Reston Community Center
Board of Governors Special Meeting:
Selection of Architectural and Engineering Firm for Terry L. Smith Aquatics Center Renovation
July 24, 2017
7:30 p.m.
Meeting Agenda

7:30 – Call to Order
Beverly Cosham, Chair

7:31 – Approval of Agenda
Beverly Cosham, Chair

7:35 – Introduction of Visitors

7:45 – Discussion of Architecture and Engineering presentations
Leila Gordon, Executive Director

8:00 – Citizen Input

8:15 – Adjournment

Reminders:

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>August Monthly Meeting</td>
<td>Cancelled</td>
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<tr>
<td>Candidate Filing</td>
<td>Aug. 1-15</td>
<td>5:00 p.m.</td>
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<tr>
<td>Candidate Orientation</td>
<td>August 15</td>
<td>6:00 p.m.</td>
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<tr>
<td>September Monthly Meeting</td>
<td>September 11</td>
<td>8:00 p.m.</td>
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Reston Community Center Board of Governors
Interviews of Architectural and Engineering Firms Selected by Fairfax County Department of Public Works and Environmental Services
Terry L. Smith Aquatics Center Renovation Project
Monday, July 17, 2017
12:00 p.m. to 4:00 p.m.

Board of Governors members attending for Reston Community Center (RCC):
Bill Bouie
Bill Keefe
Michelle Moyer
Bill Penniman

Staff attending for RCC:
Leila Gordon, Executive Director
Thomas Ward, Deputy Director
Renata Wojcicki, Finance Director
Joe Leary, Aquatics Director
Barbara Wilmer, Executive Assistant

Staff attending for Department of Public Works and Environmental Services (DPWES):
Ipek Aktuglu, P.E. Section Manager

Firms attending:
RRMM/Lukmire Architects
Samaha
Grimm + Parker

(List of attending firm representatives follows notes.)

The process for this meeting included advisory scoring by the attendees. Both voting and non-voting sheets were provided; Board members and the RCC Executive Director to provide voting tabulations, other staff to offer input on “non-voting” sheets. The score sheets were created from the criteria supplied to the interviewing firms from RCC. Each A&E team will present their qualifications for 45 minutes and then have 15 minutes for questions from RCC Board members. Attendees’ notes and score sheets will be retained; the composite scores for each firm will be used in the final full Board of Governors deliberations to make their selection.

Attendees were requested not to make notes on the firm materials or the scoring sheets themselves. There will be a time period for discussion after each team’s presentation. Ipek will tabulate the results from this small group’s scores and provide them to Leila. Assuming there will be a strong consensus agreement on the right choice, the Board members present will be able to recommend an architecture and engineering firm to accomplish the renovation of the Terry L. Smith Aquatics Center for the full Board’s consideration on July 24 in a special meeting at 7:30 p.m. to make that selection. A two-thirds majority (six of nine members) is desired for the Board to approve the choice consistent with the required two-thirds vote required for this type of major capital project as described in the Board’s Memorandum of Understanding.
**RRMM/Lukmire** was the first firm to present qualifications. The proposal used the Hughes Group Architects feasibility and concept study as a point of departure. Their presentation materials are attached.

Bill K. asked about their assessment of the subsurface issues. The representatives stated that since Northern Virginia has multiple soil types, their conclusions and actions would depend on further geotechnical investigation and site attributes analysis. Michelle asked about the word “demolish” used in their presentation and their view was that they would need to remove the entire current shell given the repair history related to soil and structure issues. Bill B. asked how much time – if a new feasibility study were to be done – that additional study would add to the timeline; the answer was two-three months. Bill P. asked the firm to clarify their opinion that the timeline seems a little long. Their analysis was that the preparation of the plans and documentation would not take as long as estimated, but that the completion of the project could be accomplished within the provided time period for the other activities. Michelle asked about their experience with coming in on time. The response was that their practice is to implement intense initial planning, including considering issues that could present setbacks, so that the project as a whole is completed on time. They also indicated that they are experienced with school projects which have to be completed at the end of August before the schools start. Leila asked about code issues they think may apply to or impede the project assumptions; in reply they stated that the firm has not performed any code analysis at this point. They will sit down with permit reviewers at the beginning so there are no surprises after the review is completed.

**Samaha** was the second team to present qualifications. The proposal emphasizes the firm’s focus on collaboration and adjusting to new priorities as the value engineering and cost estimating changes over time. Their presentation materials are attached.

