is seasoned in all facets of electrical and low voltage systems design for commercial, industrial, and residential facilities. Mark brings experience in project management, LEED design, solar design, and construction administration. Mark combines his strong passion for lighting design with creativity and expertise to deliver innovative lighting solutions. He has provided designs to notable projects such as the Tillikum and Sellwood bridges in Portland, Oregon as well as Northern Quest Resort and Casino Plaza in Airway Heights, Washington.

Select Projects

- Bear Creek Elementary Life Skills Shower, Bend, OR
- Polson School District Elementary Bond Projects, Polson, MT
- Mountain Stair Family Relief Nursery, Madras, OR
- Deer Park High School Boiler Replacement, Deer Park, WA*
- Deer Park Middle School Addition, Deer Park, WA*
- Polson High School Addition and Renovation, Polson, MT
- Wenatchee Library Improvements, Wenatchee, WA*
- WSU Food and Beverage Lab Improvements, Pullman, WA*
- WSU Fine Arts remodel, Pullman, WA*
- WSU Martin Stadium improvements, Pullman, WA*
- OSU Business Building, Corvallis, OR*
- OSU Football Facilities Renovation, Corvallis, OR*
- University of Oregon Hatfield Complex Football operations, Eugene, OR*

*Work experience while with former employer.



Education

UNIVERSITY OF KANSAS

Bachelor of Science in Architectural Engineering

Professional Experience

Total Years: 16





Pete Weber, RCDD

role

Senior Information and Communications Designer

Pete brings a wealth of experience in all facets of telecommunications and physical security design for a range of clients. His design experience includes copper and fiber optic cabling, telecommunications room design, wireless, voice, access control, video surveillance, and overhead paging. Pete has a long history designing communication systems for institutional clients, including K-12, higher education, transportation, and state and local government. Pete will lead the ICT design, bringing a proven track record of delivering projects that combine exceptional performance with cost-efficiency.

Select Projects

- Belgrade Elementary School, Belgrade, MT
- Big Sky SD STEAM Addition & Renovation, Big Sky, MT
- Bridger Public School, Bridger, MT
- Browning Student Support Center, Browning, MT
- Browning Middle School Addition & Remodel, Browning, MT
- Harlem Schools Additions, Harlem, MT
- Ruder Elementary, Columbia Falls, MT
- Columbia Falls Junior High, Columbia Falls, MT
- Glacier Gateway Elementary, Columbia Falls, MT
- Kalispell SD Transportation & Maintenance Facility, Kalispell, MT
- Centerville School, Centerville, SD
- Loyola Sacred Heart High School, Missoula, MT
- Montana School for the Deaf & Blind, Great Falls, MT
- Stanford School Addition ICT Services, Stanford, MT
- Polson School District Elementary Bond Projects, Polson, MT
- WY Girls School Stolt Hall Classroom Buildings, Sheridan, WY
- Somers Middle School TO 2, Somers, MT
- North Valley Music School, Whitefish, MT
- Stevensville Elementary School, Stevensville, MT
- Stevensville High School, Stevensville, MT



Education

WHEATON COLLEGE
Bachelor of Arts in Psychology

Registration

US Registered Communications
Distribution Designer: #338372

Professional Experience

Total Years: 31



E | EXAMPLES OF EXPERIENCE



Walla Walla High School Additions & Modernizations

Walla Walla Public Schools

Walla Walla, WA

Project Data:

Initial Contract Value: \$51,043,222

Final Contract Value: \$57,031,461

A/E Change Orders: 1.0%

Year Completed: 2022

Project Delivery: GC/CM

Team Members:

Kevin Cole, Principal-in-Charge

Project Information:

Work for this project included renovation of seven buildings totaling 230,651 sf and 24,241 sf of new construction additions. Site work included replacement of aging site and utility infrastructure, frontage improvements, and improvements to parking, traffic circulation, pedestrian circulation, and landscaping.

It also included size new parking lots totaling 629-car parks, bus loops, and a central courtyard core area, and a pedestrian bridge crossing Yellowhawk Creek.





Keene-Riverview Elementary, Prosser Heights Elementary, and Whitstran Elementary Additions & Modernizations

Prosser School District
Prosser, WA

Project Data:

Keene-Riverview and Prosser Heights:

Initial Contract Value: \$23,699,000

Final Contract Value: \$24,517,882

A/E Change Orders: 0.8%

Year Completed: 2024

Project Delivery: Design/Bid/Build

Team Members:

Robert Schmidt, Project Architect

Whitstran:

Initial Contract Value: \$11,677,000

Final Contract Value: \$11,924,626

A/E Change Orders: 0.3%

Year Completed: 2023

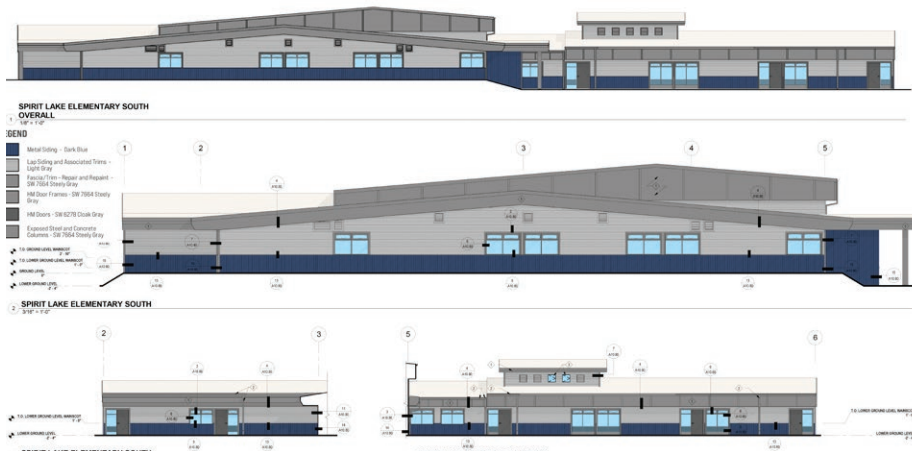
Project Delivery: Design/Bid/Build

Team Members:

Robert Schmidt, Project Architect

Project Information:

Work for Keene-Riverview involved 11,350 sf new construction and 39,300 sf modernization. Work for Prosser Heights involved 9,070 sf new construction and 38,325 sf modernization. Whitstran consisted of 12,010 sf new construction and 16,800 sf modernization work.



Project Information:

As part of the District's maintenance program, three schools were in need of siding replacement. The District hired a contractor via the GC/CM delivery method to perform the work over a two-year period. The first phase was for work at Lakeland Middle School, which was done in 2023. Next was work at Athol and Spirit Lake Elementary Schools in 2024. The projects consisted of select replacement for exterior doors, frames, and hardware, select replacement of windows, and full replacement of the exterior siding with new pre-finished metal wainscot and pre-finished lap siding, as well as re-painting soffits and fascias.

Lakeland Joint School District Siding Projects

Lakeland Joint School District

Rathdrum, ID

Project Data:

Guaranteed Maximum Price:

\$2,158,197

A/E Change Orders: 0%

Year Completed: 2023 & 2024

Project Delivery: GC/CM

Team Members:

Kevin Cole, Principal-in-Charge



Project Information:

This project included HVAC upgrades, ceiling replacement, and re-roof of the entire 62,845 sf school facility. Roofing work included tear-off of the existing TPO roofing, along with multiple layers of older roofing material below, and installation of a new self-adhered TPO type roofing. New walkway pads and equipment platforms were installed. The HVAC system was replaced with a new Variable Air Volume (VAV) type system, meeting today's energy efficiency codes. To reduce construction cost, the existing duct work that was in good condition was re-used wherever possible.

Berney Elementary School HVAC Retrofit and Reroofing

Walla Walla Public Schools

Walla Walla, WA

Project Data:

Initial Contract Value: \$3,007,041

Final Contract Value: \$3,264,334

A/E Change Orders: 0.8%

Year Completed: 2019

Project Delivery: Design/Bid/Build

Team Members:

Kevin Cole, Principal-in-Charge



Project Information:

Work at this school included additions to the existing building and a complete modernization of the remaining structure. New construction included a commons, full service kitchen, auxiliary gym, three music rooms, and three classrooms. A loading dock was added to the back-of-house service area of the kitchen. For the new mechanical system a water source heat pump was utilized and all new electrical systems were added.

Pioneer Middle School Additions & Modernizations

Walla Walla Public Schools

Walla Walla, WA

Project Data:

Initial Contract Value: \$19,391,626

Final Contract Value: \$21,622,707

A/E Change Orders: 2.2%

Year Completed: 2022

Project Delivery: Design/Bid/Build

Team Members:

Kevin Cole, Principal-in-Charge



Project Information:

This three-story school building was originally built in 1912 and, being structural sound with only minor issues, was a good candidate for modernizing. Work included 34,449 sf of modernization that included new mechanical and electrical systems, minor interior renovations, all new windows, along with safety, security, and ADA upgrades. New construction of a 3,534 sf addition was done to create a black box theater, with a new entrance and foyer. A new elevator was added to be able to access all three of the existing levels.

Lincoln High School Additions & Modernizations

Walla Walla Public Schools

Walla Walla, WA

Project Data:

Initial Contract Value: \$10,290,000

Final Contract Value: \$10,687,078

A/E Change Orders: 1.0%

Year Completed: 2022

Project Delivery: Design/Bid/Build

Team Members:

Kevin Cole, Principal-in-Charge



Project Information:

A primary goal of the district was to approach school from a project based educational model. This approach was reflected in the design of the facility through the creation of focus areas, each containing a grouping of classrooms, flex lab spaces, and teacher collaboration areas. The scope included 62,343 sf of new construction and 77,587 sf of modernization to reconfigure the current middle school into a new high school.