Michelle asked about the firm’s community engagement experience. The answer was that the firm is committed to responding to community concerns and engaging all stakeholders so all feel ownership of the design from the outset. Michelle also asked about their experience with adhering to schedules and their sense of our timetable. The response was that they are used to hard deadlines (such as for new or renovated school openings) and that the RCC timeline is not too aggressive. Bill K. asked about the firm’s experience with LEED design. The reply was that the firm is always on the lookout for environmental opportunities but that LEED design is not applicable for this project. The opportunities they see are for energy conservation and improved air and acoustic quality. Bill P. asked if their cost estimate seemed realistic and the representatives said they are reasonably confident it can take care of all the requirements and may request that contractor bids estimate alternate additions as an approach in the bidding to attain outcomes that may not seem to fit the budget initially. Bill P. asked if they had any ideas outside of the scope of the Hughes Group feasibility study and the answer was they thought the pool area could use more natural daylight over more space and that the acoustic requirements could go up a notch.

**G+P Grimm and Parker** was the final company presenting qualifications. The proposal emphasized the firm’s extensive public/community building experience. Their presentation materials are attached.

Bill K. asked about their experience working with communities at the outset of project exploration. The representative responded that they consider themselves experts in community engagement and in facilitating stakeholder groups. Bill B. asked if they were comfortable with the budget. The reply described concerns regarding the unknowns and suggested that RCC will likely need to choose priorities but that they concentrate on providing engineering and design judgments early to eliminate late-stage surprises. Bill P. asked whether or not the firm thought the timetable was viable. They responded that given no snags with County follow-up in terms of permitting, it is viable; mentioning that unknown factors could have impacts. Michelle inquired as to their track record with meeting cost and time milestones to which they replied that their work has consistently been on time and on budget. Leila asked what appealed to them about the project and the principal said his experts are excited about the challenges the project entails – structurally and from the perspective of the renovation issues – as well
as the unique attributes of the RCC and its mission. Bill P. asked about how big the construction opening in the back wall would have to be; the answer was maybe eight feet by eight feet; it would need to be big enough to get equipment/materials in and debris out.

Following the presentations, Board members and staff discussed the materials/information and RCC goals for the project. The unanimous view of the Board members was that the presentation and experience represented by RRMM/Lukmire offered the best combination of skills and track record for our project. Score sheets were provided to Ipek for compilation. Board and staff present agreed that the firms all gave strong rationales for their selection but were in agreement that RRMM/Lukmire was the best of these compelling options.

The Board members who attended the interviews and Leila will present the recommendation to select RRMM/Lukmire to the Board of Governors in a special meeting on July 24, 2017 at 7:30 p.m.; Leila will then convey that decision to our colleagues at DPWES. DPWES will begin refinement of the RCC project’s scope to inform their negotiations on our behalf with the selected firm. Our current timeline anticipates the selection and negotiation process will conclude in July or early August at the latest.

Firm representatives attending:
RRMM Lukmire Architects
Gregory Lukmire, Principal
David Hallett
Jeff Nodorft (Counsilman – Hunsaker)
Kent Hoffman (Century Engineering)

Samaha
Tom Lee, Principal
Candace Litchford
Randy Beard
Amy McCarty
Donald Daigle (Downey & Scott)
Jeff Nodorft (Counsilman – Hunsaker)
M. James Leeuwrik (Ehlert Bryan)
Boyd Headley (Ascent Engineering Group)

G+P Grimm and Parker
Anthony Lucarelli, Partner
Agnes Panganiban
Richard Morrison
John Hancock (Lynch Mykins)
Jeff Nodorft (Counsilman – Hunsaker)
Sam Bohsali (Vanderweil Engineers)
Presentation of Qualifications
Reston Community Center Aquatic Facility
July 17, 2017
Agenda

- Understanding of the Scope
- Design Team
- Project Manager Qualifications
- Key Personnel Qualifications and Experience
- Ability to Execute the Concept into a Design
- Ability to Design to the $5.5 mil Project Budget
- Ability to Meet the Schedule.
- Ability to Incorporate Public Art
- Thoughts on the Concept
- Why this Team
Understanding of the Contract

- Demolish the Existing Pool
- Construct two new Pools (3 Environments)
  - Lap Pool – 80-83 deg
  - Family Area w/ Zero Depth Entry – 83-84 deg
  - Warm Water Pool – 84-86 deg
- Replace all Pool Equipment & Piping
- Evaluate Pool Deck Structure & Address Subsoil Conditions
- Evaluate Aquatic Center HVAC System and Modify as Required
- Add a Family Changing Room
- Maintain Whirlpool & Room
- Enhance Aesthetics of Space
- Project Budget at $5.5 mil
General Architectural Practice w/ Special Expertise in
- Planning, Programming & Design of Public Facilities
- 100 person firm with 4 offices in Virginia
- Studio Organizational Structure
- Most staff are registered and LEED AP

Specialize in Community & Recreation Centers
- 30 years of Fairfax County Work
- McLean, Providence, Sully Community Centers

Highly Participatory Approach
- Expectation that Users will Participate in the Design
- Expertise in Public Facilitation
- Communication is the Key - Proactive

Commitment to Meeting Budgets & Schedules
- Quality Documentation / Use of BIM

Principal Leadership on all Projects
- Your Advocate for the Project
Our Team
Organization Chart

Project Manager
Keith Leonard, AIA, LEED AP

Principal-in-Charge
Gregory S. Lukmire, AIA

Architecture
RRMM Lukmire Architects
Project Architect
Dave Hallett, AIA
Additional Design Staff as Needed

Engineering Systems
Century Engineering, Inc.
Mechanical, Electrical, Plumbing Engineering
Kent Hoffman, PE, LEED AP
John M. Wettengel, PE, LEED AP
Scott M. Menegatti, PE, LEED AP
S3E Engineers, Inc.
Structural Engineering
Rocky K. Styer, PE

Specialized Consultants
Pool Consultant
Counselman-Hunsaker
Jeff Nodorft, PE, LEED AP, BD+C
Kevin Post

Cost Consultant & Value Engineering
Hanscomb Consulting, Inc.
Martin Jacobs
- 45 Years of Experience
- 21 Team Members
- Swimmers
- Pool Managers
- Waterpark enthusiasts
- St. Louis, Dallas, Denver,
- 1,000 Completed Projects
- 11 World Record Facilities

Bow Creek Rec Center
Claude Moore Rec Center
Cub Run RECenTer

Counsilman- Hunsaker
Studio Head for Community & Recreation Centers, Cultural Facilities

- Charles Houston Community Center, Alexandria VA
- Glenwood Community Center, Howard County MD
- North Laurel Community Center & Aquatic Center, Howard County MD
- Providence Community Center, Fairfax, VA
- Plum Gar Community Center, Montgomery County, MD
- Fenwick Library, GMU, Fairfax, VA
- Finksburg Library, Carroll County, MD
- Odenton Library, Anne Arundel County, MD
- C. Burr Artz Library, Frederick, MD
North Laurel Park & Community Center
Indoor Aquatic Center Addition
Key Personnel Qualifications

In addition to Keith...
- Jeff Nordorft, Pool Consultant
- Dave Hallett, AIA
- Kent Hoffman, PE - MEP
Dave Hallett AIA
Pool Operations & Design

Wakefield

VCU
“JUMPSTART WORKSHOP”

- Review Project Goals, Potentials & Constraints
- Programmatic/Operational
- Architectural /Infrastructure
- Construction Phasing to insure Continued Use of rest of Community Center
- Budget – How Far will it Go?
- Schedule
- Community Process (if any)

Survey Existing Conditions

- Building Architecture & Engineering Systems

Design Approach

- Feasibility Study – Point of Departure
- MEP Infrastructure- Augment Existing? New?
- Sustainable Approach
- Phasing of Renovation ?– Budget Implications
- Modifications to Concept?

Implement Design Concept

- Continuous Communication with County & Reston
Design to meet Schedule

Design: Aug 2017 – June 2018
Permit: April 2018 - July 2018
Procurement: Aug 2018 - Nov 2018
Construction: Jan 2019 - Sept 2019
### Budget Analysis

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Project Budget</td>
<td>$5.50</td>
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<tr>
<td>Construction contingencies @ 10%</td>
<td>$0.50</td>
</tr>
<tr>
<td>Bid Price</td>
<td>$5.00</td>
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<tr>
<td>Fees &amp; Expenses @ 8%</td>
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<tr>
<td>Testing, other @ 5%</td>
<td>$0.25</td>
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<tr>
<td>Construction Budget</td>
<td>$4.35</td>
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### Estimated Construction Costs