College Place High School Additions & Modernizations

College Place Public Schools

College Place, WA

Project Data:

Initial Contract Value: \$23,913,926

Final Contract Value: \$24,532,239

A/E Change Orders: 0.5%

Year Completed: 2016

Project Delivery: Design/Bid/Build

Team Members:

Kevin Cole, Principal-in-Charge



Project Information:

Phase 1 work involved a new secure entry vestibule to be designed and constructed at the main entries at Atlas, Fernan, Hayden Meadows and Skyway Elementary Schools. Construction for each was the same, but adjusted to match each particular building. The new entries created a vestibule space with a speaker and drawer to the administrative front desk on the other side. Entry is via a keypad or by having staff buzz to open the door. Phase 2 work involved re-configuring the entry vestibules at Dalton and Ramsey Elementary Schools in order to enhance the safety and security of the main entrance. Reception area casework was re-designed to improve workflow and line of site to the main entry doors. Interior vestibule doors were relocated further into the building in order to create service counters between the reception areas and the secured vestibules. The work involved the strategic use of ballistic windows, ballistic rated walls, intrusion rated glazing, access-controlled doors, as well as security and video surveillance systems.

Coeur d'Alene School District Secure Entries Phase 1 and 2

Coeur d'Alene School District

Coeur d'Alene, ID

Project Data:

Initial Contract Value:

\$581,980/\$284,800

Final Contract Value:

\$625,786/\$291,905

A/E Change Orders: 0%

Year Completed: 2023/2024

Project Delivery: Design/Bid/Build

Team Members:

Kevin Cole, Principal-in-Charge

F | LOCAL KNOWLEDGE

Local Knowledge

Architects West is deeply rooted in the local community, with unmatched school design experience. No other Northern Idaho-based architectural firms can match our combination of local expertise and long-standing relationships. Specific examples of our local connections include:

- Prior and recent experience assisting Lakeland Joint School District with capital facility needs
 - Lakeland High School Gymnasium Addition
 - Lakeland Junior High 9th Grade Corridor Modernization
 - Lakeland High School Athletic Storage Building Addition
 - Lakeland High School Reroof
 - Lakeland School District Sidewalk Replacement
 - Mountain View Alternative High School Modernization
 - Timberlake Junior High School
 - Twin Lakes Elementary School
 - Siding Replacement at Athol Elementary, Spirit Lake Elementary, and Lakeland Middle School
- Ongoing work with the City of Rathdrum for the new City Hall and campus
- Successful permitting experience across all local jurisdictions, including the Cities of Rathdrum, Athol, Spirit Lake, and Kootenai County—where your projects are located
- Kevin Cole, our team leader, has been a Lakeland Joint School District resident for 22 years
- Active member of the Rathdrum Chamber of Commerce
- Multiple successful completed projects in the Rathdrum community:
 - Majestic Park
 - Rathdrum Mountain
 - North Idaho College Parker Technical Education Building
 - Northern Lakes Fire Station
 - Rathdrum Bible Church Addition

Our strong local connections to the community give us a personal investment in the success of the Lakeland Joint School District. We're excited to bring our experience and resources to support the District's future.



References

Coeur d'Alene School District

Seth Deniston, Deputy Superintendent of Operations
(208) 664-8241
sdeniston@cdaschools.org

Ginno Construction

Rich Wells, President
(208) 667-5560
rich@ginnoconstruction.com

Idaho Department of Lands

Cory Flesher, Fire Warden
(208) 245-4551
cflesher@idl.idaho.gov

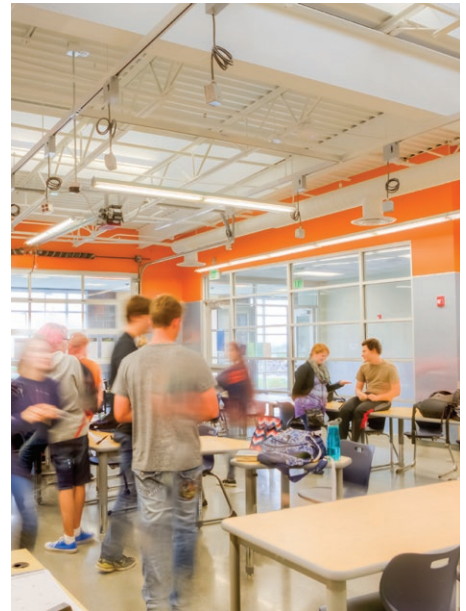
Lake Pend Oreille School District

Brian Wallace, Chief Financial & Operations Officer
(208) 263-2184 ext. 1018
brian.wallace@lposd.org

Walla Walla Public Schools

Wade Smith, Superintendent
(509) 527-3017
wsmith@wwps.org

Robert Foster, Director of Facilities & Operations
(509) 526-1873
rfoster@wwps.org





STATEMENT OF QUALIFICATIONS



LAKELAND JOINT SCHOOL DISTRICT № 272 **ARCHITECTURAL & OTHER RELATED PROFESSIONAL SERVICES**

MARCH 27, 2025

**DESIGN
WEST**
ARCHITECTS





March 27, 2025

Lakeland Joint School District
Jessica Grantham, CFO
15506 N Washington Ave
Rathdrum, ID 83858

RE: Architectural & Other Related Professional Services

Dear Selection Committee Members,

Design West Architects is excited for the opportunity to work with Lakeland Joint School District on the upcoming projects during the next few years. Our firm specializes in the planning and design of educational facilities, and we have helped many school districts throughout the State of Idaho update mechanical systems, make security upgrades, renovate interiors, and much more. At DWA, schools are our business - over 80% of our projects are for public schools, many in districts similar to yours. We feel that Design West is extremely well suited to assist you in the process you are undertaking. We realize that you have many firms to choose from and we offer a team with specific skills that set us apart:

EXPERIENCE ■ DWA recently completed multiple additions, renovations, and modernizations at elementaries, middle schools, and high school throughout our region. DWA has provided architectural services to over 50 Idaho school districts. We also have extensive experience working with districts to determine what projects can be achieved with state and federal funding to help districts meet their facility improvement goals.

COST-EFFECTIVE ■ We are well known in the industry for our pragmatic approach to design and construction. We practice value-based design, recommending cost-effective, viable design solutions that can be efficiently constructed and maintained. We will provide the best possible value to LJSD without compromising quality, energy efficiency, or appearance.

RELATIONSHIPS ■ DWA will take the time to listen to administrators, teachers, and students to understand the needs and goals for the project. Our role as designers is to listen and work with you to achieve positive outcomes that demonstrate LJSD as a good steward of public funding.

Thank you for taking the time to review our qualifications. If we can help answer any further questions, please don't hesitate to call.

Sincerely,

Amy Browne-Minden, AIA, NCARB, NCIDQ, LEED AP BD+C, ID+C
Principal

E: aminden@designwestpa.com | C: 208-596-8549



PRINCIPAL-IN-CHARGE

Amy Browne-Minden
905 W Riverside Ave, Suite 605
Spokane, WA 99201
P: 509-290-6843
E: aminden@designwestpa.com

YEAR FOUNDED ■ 1981

NUMBER OF STAFF ■ 36

PERSONNEL

Licensed Architects ■ 10
Project Managers ■ 5
Architects in Training ■ 14
Administrative Support ■ 7

OFFICE LOCATIONS

Spokane, Washington
Pullman, Washington
Kennewick, Washington
Meridian, Idaho
Ontario, Oregon

STATES LICENSED

Idaho
Washington
Oregon
Montana
Nevada

THE RIGHT EXPERIENCE

- Substantial planning and design experience
- In-depth Construction Administration services

THE RIGHT SIZE

- Large firm resources
- Small firm responsiveness

THE RIGHT PEOPLE

- 4 LEED Accredited professionals
- 2 NCIDQ Certified Interior Designers
- Principal commitment throughout the project



DESIGN WEST ARCHITECTS

STRONG HISTORY. BRIGHT FUTURE. ENGAGING TODAY.

Design West Architects is an Idaho S-Corporation established in 1981, specializing in the planning and design of educational facilities. Since our founding over 40 years ago, we have opened additional offices in Spokane and Pullman to better serve our North Idaho clients. Over the years, we have developed a large and varied client base and established quality experience in all facets of planning and design. The firm has continued to grow and expand its technological capabilities, and has become an industry leader in collaborative design of projects that serve the public. We approach all of our projects with the same philosophy: **Provide each client with the maximum benefit for the available funding.**

Design West has five locations: Spokane, Pullman, and Kennewick, WA; Meridian, ID; and Ontario, OR. Projects for LJSD would be managed from our downtown Spokane office. The multiple office concept is a deliberate strategy to make principals and staff more accessible to our clients throughout the Northwest. We effectively share our professional and procedural strength within DWA and our consulting engineers to provide a experienced, cohesive project team for our clients.

We have developed a strong record of providing quality site and building analysis, programming, architecture design, interior design, construction documents, estimating, cost control, and construction administration. This is best illustrated by a high percentage of repeat clients - **over 80% of our current projects are from repeat clients.**

For over 40 years, Design West has steadily increased our project diversity and employee expertise to meet and exceed our client's expectations for quality service. Our record of employee retention and responsible growth demonstrates commitment to our clients and a well-established contentment regarding our firm and our completed projects.

Our goal is to provide our clients with the highest level of service in the planning, design, and realization of functional, beautiful, and energy-efficient facilities. We provide the same level of professional service for every project, regardless of size or complexity. We strive to produce the highest quality construction documents available, accurately reflecting our client's needs and functions and current construction standards. We provide prompt individual attention and service and proudly represent the best interests of our clients through all phases of each project, even after the end of the warranty period.

The Design West team has immediate availability to begin work on the renovation projects for LJSD. With the ability to utilize our entire firm, we can quickly complete documents for multiple projects concurrently and be on-site for meetings in less than an hour. With over 40 years of school renovation experience, we can help you complete multiple projects on time and within budget.

SCHEDULING PROCESS

We utilize software to generate highly detailed design and construction schedules. Our schedules are generated at the beginning of the design process and shared with each member of the design team to ensure all parties are aware of the timeline. With few exceptions, we can maintain this schedule for the duration of the project. We strive to develop a cohesive project team with the general contractor or construction manager, working together to represent the best interests of the owner in all facets of the project, including budget and schedule maintenance.

Maintaining project schedules is of paramount importance. This is accomplished in a well-defined schedule, with all parties clear as to when and how they are to perform their roles. From the very start, bidders will understand project schedule expectations and the penalties for non-performance. Developing and maintaining an overall master schedule is critical to project success.



INTERACTING WITH INTERNAL PROJECT TEAM

DWA has extensive experience working with multiple engineering firms to complete project requirements. Our team will meet routinely to review design, schedules, and budget to ensure compliance with deadlines and goals. We will work with LJSD representatives to develop detailed construction documents, budget validation, and phasing if needed. These efforts will promote the timely completion of all construction, commissioning, and occupancy tasks. Our detailed approach allows for project team integration to identify potential issues early and adjust project assignments accordingly for a successful project.

INTERACTING WITH CLIENT & STAKEHOLDERS

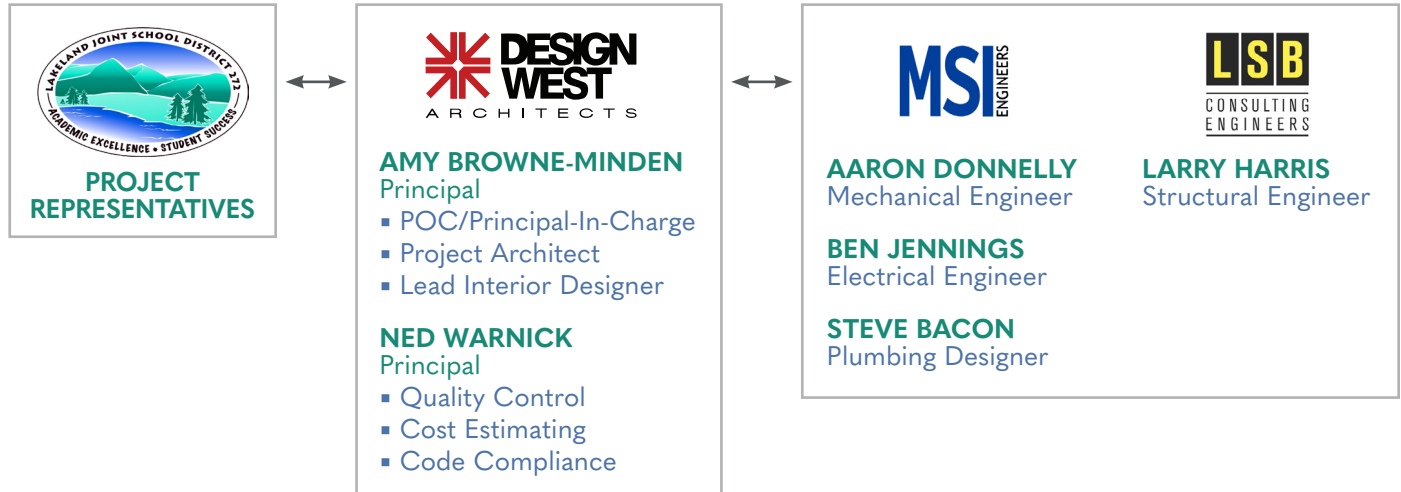
Communication with clients and stakeholders is key for any successful project. By directly and clearly communicating issues that may influence the balance of scope to cost, the design team can ensure that project representatives will be informed participants and decision-makers during the planning and design process. We will work with LJSD representatives to establish a process that assures every participant opportunities for input, allows for prompt resolution of questions, and provides regular project status reports for all parties. Our communications and project management strategies include:

- Immediate determination and understanding of the project goals
- Analysis of budget and schedule parameters
- Directory of contact information for all team members
- Interviews with building users to help determine needs and priorities
- Involvement of maintenance staff in design decisions
- Regularly scheduled meetings with project team
- QC review and client approval at all design milestones
- Regularly scheduled meetings with the CM or GM and observations throughout construction
- Detailed meeting minutes and field reports



PROJECT TEAM ASSIGNMENTS

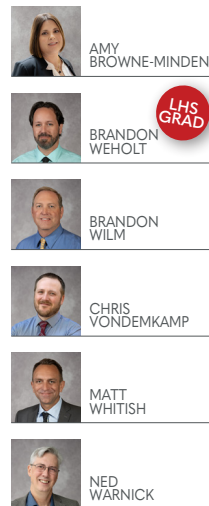
For the Lakeland Joint School District projects, we have teamed up with engineers from MSI Engineers and LSB Consulting Engineers. All team members have extensive experience in school facility updates, are licensed in the State of Idaho, and have immediate availability to begin working with LJSD.



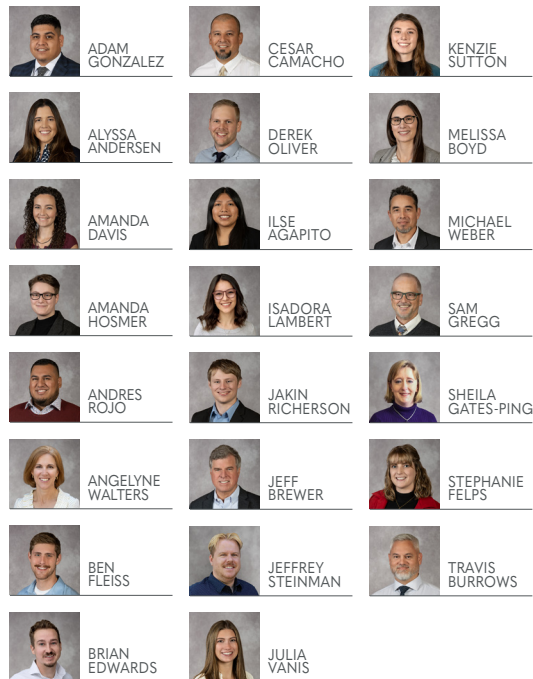
THE DESIGN WEST TEAM APPROACH

Projects for LJSD would be managed from our downtown Spokane office with the ability to utilize our entire company to create all necessary documents within the project schedule. Our team continually works together from all of our Northwest office locations to best fulfill client needs and produce quality design documents within project deadlines and budgets.

PRINCIPALS



ARCHITECTURE TEAM



ADMINISTRATION



DWA Principal, Brandon Weholt, attended Lakeland schools from Kindergarten through high school graduation. He was influenced by LJSD teachers to become an architect and learned drafting from retired Lakeland Superintendent, Brad Murray.





AMY BROWNE-MINDEN

Principal Owner/Architect - AIA, NCARB, NCIDQ, LEED AP BD+C, ID+C

PROJECT ROLE

POC/Principal-In-Charge
Project Architect
Lead Interior Designer

SELECT PROJECT EXPERIENCE

North Idaho Classical Academy - Bonners Ferry, ID

- Planning & Renderings

Coeur d'Alene Public Schools - Coeur d'Alene, ID

- Coeur d'Alene High School Renovation & Additions

Colfax School District - Colfax, WA

- 2018 Bond Project: Elementary School Renovations
- 2018 Bond Project: High School Renovations
- District Offices Secure Entry Vestibule
- District Study & Survey

Pullman Public Schools - Pullman, WA

- District Study & Survey
- Elementary Schools HVAC Upgrades
- Sunnyside Elementary School Re-Roof
- Whitman County Transportation Cooperative

Reardan-Edwall School District - Reardan, WA

- District Master Planning
- District Study & Survey
- 2013 Pre-Bond Planning
- 2016 Bond Project: K-12 Modernization & Addition

Waitsburg School District - Waitsburg, WA

- 2017 Bond Project: Elementary School Renovation
- 2017 Bond Project: New Field House
- District Study & Survey
- High School Re-Roof

EXPERIENCE 12 Years with DWA

EDUCATION

Master of Architecture
Bachelor of Architecture
University of Idaho

LICENSE & ADDITIONAL REGISTRATIONS

Licensed Architect - ID, WA
American Institute of Architects
National Council of Architectural Registration Boards
Council for Interior Design Qualification
LEED Accredited Professional BD+C, ID+C
CPTED - Crime Prevention Through Environ. Design

Amy joined DWA in 2012 and is the Principal and Lead Architect at our Spokane office. She prides herself on her people skills and interpersonal abilities and endeavors to integrate unique and modern design with sound and practical construction methods. She has been involved with many project types and understands the high quality of work expected from our clients and works to ensure those standards are met for every project, large or small.

PROJECTED WORKLOAD

Major projects assigned to for the next 18 months. Percentage indicates the amount of time that will be dedicated to each project.