<table>
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<th>Description</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Demo @ 15 / SF</td>
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<tr>
<td>Pools @ $200 / SF water surface</td>
<td>$1,200,000</td>
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<tr>
<td>Architecture @ 40 /SF</td>
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<tr>
<td>New Glazing @ $80 /SF</td>
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<tr>
<td>Structure @ $15 /SF</td>
<td>$67,500</td>
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<tr>
<td>HVAC @ $50 /SF</td>
<td>$870,000</td>
</tr>
<tr>
<td>Electrical @ $15 /SF</td>
<td>$261,000</td>
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<tr>
<td>Plumbing @ 10 /SF</td>
<td>$45,000</td>
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Subtotal: $3,377,000
GC, OH&P @ 20%: $675,400
Subtotal: $4,052,400
Design Contingency @ 15%: $607,860

**Total Construction Cost:** $4,660,260

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**Ability to Execute within the Budget**

[Image of a pool project with various architectural elements labeled]
<table>
<thead>
<tr>
<th>PROJECT</th>
<th>COSTS</th>
<th>CHANGE ORDERS</th>
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<tbody>
<tr>
<td></td>
<td>BUDGET</td>
<td>ESTIMATE</td>
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<td></td>
<td>Mil</td>
<td>Mil</td>
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<tr>
<td></td>
<td></td>
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</tr>
<tr>
<td>Providence Community Center</td>
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<tr>
<td>N. Laurel Community Center</td>
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<td>Alexandria Recreation center</td>
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<td>Plum Gar Recreation Center</td>
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<td>Glenwood Recreation Center</td>
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<td>Vienna Community Center</td>
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<td>McLean Community Center</td>
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<td>Columbia Athletic Center</td>
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<td>Silver Spring Library</td>
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<tr>
<td>Montclair Library</td>
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<td>$10.5</td>
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**Ability to Execute within the Budget**
Incorporate Value Engineering into Process
Incorporate Value Engineering into Process
Incorporate Public Art

Brick Relief & Fountain

Ceramics at Childrens Story Room
Incorporate Public Art

Fountain
Quality Control
How we make the design process successful:
- Decades of experience with public facilities
- Design & construction team continuity
- Autocadd & BIM with clash analysis technology
- Semi weekly team meetings
- Peer Review Process
- Tried & True Specifications
- Checklists

How we make the construction process successful:
- Partnering Approach w/ GC & Owner
- Continuity of Design Staff during CA
- Timely Submittal Reviews
- Database Tracking of RFI's, shop drawings and correspondence
- Regular Progress Meetings
- Pre-Installation Conferences for all Major Systems
- Monitor LEED
Past Performance on County Projects
November 4, 2015
Gregory S. Lukasiewicz, Principal in Charge
The Lukasiewicz Partnership
2700 South Quincy Street, Suite 500
Arlington, VA 22206

Reference: DPWES 2015 Awards of Excellence for Building Design and Construction

Dear Mr. Lukasiewicz,

I am pleased to inform you that your company has been selected to receive a Department of Public Works and Environmental Services’ Award of Excellence for Building Design and Construction for your outstanding design and construction administration work on the Courthouse South Replacement project.

Please mark your calendar to attend the Award Ceremony on Tuesday, December 16, 2014, at 3:00 p.m. at the Fairfax County Government Center, Conference Center, Rooms 4 and 5. This award is to recognize the exceptional work by your firm, and you are encouraged to invite key team members from the Lukasiewicz Partnership to join us for this awards celebration.

Please confirm your attendance at the ceremony by contacting the Building Design and Construction Division at (703) 324-3500.

Congratulations and we look forward to seeing you.

Sincerely,

Carey J. Needham
Director, Building Design and Construction Division
Fairfax County, DPWES

November 19, 2014
Gregory S. Lukasiewicz, Principal in Charge
The Lukasiewicz Partnership
2700 S. Quincy Street, Suite 500
Arlington, VA 22206

Reference: DPWES 2014 Awards of Excellence for Building Design and Construction

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I am pleased to inform you that your company has been selected to receive a Department of Public Works and Environmental Services’ Award of Excellence for Building Design and Construction for your outstanding design and construction administration work on the Courthouse South Replacement project.

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Congratulations and we look forward to seeing you.