LJSD Renovation Projects	60%
Dry Falls State Park Visitor Center	20%
New Loon Lake Library	10%
CDRPA Trades District	10%



COLFAX HIGH SCHOOL RENOVATIONS



NED WARNICK

Principal Owner/Architect - AIA, NCARB, LEED AP

PROJECT ROLE

Quality Control
Cost Estimating
Code Compliance

EXPERIENCE 28 Years with DWA

EDUCATION

Master of Architecture

University of Oregon

Bachelor of Architecture

University of Idaho

LICENSE & ADDITIONAL REGISTRATIONS

Licensed Architect - ID, WA, OR, MT, NV

American Institute of Architects

National Council of Architectural Registration Boards

LEED Accredited Professional

CPTED - Crime Prevention Through Environ. Design

Ned is a Principal at DWA and Lead Architect at our Pullman location, with over 25 years of experience with the firm. He is the building code expert for all of our offices, responsible for attending code conferences ensuring compliance with current and newly adopted building codes. As a LEED Accredited Professional, he strives to include sustainable design features in all of his designs. His ability to manage a project continues to earn praise and respect from the clients. His no-nonsense time and project management skills ensure that projects move along in an efficient and organized manner.

PROJECTED WORKLOAD

Major projects assigned to for the next 18 months. Percentage indicates the amount of time that will be dedicated to each project.

LJSD Renovation Projects	30%
Pullman Hospital Renovation	40%
UI Ag Science Building HVAC	10%

SELECT PROJECT EXPERIENCE

Boundary County School District - Bonners Ferry, ID

- Mount Hall Elementary Gym

Coeur d'Alene Public Schools - Coeur d'Alene, ID

- Coeur d'Alene High School Renovation & Additions

Genesee School District - Genesee, ID

- Computer Lab Renovation
- School Addition

Kendrick Joint School District - Juilaetta, ID

- Kendrick Jr/Sr High School Renovation & Addition

Troy School District - Troy, ID

- Troy Jr/Sr New High School

Davenport School District - Davenport, WA

- Elementary & Middle School Modernization/Addition
- Elementary & Middle School Roof Repair

Ephrata School District - Ephrata, WA

- Columbia Ridge Elementary Modernization/Addition
- Grant Elementary School Modernization
- Ephrata Middle School Modernization/Addition
- Ephrata High School Performing Arts Center Renovation

LaCrosse School District - LaCrosse, WA

- Elementary HVAC Upgrades
- Gym Upgrades & Addition

Pullman Public Schools - Pullman, WA

- Franklin Elementary School Study & Addition
- Jefferson Elementary School Study & Addition

Reardan-Edwall School District - Reardan, WA

- 2013 Pre-Bond Planning
- 2016 Bond Project: K-12 Modernization & Addition





AARON DONNELLY

PE, Mechanical Engineer



INDUSTRY EXPERIENCE 24 Years

EDUCATION

MS, Mechanical Engineering
BS, Mechanical Engineering
University of Idaho

LICENSE & ADDITIONAL REGISTRATION

Licensed - ID, WA, OR

ASHRAE

National Society of Professional Engineers

Aaron promotes a collaborative design approach within the firm and with his clients. He is committed to working with all stakeholders to provide the best solutions that support the project priorities, schedule, and budget. Aaron has over 20 years of experience in mechanical systems design and CA including K-12, higher education, commercial, and healthcare. In addition to HVAC system design, he has extensive experience in central plant design, district heating and cooling systems, and industrial mechanical systems.

SELECT PROJECT EXPERIENCE

Central Valley School District - Spokane Valley, WA

- North Pines Middle School

Kennewick School District - Kennewick, WA

- Westgate Elementary School

Milton-Freewater School District - Milton-Freewater, OR

- Gib Olinger Elementary School

Pullman Public Schools - Pullman, WA

- Franklin Elementary School Addition
- Jefferson Elementary School Addition
- Kamiak Elementary School

Richland School District - Richland, WA

- Chief Joseph Middle School

Spokane Public Schools - Spokane, WA

- Existing Skills Center Renovation
- NEWTech Skills Center



BEN JENNINGS

PE, Electrical Engineer



INDUSTRY EXPERIENCE 15 Years

EDUCATION

BS, Electrical Engineering
Washington University - St. Louis, MO
BA, Math & Physics
College of Idaho

LICENSED ENGINEER

ID, WA, OR, MT, CA, CO, WY, ND, SD, MI, WI, IA, KS, MO

As a Principal at MSI, Ben leads by example and listens to the needs of all stakeholders. He understands that communication between the design team, owners, and contractors is paramount to the success of any project. His focus on communication and details throughout the design and construction process will help ensure a successful project even with increasingly challenging schedules, budgets, and energy efficiency requirements. Ben's project history has included numerous public works facilities, municipal and other government facilities. Other projects include K-12, higher education, office buildings, commercial, industrial, multi-family, retail/grocery, power studies, and power generation. Projects have included renovations and retrofits, phased additions, and new construction.

SELECT PROJECT EXPERIENCE

DeSmet School District - Missoula, MT

- District Improvements & Upgrades

Eastern Washington University - Cheney, WA

- Central Chiller Plant Upgrades
- Central Steam Plant Upgrades

Washington State University - Pullman, WA

- Electrical/Mechanical Eng. Building Data Center
- Nuclear Safety Center HVAC Upgrade
- Science Library Renovation
- Wegner Hall Suite 310 Renovation



STEVE BACON

Plumbing Designer



INDUSTRY EXPERIENCE 29 Years

EDUCATION

Associate of Applied Science, CADD
ITT Technical Institute

As Lead Plumbing Designer, Steve has been integral to the MSI's collaborative design culture and movement toward integrated and progressive design build projects where he is in charge of all aspects of the building plumbing systems including domestic water, storm, sewer, natural gas, kitchen systems, as well as compressed air, medical/dental gases, acid waste, high purity water, and fuel systems. His thorough knowledge of plumbing and related building codes is invaluable as he interfaces with owners, engineers, architects and designers, as well as guiding his team through the stages of design and CA. Steve has led the design and construction of complete plumbing systems for all project types ranging from complicated phased renovations to large new construction of all types of buildings including science and K-12, higher education, research facilities, government, military, offices, hospitals, clinics, behavioral health, and industrial facilities.

SELECT PROJECT EXPERIENCE

Central Valley School District - Spokane Valley, WA
■ Opportunity Elementary School

Davenport School District - Davenport, WA
■ Elementary & MS Modernization/Addition

Reardan-Edwall School District - Reardan, WA
■ K-12 Modernization & Addition

Spokane Public Schools - Spokane, WA
■ Finch Elementary School Renovation & Addition
■ Linwood Elementary School
■ Mullan Road Elementary School
■ Salk Middle School



LARRY HARRIS

PE, SE, LEED AP, Structural Engineer



INDUSTRY EXPERIENCE 25 Years

EDUCATION

MS, Civil Engineering
University of Washington
MS, Civil Engineerings
California State University

LICENSED ENGINEER

Licensed - ID, WA, OR, MT, CA
Structural Engineers Association of Washington
U.S. Green Building Council

Larry has over 25 years of professional design and project management experience. He has a broad range of engineering knowledge; ranging from the design of new buildings to the assessment and evaluation of existing facilities. New building types have included K-12, higher education, commercial, retail, residential, multifamily, institutional, and industrial facilities. He has continuously demonstrated a communication style that effectively identifies project goals and client expectations.

SELECT PROJECT EXPERIENCE

Post Falls School District - Post Falls, ID
■ Post Falls High School Addition

College Place School District - College Place, WA
■ College Place High School

Spokane Public Schools - Spokane, WA
■ NEWTech Skills Center

Wapato School District - Wapato, WA
■ Wapato High School Addition & Modernization

Columbia Basin College - Pasco, WA
■ Social Sciences & World Language Center

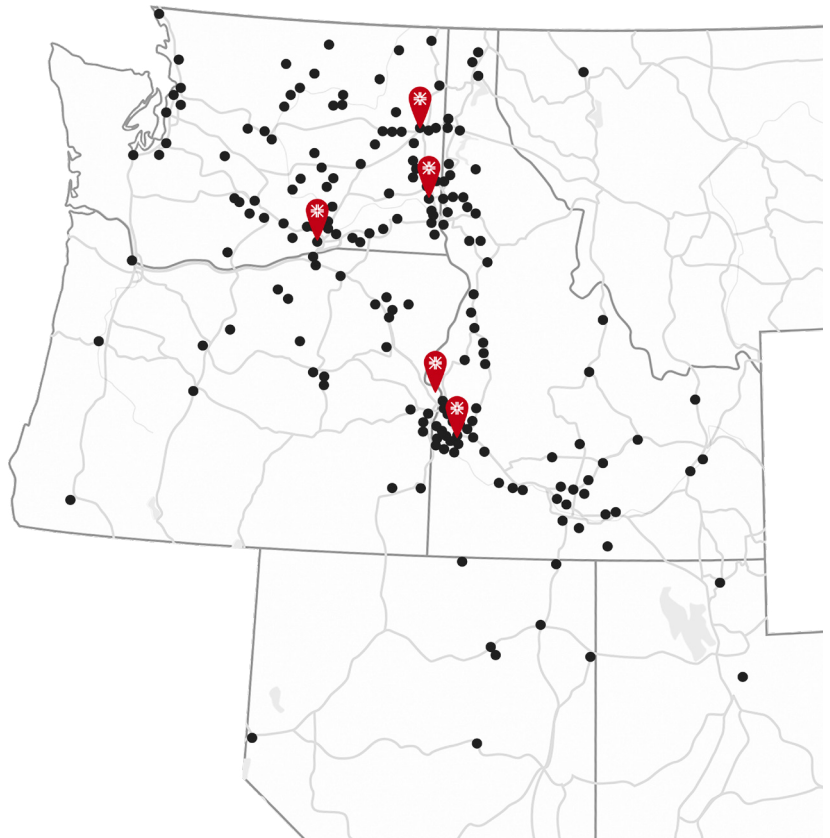
Yakima Valley College - Yakima, WA
■ Library - Grandview Campus
■ Palmer Martin Replacement Building

IDAHO SCHOOL DISTRICT CLIENTS

Blaine County School District
 Boise School District
 Boundary County School District
 Butte County School District
 Caldwell School District
 Camas County School District
 Cassia County School District
 Challis School District
 Coeur d'Alene Public Schools
 Council School District
 Emmett Independent School District
 Fruitland School District
 Garden Valley School District
 Genesee Joint School District
 Glenns Ferry School District
 Gooding School District
 Highland Joint School District
 Homedale School District
 Horseshoe Bend School District
 Jerome Joint School District
 Kendrick Joint School District
 Kimberly School District
 Kuna School District
 Lapwai School District
 Marsing School District
 McCall-Donnelly School District
 Meadows Valley School District
 Melba School District
 Middleton School District
 Minidoka County School District
 Moscow School District
 Mountain Home School District
 Nampa School District
 New Plymouth School District
 Nezperce School District
 Notus School District
 Orofino Joint School District
 Parma School District
 Richfield School District
 Salmon River Joint School District
 Salmon School District
 Shelley School District
 Shoshone School District
 St. Maries Joint School District
 Troy School District
 Twin Falls School District
 Vallivue School District
 Weiser School District
 Wendell School District
 West Ada School District
 West Bonner County School District
 Whitepine Joint School District
 Wilder School District



We are currently working on or have recently completed multiple projects with the Blaine County, Caldwell, Nampa, and Vallivue School Districts, all with projects similar to the planned initiatives for LJSD. We're also a currently-selected Architect to assist with similar projects for multiple school districts including Cassia County, Challis, Mountain Home, Notus, and West Ada School Districts.



K-12 PROJECTS IN THE PAST TEN YEARS

Over the past ten years, DWA has completed over a hundred upgrades, renovations, and modernizations on elementaries, middle schools, high schools, and K-12 campuses. On the following pages are projects recently completed in Northern Idaho and Eastern Washington that demonstrate a small portion of the extensive experience we have on projects similar to those listed in the RFQ.



REARDAN-EDWALL SCHOOL DISTRICT ▪ K-12 SCHOOL SCHOOL MODERNIZATION

COMPLETED

January 2020

DELIVERY METHOD

Design-Bid-Build

TEAM MEMBERS

Ned Warnick

▪ Project Architect

Amy Browne-Minden

▪ Project Contributor

Initial Contract Total

\$14,121,500

Final Construction Cost

\$15,002,932

A/E Change Order

0.81%

Design West assisted the Reardan-Edwall School District with a successful bond passage after years of not passing bonds. The design for the Reardan-Edwall K-12 Modernization used budget conscious materials, increased safety and security to the campus, and created an educational facility that contributes to a better learning experience for the students. This project included a complete modernization of the elementary school that houses grades K-8, with a 5,900 square foot addition for a new kitchen and commons that serves grades K-12. The commons/kitchen was constructed between the elementary and high school buildings helping to create a more secure campus. The enhanced and reorganized elementary school eased the existing overcrowding and eliminated the need for portable classrooms while accommodating for continued growth of the community.





COEUR D'ALENE PUBLIC SCHOOLS ▪ CDA HIGH SCHOOL ADDITION & RENOVATION

COMPLETED
December 2018

DELIVERY METHOD
Design-Bid-Build

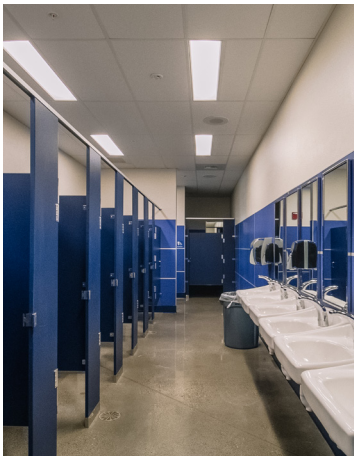
TEAM MEMBER
Ned Warnick
▪ Project Architect

Initial Contract Total
\$7,110,000

Final Construction Cost
\$6,220,976

A/E Change Order
1.4%

This modernization included nearly 50,000 square feet in multiple projects throughout the facility. Nine classrooms were added, renovation of the existing multi-purpose room that can now be utilized for student testing, and the existing weight room was doubled in size. The existing ancillary gym was added onto and converted into the main competition gym with seating for more than 3,000 people and a wrestling room was added under the bleachers. The new events entry addition includes a ticket booth, concessions, restrooms, commons area, and a 'V' glulam structure with blue LED lighting.





COLFAX SCHOOL DISTRICT ▪ 2018 BOND PROJECTS DISTRICT MODERNIZATIONS

COMPLETED
June 2021

DELIVERY METHOD
Design-Bid-Build

TEAM MEMBER
Amy Browne-Minden
▪ Project Architect
▪ Project Manager

Initial Contract Total
\$14,646,423

Final Construction Cost
\$15,121,847

A/E Change Order
0.50%

Colfax passed a \$14 million dollar bond to upgrade their two existing school buildings. The elementary building houses grades PreK-6th and the school district offices. This building received a new standing seam metal roof, HVAC upgrades, and gym renovation. The entire 90,000 SF, two story high school building, originally constructed in 1952, was renovated from top to bottom. The building houses both junior and high school students, with classroom wings designed to keep the age groups separated with separate lounge spaces for each. The main entry and admin suite were redesigned to include 100% visibility in the vestibule with emergency door controls and newly implemented safety measures for building entry. The existing auditorium received all new finishes, seating, lighting, curtaining, sound system, and more. The gym was renovated and weight room moved to the second floor loft space. A new counseling center and community gathering space were inserted into the second floor student area.





EPHRATA SCHOOL DISTRICT ▪ EPHRATA MIDDLE SCHOOL MODERNIZATION & ADDITION

COMPLETED
April 2024

DELIVERY METHOD
Design-Bid-Build

TEAM MEMBER
Ned Warnick
▪ Project Manager

Initial Contract Total
\$21,321,280

Final Construction Cost
\$23,309,075

A/E Change Order
0.45%

The Ephrata Middle School project included a complete modernization, addition, and site improvements to a building originally constructed in 1961. The addition incorporates a new secure main entry, competition gym with connecting music facilities, offices, restrooms, athletic locker rooms, and other ancillary spaces. Classrooms were renovated to include updated technology, utilize natural daylight, and improve space flexibility for teaching. The middle school houses the district's central kitchen and was fully renovated and expanded to service the growing needs of the ESD. The library addition is adjacent to the main school entry and is a focal point within the building. Accessibility and ADA compliant design was incorporated throughout the entire facility including a new ramp for stage access, new restrooms, and new doors.



Design West uses the same approach for all of our educational projects, regardless of size or complexity - we listen to your needs, understand budget and schedule parameters, and work with you to develop responsible design solutions that can be implemented with minimal impact to students and staff.

DWA practices value-based design, selecting cost-effective building materials and systems that are easy to maintain and have proven to be durable under heavy use. We design to meet our client's needs - that starts with understanding. Our many years of working on publicly funded and community driven projects have taught us four basic principles:

- 1** Develop and propose only appropriate and affordable design solutions. Realize that the project must have a long service life and meet future operational budgets.
- 2** Look ahead for potential pitfalls or problems that may be encountered, with emphasis on verification of existing conditions to reduce the possibility of unforeseen conflicts.
- 3** In collaboration with project management representatives, constantly monitor the fit of the project scope to the available budget, and communicate any changes with the client and user groups.
- 4** Utilize experience and know-how of client's staff, patrons, and construction industry experts within the community. Continuously work with them to develop responsible design solutions.



These principles are key to effective design and project management. Every client and every project is unique, and we will approach the Lakeland Joint School District projects without preconceived notions of what your facilities should be. We will work with district representatives to establish a process that assures every participant opportunities for input, allows for prompt resolution of questions, and provides regular project status reports for all parties. Our communications and project management strategies include regularly scheduled meetings with the project team throughout design, QC review, and owner approval at all design milestones, throughout construction, and distribution of detailed meeting minutes and field observations to all team members.

SCOPE PRIORITIZATION

Our team has worked with many school districts with limited budgets, helping them stretch their dollar to complete cost-effective repairs and improvements to their existing buildings. If we are selected for the district-wide upgrade and improvement projects, fully understanding the short and long-term facility goals of LJSD will be our first task. We suggest a series of work sessions to:

1. Review existing Facility Assessment and Long-Range Planning documents
2. Conduct an updated needs analysis through building tours and user interviews
3. Work with LJSD to develop a prioritized list of new construction and improvements, with a focus on life safety and accessibility issues
4. Identify funding sources and available budget
5. Define desired design standards and level of quality
6. Review overall schedule and delivery expectations

Through these meetings and discussions, the team will identify the overall goals and project budget scope that is accepted by the consensus of the project stakeholders, as well as a target budget.

SCHEMATIC DESIGN & SCOPE DEVELOPMENT

The continued design process is a logical development and refinement of the project scope that was identified earlier. The key in this step is to continue to keep the project scope and budget in balance and not allow “scope creep” to upset a balanced budget. During this stage, the project team will meet regularly with LJSD representatives to review progress, efficiently address emerging issues, and ensure that the previously identified goals and target budget remain at the forefront of all design decisions.

RENOVATION PROJECT CONSIDERATIONS

Renovations and upgrades to existing facilities present their own unique challenges, particularly with regard to verification of existing conditions, compliance with building codes not in place at the time of original construction, and continued use of an occupied facility during construction. Rather than view these issues as challenges, we view them as opportunities to help enhance the delivery of education, maximize the value of the existing facilities, and increase the district’s ability to provide better services to more students.