Sincerely,

Carey J. Needham
Director, Building Design and Construction Division
Fairfax County, DPWES
Thoughts About Concept
Thoughts about Concept
Thoughts about Concept
Thoughts about Concept
**Architectural Issues**
- Pool Deck Structure
- Open views to Outside?
- Materials / Image
- Lighting
- Color / Graphics

**University Club Existing Pool**

**Renovation Finish Options**

**Design Issues**
HVAC Issues

- Coordination of Space & Water Temperature
- Integrity of Vapor Barrier
- Application of Vestibules to Adjacent Spaces
- Dehumidification Unit
- First Stage of Pool Water Heating via Rejected Heat
- Supply Air Temperature to Wash Glass with Air
- Low Return Air Distribution to Remove Odors
- National Expertise in Pool Design & Operation
- Team Experience as a Group
- Engaging & Interactive Design Process
  - We listen / respond to your goals
  - We work in partnership with you
  - We manage the design process
  - We explore design options
- Design Excellence
- Quality of our Work
  - 3 years of Service Awards from DPW
- Principal Commitment

Why This Team?
FIRM PROFILES: QUALIFICATIONS

SAMAH

ARCHITECT OF RECORD

Legal name of firm
Samaha Associates, P.C.

Principal place of business
10521 Rosehaven Street
Suite 200
Fairfax, VA 22030

Website
www.samaha-arch.com

Name and title of contact person
F. Thomas Lee, AIA, LEED AP, ICC
Principal

Phone
(703) 691-3311

Fax
(703) 691-3316

Email
ftl@samaha-arch.com

We have been in business since 1955.

Awards
We are continually recognized for our design excellence.

Projects in Fairfax County
85+

Projects with FCDPWES.
20+

Community center projects, including pools
24

Total Employees
8 licensed architects, 3 interior designers, and 9 LEED Accredited Professionals.

FCDPWES EXPERIENCE
Audrey Moore Recreation Center - Annandale, VA
Chantilly Fire Station #15 - Chantilly, VA
Crosspointe Fire Station #41 - Lorton, VA
Edsall Road Fire Station - Springfield, VA
Fairfax Center Fire Station - Springfield, VA
Fairfax Fire Station Study - Fairfax, VA
Frying Pan Fire Station #36 - Herndon, VA
Great Falls Fire Station #12 - Great Falls, VA
Herndon Fire Station #4 Study - Herndon, VA
Jefferson Fire Station #18 Study - Falls Church, VA
Kingstowne Fire Station #37 - Alexandria, VA
Lorton Community Center Study - Lorton, VA
Providence Recreation Center - Falls Church, VA
Robert E. Lee Recreation Center - Alexandria, VA
Robert P. McMath Facility Study
West Ox Road Bus Ops Center

GREAT FALLS FIRE STATION #36
2012 - American Public Works Association, Mid-Atlantic Chapter - Public Works Project of the Year Award
TOTAL YEARS OF EXPERIENCE
29 years

YEARS WITH FIRM
29 years

EDUCATION
- University of Colorado, Master of Architecture, 2001
- Clemson University, Bachelor of Science, Design, Architecture, 1993

REGISTRATIONS
- Architecture: VA, MD, DC

ORGANIZATIONS
- The National Council of Architectural Review Boards (Current)
- U.S. Green Building Council - National Capital Region Board of Directors and Chairman of the Advocacy Committee (2006-2007)
- American Institute of Architects (Current)
- AIA - Arch. in the Schools
- ACE Mentor Program of the Greater Washington Metropolitan area