Careful up front planning and extensive verification of existing conditions are crucial to the success of any renovation/modernization project. Our approach to renovation projects is to:

- Review the completed Facilities Assessment and existing building drawings
- Confirm the findings through in-person inspection of the buildings
- Meet with LJSD administrators and staff, particularly maintenance staff, for additional input
- Assist the district with selection/bidding for any hazmat removal and mitigation
- Engage local authorities to identify potential issues that could impact the project (utility placement, fire flows, code and accessibility requirements)
- Confirm available budget

- Meet with LJSD administrators to prioritize upgrades and improvements, focusing on life safety and accessibility
- Discuss and develop construction scheduling options for renovation in occupied buildings

This focus on careful up front planning for renovation projects has resulted in numerous successful renovation projects for our clients that are completed on time and within the anticipated budget.

PROJECTS IN OCCUPIED BUILDINGS

We will work closely with district representatives and the selected CM/GC to develop a construction phasing strategy that will minimize the impact of construction activities on building users, with potentially disruptive tasks such as use of heavy equipment and shut-down of existing HVAC or electrical systems taking place during the summer months or during planned breaks. If needed, we will work with the district and building administrators to create a plan for temporary relocation of students in other district or community facilities. Our past experience includes use of temporary modular classrooms, use of existing building spaces as temporary classrooms, temporary modifications to class schedules and class sizes.

SCHEDULE AND PROJECT PHASES

The road map to successful projects is the design and construction schedule. Much of the success of the Design West team is the result of the commitment we have made to the scheduling process. A part of this commitment is to involve and engage the entire project team, owners, engineers, subcontractors, and suppliers in the creation of the project schedule. It is extremely important that all team members understand the relationship between the individual activities within the schedule and how their activities impact other team members. The schedule, both developing it and following it, is truly a team event which will lead to a successful project.

SCHOOL DISTRICT CLIENT REFERENCES

The following references are for clients we have recently completed projects for and districts we have worked with repeatedly throughout our firm's history. Letters of recommendation from these individuals and others can be provided upon request.



WEST ADA SCHOOL DISTRICT

JONATHAN GILLEN
Chief Operations Officer
208-855-4500
gillen.jonathan@westada.org
1303 E Central Dr - Meridian, ID 83642

- Centennial High School Renovations
- Lowell Scott Middle School Renovations
- Owyhee High School
- Pathways Middle School



VALLIVUE SCHOOL DISTRICT

LISA BOYD
Superintendent
208-454-0445
lisa.boyd@vallivue.org
5207 S Montana Ave - Caldwell, ID 83607

- Ridgevue High School
- Skyway Elementary
- Vallivue Middle School Renovations & Additions
- Vallivue High School Re-Roof & HVAC Upgrades



PULLMAN SCHOOL DISTRICT

BOB MAXWELL
Superintendent
509-332-3581
rmaxwell@psd267.org
240 SE Dexter Street - Pullman, WA 99163

- Elementary Schools HVAC Upgrades
- Kamiak Elementary School
- Lincoln Middle School Improvements
- Whitman County Transportation Cooperative



EPHRATA SCHOOL DISTRICT

TIM PAYNE
Superintendent
509-754-2474
tpayne@ephrataschools.org
111 4th Ave NW - Ephrata, WA 98823

- Columbia Ridge Elementary Modernization & Addition
- Ephrata Middle School Modernization & Addition
- Grant Elementary Modernization & Addition



RICHLAND SCHOOL DISTRICT

RICHARD KRASNER
Executive Director of Operations
509-967-6112
richard.krasner@rsd.edu
701 Stevens Drive - Richland, WA 99352

- Jefferson Elementary
- Fran Rish Stadium Improvements
- Hanford High School Safety & Security Upgrades
- Richland High School Theatre Renovation



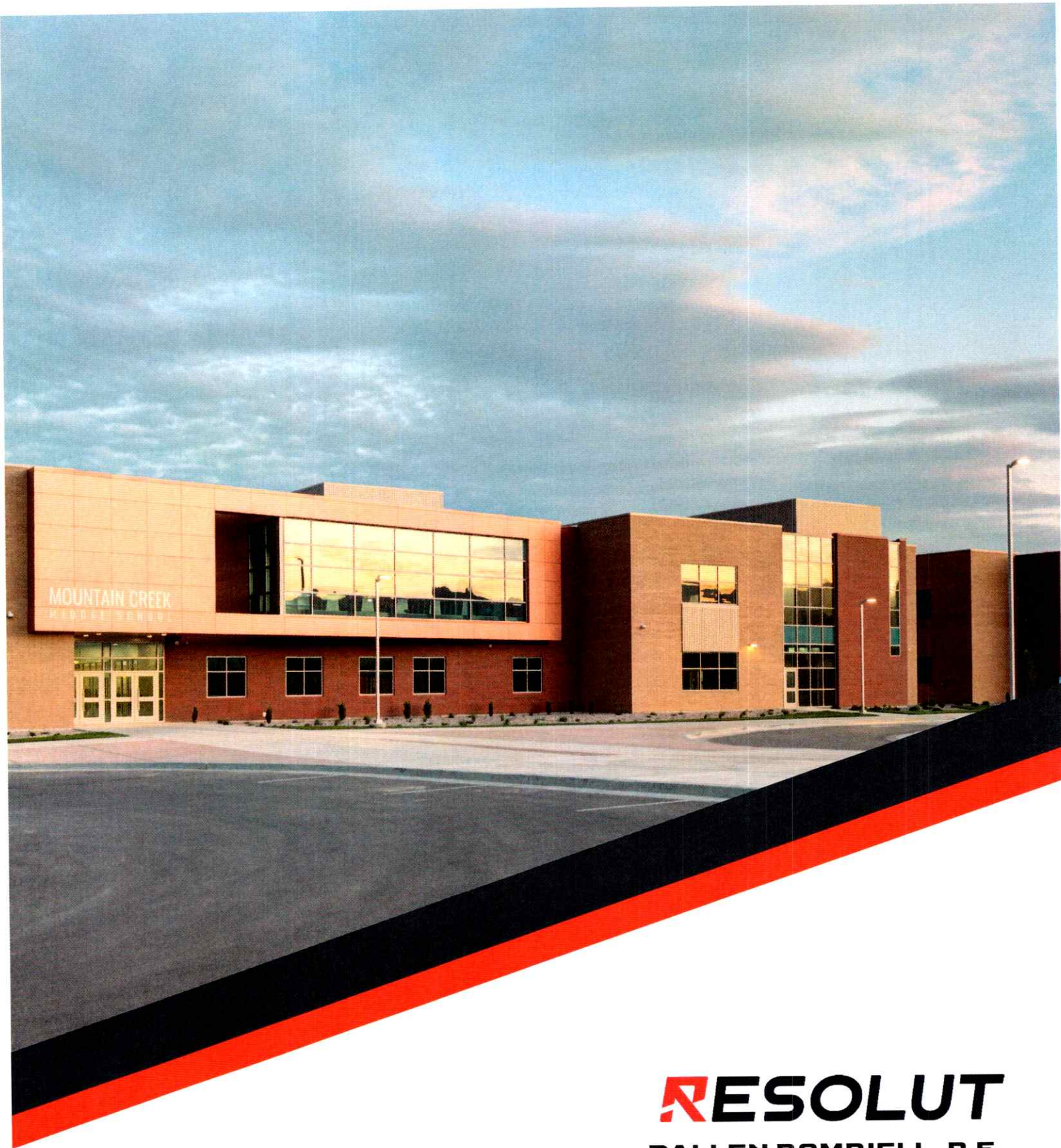
CONTACT US



905 W Riverside Ave, Suite 605 - Spokane, WA 99201

P: 509.290.6843 | designwestpa.com





RESOLUT

DALLEN ROMRIELL, P.E.
Mechanical Engineer

385-377-2759
NEED ADDRESS

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LETTER OF INTENT

March 25, 2025

Lakeland Joint School District
ATTN: Jessica Grantham CFO
15506 N. Washington Avenue
Rathdrum, Idaho, 83858

RE: Architectural and Other Related Professional Services

Members of the Selection Committee,

Resolut is pleased to submit our Statement of Qualifications to provide Engineering and Architecture services for Lakeland School District's upcoming projects.

While we are not located within driving distance of the District, our proven expertise, proactive approach, and commitment to excellence will make up for the difference. We are confident that our skills and experience will bring measurable value to every project, ensuring success from start to finish.

When you partner with VBFA, you can expect:

Timeliness: We are dedicated to meeting project schedules through expert planning and coordination. Our proactive approach ensures that timelines are managed efficiently and effectively.

Expertise: We are a team of seasoned problem solvers with extensive experience in K-12 renovations. Our skills will help Lakeland School District achieve successful outcomes across all projects.

Communication: Clear and proactive communication is the foundation of every successful project. We will keep you informed at every stage, ensuring no opportunities are lost and all stakeholders remain aligned.

We are excited for the opportunity to collaborate with Lakeland School District and contribute to the success of your modernization projects. I will serve as your primary point of contact, providing direct and continuous involvement throughout the service agreement. Please feel free to reach out to me dromriell@resolutgroup.com. We look forward to the possibility of working together.

Sincerely,



Dallen Romriell, PE
Resolute

ABOUT US

After decades of working side by side —VBFA and BNA have come together under a new name: Resolut.

More than a name, Resolut reflects who we are. At Resolut we believe your success comes first. As Utah's largest full-service engineering firm, we offer turnkey MEPF+ solutions. All design work is fully coordinated in-house, significantly reducing design errors, providing improved communication, and lowering risk to owners—ensuring efficient and effective project management.

Before any drawings leave our office, our internal commissioning team performs a thorough quality review. This added layer of quality control minimizes RFIs and change orders, keeping your projects on time and within budget.

With over 250 design professionals— we believe our clients deserve not only high-quality engineering but a high-quality experience. Every project with Resolut is supported by a dedicated Customer Success Manager who ensures responsive, consistent support from start to finish—eliminating frustration and delivering peace of mind.

APPROACH TO ADDITIONS AND RENOVATION, AND REHABILITATION OF OLDER FACILITIES

Every building presents an opportunity for improvement through creativity and planning. Many of Knit's projects involve renovations, additions, or rehabilitation. These projects can be complex, as they often involve balancing budget considerations, preserving memories, and promoting growth. Our goal is to assist the Lakeland School District in making practical and beneficial decisions by providing current and forecasted building data to inform these decisions. We achieve this by developing studies to demonstrate the feasibility of various options, such as constructing new buildings, renovating existing ones, adding on to structures, or repurposing buildings. We evaluate life cycle costing, project construction costs, and operational costs to provide the best possible data for sound financial and community decision-making. Additionally, we offer community outreach and support throughout the project development process.

MEETING PROJECT TIMELINES

MEETING PROJECT TIMELINES

Resolut employs 200+ engineers across five offices throughout the Intermountain West. Our Spokane, Washington office will lead all projects done for the State of Washington, but they will have the full support of our Utah and Arizona offices should they require additional support or specialized expertise. This flexibility allows us to rapidly scale in order to larger projects and to continue to meet deadlines even when unexpected challenges arise.

KEY PERSONNEL ORG CHART



Brad Rosenhan, PE, LEED AP
Principal-in-Charge, Mechanical Engineer
QA/QC



Dallen Romriell, PE
Key Point of Contact, Mechanical Engineer



Lewis Wong, PE
Principal, Electrical Engineer



Nikko Bowers
Electrical Engineer



Victoria Cousino
Project Architect



Victoria Cousino
Project Architect



Victoria Cousino
Project Architect

**Brad Rosenhan, PE**

Principal in Charge, Mechanical Engineer
QA/QC

Education

B.S. Mechanical Engineering, University of Utah

Expertise

Brad Rosenhan is a mechanical engineer with over 26 years of experience designing HVAC and plumbing systems for educational facilities. He focuses on improving system performance in aging buildings by addressing ventilation, reliability, and energy use without requiring full infrastructure replacement. He has supported school renovations where mechanical work is phased across multiple sites, coordinated around occupied classrooms, and delivered on compressed construction schedules. He stays involved during construction, reviewing submittals, responding to contractor questions, and helping resolve field issues. His documentation is developed with phasing and existing conditions in mind and is structured for both CM/GC and bid-build delivery. Each upgrade is planned with the district's budget in mind, prioritizing durable systems that reduce maintenance needs and lower long-term operating costs.

Related Project Experience (partial list)

- Shadow Valley (Browning Park) Elementary | Ogden, UT
- Hill Field Elementary | Clearfield, UT
- Valley View Elementary | Bountiful, UT
- Olympus Jr. High School | Salt Lake City, UT
- Mapleton Jr. High School | Mapleton, UT
- Maple Mountain High School | Spanish Fork, UT
- Clearfield High School | Clearfield, UT
- Landmark High School | Spanish Fork, UT
- Stansbury High School | Stansbury Park, UT
- Salem Hills High School | Salem, UT
- Clearfield High School | Clearfield, UT
- University of Utah: Student Life Center | Salt Lake City, UT

Professional Registrations

Licensed Professional Engineer, Utah, 2005, License #324030-2202

Professional Affiliations

Former Chapter President, and Member, American Society of Plumbing Engineers (ASPE)
Member, American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE)
Member, Utah Society of Healthcare Engineers (USHE)

**Dallen Romrillell, PE**

Associate, Mechanical Engineer

Key Point of Contact

Education

B.S. Mechanical Engineering, Brigham Young University

Expertise

Dallen Romrillell has over eight years of experience designing HVAC and plumbing systems for school districts and essential service buildings. He has supported multi-year renovation programs involving mechanical replacements, phased upgrades, and design coordination across multiple campuses. His work emphasizes long-term reliability, energy efficiency, and maintenance-focused design to help districts extend the life of their systems and manage costs. He is experienced working in occupied school buildings where construction must be phased to maintain daily operations. Dallen works within CM/GC, design-bid-build, and design-build delivery methods and stays involved during construction to address field conditions and support contractor coordination. He works closely with design teams to align mechanical upgrades with interior improvements, including ceiling and wall coordination where mechanical access is required. His recommendations prioritize systems that perform reliably over time, reduce the load on district maintenance staff, and fit within the constraints of public funding and compressed construction schedules.

Related Project Experience (partial list)

- Kootenai County, HVAC Upgrades | Idaho
- Paschal Sherman Indian School, HVAC Replacement | Okanogan, WA
- Moscow School District | Moscow, ID
- University of Utah: Health Science Campus Transformation | Salt Lake City, UT
- Utah Tech University, Human Performance Center | St. George, UT
- Utah State University, Research Foundation | Logan, UT
- Springville Museum of Art, Remodel | Springville, UT

Professional Registrations

Licensed Professional Engineer, Idaho, License #P-23534

Professional Affiliations

Member, American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE)



Lewis Wong, PE
Principal, Electrical Engineer

Education
B.S. Electrical Engineering, University of Utah

Expertise

Lewis Wong brings 18 years of electrical engineering experience to Lakeland Joint School District 272, specializing in the design of reliable, efficient electrical systems for educational spaces. His approach prioritizes long-term performance and ease of maintenance, ensuring cost-effective facilities where students and faculty can thrive. Lewis' deep understanding of educational environments allows him to design systems that support functionality by improving both the productivity and comfort of occupants. For this project, that will include a phased approach to electrical system replacement that simplifies the construction process and minimizes disruption for building occupants.

VBFA Representative and Relevant Projects (partial list)

- Weber School District HVAC and Controls Replacements (47 schools) | Multiple Locations
- Wasatch Academy Renovations | Mount Pleasant, UT
- Juan Diego Catholic High School Science Labs | Draper, UT
- Hunter High School Remodel | Granite School District | West Valley City, UT
- Riverview Junior High School Renovations | Murray City School District | Murray, UT
- Northridge High School Renovations | Davis School District | Layton, UT
- Utah State University Renovations (Multiple Buildings) | Logan, UT
- Snow College Renovations (Multiple Buildings) | Ephraim, UT
- Brigham Young University Renovations (Multiple Buildings) | Provo, UT
- Utah Valley University Renovations (Multiple Buildings) | Orem, UT

Professional Registrations

Licensed Professional Engineer, Idaho, License #P-20339

Professional Affiliations

Member, Illumination Engineering Society (IEC)



Nikko Bowers
Electrical Engineer

Education

B.S. Eastern Washington University, 2019
Engineer in Training (EIT)

Expertise

Nikko Bowers is an electrical engineer with over six years of experience designing electrical systems for complex renovation and infrastructure projects. His work focuses on integrating improvements into occupied campuses without disrupting operations, while supporting efficient, code-compliant designs. He collaborates closely with architects and engineers to align electrical systems with interior improvements and project schedules. His documentation reflects real site conditions and is structured for clear use in the field. He stays involved from start to finish, working with the owner and contractor to resolve design questions, address site conditions, and keep progress on track. He approaches each project as a long-term partner, focused on delivering electrical systems that perform reliably, simplify maintenance, and meet the practical demands of school facility teams.

VBFA Representative and Relevant Projects (partial list)

- Nestle Remodel and Addition | Springville, UT
- Residences at Millcreek Redesign | Washington, UT
- Riverpoint Multi-family Housing Complex | Spokane, WA
- Eastern Washington University Medium Voltage | Spokane, WA *
- Northern Quest Casino Hotel | Airway Heights, WA*
- Washington State University Schweitzer Engineering Hall | Pullman, WA*
- Idaho Transportation Department: Preston Maintenance Shed | Pocatello, ID
- Kootenai County, HVAC Upgrades | Kootenai County, ID
- Flying Squirrel Sports Complex | Everett, WA

Professional Registrations

Licensed Professional Engineer, Utah, 2005, License #324030-2202

**Completed through past employer*

**Victoria Cousine - KNIT**

Project Architect

Education

Master of Architecture, University of New Mexico

B.S. Architectural Engineering, Vermont Technical College

Expertise

Victoria is responsible for the implementation of the design concept into the project documentation and will work alongside Mark, Drew and VBFaxBNA to achieve this goal. Based on the approved design package, she assists with the development of plans, elevations, sections, and details for the construction document set. Victoria works closely with project consultants to assure coordination efforts are implemented efficiently, and her experience with design support during schematic design and design development helps create a holistic approach to understanding the integration of all building systems.

Related Project Experience (partial list)

University of Idaho - Moscow, Idaho

- 4th Street Facility & Prichard Art Gallery, Feasibility Study
- Nutrition Analytics CORE Laboratory Phase 1 Remodel
- Nutrition Analytics CORE Laboratory Feasibility Study
- Hays Hall Feasibility Study

Lewis-Clark State College, Parrish Hall Renovations, Lewiston, Idaho Clark County School District (CCSD) - Las Vegas, Nevada

- Red Rock Elementary School
- Walter Bracken Elementary School

City of Las Vegas - Las Vegas, Nevada

- Ernest & Betty Becker Family Technology and Recreation Center
- Doolittle Senior Center, Renovations
- Health and Wellness Center Grace Presbyterian Church

University of Nevada Las Vegas, Campus Resource Center University of Nevada Las Vegas, School of Medicine Office Planning Legacy Traditional Schools, Various Campuses

College of Southern Nevada, Betty Engelstad School of Health Sciences

Professional Registrations

Licensed in Idaho, AR 5861977

Licensed in Nevada, #8229

WELL Accredited Professional

Professional Affiliations

American Institute of Architects, (AIA)

National Council of Architectural Registration Boards (NCARB)

**Drew Davis - KNIT**

Architect Project Manager

Education

Master of Architecture, University of Idaho

B.S. Architecture, University of Idaho

Expertise

Drew works with the Knit project team and consultants on the technical development of documents to ensure project design concepts are realized. Drew is responsible for creating a seamless environment where the development and production of construction documents communicates the objectives to the client. In order to achieve this goal, Drew works closely with in house staff as well as project consultants, code authorities and manufacturer representatives to establish and maintain standards of quality control for each project. Drew will support Victoria with the development of projects from pre-design through construction documents, bidding and construction administration.

Related Project Experience (partial list)

Moscow School District - Moscow, Idaho

- Elementary School Site Study
- Middle School and High School Feasibility Study

Seattle Public Schools - Seattle, Washington

- Jane Addams Middle School, Site Improvements

Clark County School District (CCSD) - Las Vegas, Nevada

- Red Rock Elementary School

1912 Heart of The Arts Center, 3rd Floor Renovation, Moscow, Idaho

University of Idaho, 4th Street Facility & Prichard Art Gallery, Feasibility Study

Church of Jesus Christ of Latter Day Saints, Farmington, New Mexico Temple

Tapped Renovation, Lewiston, Idaho

4905 Aurora Ave N. Multi-Family, Seattle, Washington E 25th Street Multi-Family, Tacoma, Washington

E 26th Street Multi-Family, Tacoma, Washington

Rivers Edge Multi-Family Housing, Monroe, Washington Lake City Micro Apartments, Seattle, Washington

Professional Registrations

Licensed Professional Engineer, Utah, 2005, License #324030-2202

Professional Affiliations

Former Chapter President, and Member, American Society of Plumbing Engineers (ASPE)

Member, American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE)

Member, Utah Society of Healthcare Engineers (USHE)



Mark McGinty - KNIT

Architect K-12 Education Specialist

Education

Phoenix Institute of Technology

Expertise

Mark McGinty is a Principal at Knit and the Director of K-12 Education studio. With his 30+ years of experience in construction, architecture, and construction administration, Mark is involved in every public K-12 project from start to finish. He oversees development and quality of construction documents, and carefully monitors construction to assure that the design intent is carried out on time and on budget. Mark supervises his studio's projects on a day to day basis, and performs detailed assessments of project progress at each project milestone.

Mark has more than 30 years of professional experience as a technical team leader, project manager, programming manager and studio director. Mark has completed many public sector, private developer and institutional projects including schools, recreation centers, resorts, office buildings and major retail centers. Mark is very experienced with leading consensus-based design workshops for large, diverse groups of stakeholders. Together with his K-12 studio, Mark assures that the Owner's intent and the stakeholders' wishes come together efficiently.

Related Project Experience (partial list)

Moscow School District - Moscow, Idaho

- Elementary School Site Study
- Middle School and High School Feasibility Study

Seattle Public Schools - Seattle, Washington

- John Stanford Center for Educational Excellence Central Kitchen, Freezer
- Franklin High School, Athletic Field Improvements
- Garfield High School, Athletic Field Improvements

Granite School District - Salt Lake City, Utah

- Taylorsville Elementary School Remodel
- Stansbury Elementary School, Expansion

Clark County School District (CCSD) - Las Vegas, Nevada

- Lake Elementary School, Modernization
- Burkholder Middle School, Renovation
- Boulder City High School, Classroom and Administration Addition
- Northwest Career & Technical Academy
- Dr. Beverly Mathis Elementary School

Professional Affiliations

A4LE - Association for Learning Professionals

Boulder City Rotary Past President

Henderson Chamber of Commerce

Boys and Girls Clubs of Henderson, Past Member of Board of Directors

Henderson Redevelopment Committee

K-12 EXPERIENCE

1. Washington County School District Career and Technical Education High School

We provided full MEP services for the WCSD Career and Technical Education High School. The school's open-ceiling design posed a significant challenge: the need for mechanical and electrical systems that were not only efficient but also quiet and visually appealing. Our team designed a ground-source heat pump system with ultra-quiet, horizontally installed units to address the challenges of the open-ceiling industrial design. Exposed ductwork and piping were meticulously coordinated for both functionality and aesthetics, ensuring efficient thermal comfort without noise or vibration. The school's glass-walled central plant, housing boilers, cooling towers, and a plate-and-frame heat exchanger, serves as both an operational hub and a teaching tool, with a Building Management System displaying real-time data.

Uintah High School Agricultural Building | Vernal, UT

We designed the mechanical and plumbing systems for a standalone agricultural building at Uintah High School, providing specialized spaces for agricultural education. The facility included areas for temporary animal housing and a dedicated growing room for plants and crops, each requiring unique environmental controls.

Key design challenges included flexible ventilation strategies to accommodate varying occupancy levels and dynamic airflow management to ensure proper exhaust and makeup air based on space usage. The mechanical system was designed to adapt in real time, maintaining efficiency while meeting the diverse needs of agricultural instruction.



K-12 EXPERIENCE

2. Wayne High School

We provided mechanical, plumbing, and fire protection design for a new rural high school, including a bridge connecting an auto shop and auditorium, along with a 22,067 SF remodel of the existing gym and auditorium. Our scope included HVAC system design with heating, cooling, ventilation, and exhaust solutions for classrooms, labs, and workshop spaces. We performed thermal load calculations, ductwork and piping layouts, plumbing system design, fire sprinkler specifications, airflow schematics, control diagrams, and Revit-based modeling. The project required integrating new mechanical systems with existing structures while optimizing energy efficiency and indoor air quality in a rural school setting.

Davis School District East Layton Elementary | Layton, UT

Project consisted of replacing the existing ice making chiller and hot water boiler. The school district intended on eliminating ice storage and utilizing a full-size chiller with capacity to cool the entire school independent of being supplemented by ice storage. Our team suggested that even though a full-size chiller is being used to continue to use the ice storage benefit until the ice system is no longer functioning, hence the chiller can make ice at night while the building is unoccupied for use during the day keeping the chiller off eliminating the chiller demand charge from the power company.

3. Ogden High School, Ben Lomond Athletic Center

Ogden School District needed a new facility to support their athletic programs without substantially increasing their operation costs. Our team integrated multiple innovative mechanical systems including a 370kw rooftop ballasted photovoltaic array combined with a 2-stage indirect-direct evaporative cooling system, and destratification fans, to maximize user comfort while reducing annual operation costs, minimizing ongoing maintenance and reducing the energy demands on the overall system. These measures have resulted in a design that off sets 97% of its total energy demand. The project was awarded the Most Outstanding Sports and Recreation Project of 2021 by Utah Construction and Design Magazine.



K-12 EXPERIENCE

4. **Davis School District, Sunburst Elementary School**

We provided mechanical engineering and commissioning services for Sunburst Elementary School, whose design recently earned the 2024 ASHRAE National Technology Award. We focused on reducing energy demand through a high-performance building envelope, appropriately sized mechanical and electrical systems, and a skilled commissioning team to ensure seamless operation as intended. The project incorporated photovoltaic systems, ground-source heat pumps, and turbines to deliver clean energy, making Sunburst Elementary a Net-Zero school completed within the original budget. Our team collaborated closely with the district on every decision, from building orientation to building controls. As a result, the school is currently operating at an impressive \$0.37 per square foot — a significant achievement for all involved. Our commitment to advocating for DSD's best interests was the cornerstone of this project's success. We fully understood DSD's goals and worked tirelessly with all teams to achieve them.

5. **Weber School District, TH Bell Junior High School**

We provided the mechanical and electrical engineering services to replace the boiler at TH Bell Junior High School. Tasked with modernizing the existing outdated steam boiler and distribution system, our team put our expertise and problem solving skills to use, finding a solution which provides energy efficiency, reliability, and operational performance. This project took careful coordination in planning, design, and execution to seamlessly integrate new, high-efficiency boilers into the remaining building heating water system as well as fit within the available mechanical room space. We conducted thorough assessments of the site conditions, including equipment capacities, piping layouts, and energy requirements. From our findings we were able to tailor our solutions to meet the unique needs of this facility.

LOCAL KNOWLEDGE

LOCAL KNOWLEDGE

Educational facility upgrades in Northern Idaho require systems that perform through long winters, can be installed during short construction windows, and operate reliably for decades. That's what we deliver. We understand how freeze-thaw cycles, heavy snow loads, and compressed summer schedules impact school facilities and construction timelines. These conditions accelerate wear on exterior systems and limit the time available for critical upgrades.

We have completed retrofit projects under similar conditions, where aging systems, limited infrastructure, and occupied buildings required precise sequencing and close coordination with district staff. That experience allows us to anticipate constraints, reduce field changes, and keep construction activities from disrupting instruction. We identify risks early, work within physical space limitations, and produce documents that contractors can execute without uncertainty. This results in fewer delays, fewer change orders, and systems that meet both functional and spatial requirements.

We enable fast-track construction by coordinating early with contractors, aligning design with procurement timelines, and delivering construction documents that match the demands of a compressed summer schedule. Our design approach prioritizes systems that perform reliably, can be serviced with available local resources, and reduce lifecycle costs under the environmental and operational conditions present in Northern Idaho.

REFERENCES

REFERENCES

Theresa Desautel
Facilities Construction Manager
Confederated Tribes of the Colville Reservation
(509)634-2834