PORTFOLIO OF RELEVANT PROJECTS
- 2020 14th Street 4th Floor, Arlington, VA
- 4th Floor Courthouse, Arlington, VA
- Aldie Mill, Aldie, VA
- Ashburn Sheriff’s Station, Ashburn, VA
- Audrey Moore RECenter, Annandale, VA
- Beaverdam Creek Reservoir, Dulles, VA
- Carlyle House Bank Building, Alexandria, VA
- Central Library, Arlington, VA
- Crosspointe Fire Station #41, Lorton, VA
- FCPA Area 1 Maintenance Facility, Falls Church, VA
- Forestville Elementary School, Great Falls, VA
- Franklin Park Performing Arts Center, Purcellville, VA
- Frying Pan Farm Park, Herndon, VA
- Activity Center
- Equestrian Center
- Phase I Environmental
- Utility Survey
- George C. Marshall High School, Falls Church, VA
- Great Falls Elementary School, Great Falls, VA
- Great Falls Fire Station #12, Great Falls, A
- Green Springs Vehicle Storage Building, Fairfax, VA
- Gum Spring Library, Stone Ridge, VA
- Heavy Vehicle Wash Facility, Arlington, VA
- Herndon Fire Station #4, Study, Herndon, VA
- Jefferson Fire Station #18, Study, Falls Church, VA
- Kirkpatrick West Public Safety, Aldie, VA
- Lake Accotink Park Pavilion, Springfield, VA
- Laurel Hill, Golf Club, Lorton, VA
- Lee District Park, Alexandria, VA
- Family Recreation Area Master Plan
- Fairfax County Project
- Filter Building
- Restroom/Ticketing Facility
- Tree House
- Leesburg Volunteer Fire Company #20, Leesburg, VA
- Lejeune Hall 3 Natatorium, Annapolis, MD
- Lorton Community Center Study, Lorton, VA
- Loudoun County Animal Services, Loudoun Cty, VA
- Loudoun County High School, NJROTC, Leesburg, VA
- Loudoun County Youth Shelter, Leesburg, VA
- Loudoun Heights Fire Station #26, Neersville, VA
- Mount Daniel Elementary School, Falls Church, VA
- Mount Defiance Park, Middleburg, VA
- Mount Zion Church, Aldie, VA
- Northwest Elementary School, Herndon, VA
- Pentagon City Pedestrian Tunnel, VA
- Philomont Volunteer Fire Department, Purcellville, VA
- Pohick Bay Clubhouse, Lorton, VA
- Providence RECenter, Falls Church, VA
- Solid Waste Office Building, Arlington, VA
- South Oakland Street Police Warehouse, Arlington, VA
- Tyrol Hill Park Master Plan, Arlington, VA
- Walter Reed Community Center, Arlington, VA
- Robert P. McMath Facility, Feasibility Study, Burke, VA
- Round Hill Fire & Rescue Station, Round Hill, VA
- Sportrock Indoor Climbing Center, Alexandria, VA
- USNA Sports Complex, Annapolis, MD
- Vienna Train Station, Vienna, VA
- Virginia Hills Elementary School, Alexandria, VA
- W & OD Trail Park Coal Trestle, Arlington, VA
- Winkler Community Center, Centreville, VA
AMY M. MCCARTY
AIA, LEED AP
PROJECT MANAGER

PORTFOLIO OF RELEVANT PROJECTS
- Cabin John Middle School, Potomac, MD
- Cardinal Forest Maintenance Building, Springfield, VA
- Carlyle House Bank Building, Alexandria, VA
- DC Water, Washington, DC
  - Building F
  - Fleet Maintenance Facility
  - Long Term Control Plan Offices
  - TIC Offices
- FCPA Area 1 Maintenance Facility, Falls Church, VA
- Franklin Park Performing Arts Center, Purcellville, VA
- Good Beginnings Preschool, Stone Ridge, VA
- Gum Spring Library, Stone Ridge, VA
- Lee District Park, Alexandria, VA
  - Family Recreation Area Master Plan
- Fairfax County Project

LEED ACCREDITED PROFESSIONAL
20+ MUNICIPAL PROJECTS
20+ PROJECTS PERMITTED IN FAIRFAX COUNTY

- Filter Building
- Restroom/Ticket
- Spray Park
- Tree House
  - Loudoun County Youth Shelter, Leesburg, VA
  - Merrifield Garden Center, Gainesville, VA
    - Customer Service Center
    - Fleet Maintenance Facility
    - Greenhouse
    - Office Building
  - Northwood HS Wellness Ctr, Silver Spring, MD
  - P93000 21 Point Enclosed Firing Range, JBA, MD
  - Southbridge Community Center, Dumfries, VA
  - Watkins Mill HS Wellness Ctr, Gaithersburg, MD

SAMAHA ASSOCIATES P.C.

TOTAL YEARS OF EXPERIENCE
10 years

YEARS WITH FIRM
10 years

EDUCATION
- University of Arkansas, Bachelor of Architecture, 2007

REGISTRATIONS
- Architecture: VA

ORGANIZATIONS
- National Council of Architectural Review Boards (NCARB)
- U.S. Green Building Council (USGBC)
- American Institute of Architects
RANDEL H. BEARD
AIA
QUALITY CONTROL MANAGER

PORTFOLIO OF RELEVANT PROJECTS

- Alexandria City Public Schools, Roof Replacements, VA*
- Alexandria Country Day School, Alexandria, VA*
- Arundel High School, Gambrills, MD*
- Burke & Herbert Bank, Alexandria, VA*
- Central Warehouse Addition, Stafford, VA*
- Coles District Fire Station #6, Manassas, VA
- CS Monroe Tech Ctr ADA Improvements, Leesburg, VA*
- Douglass Alternate Sch. ADA Improvements, Leesburg, VA*
- Featherstone Elementary School, Woodbridge, VA*
- Gadsby’s Tavern, Alexandria, VA*
- Gainesville District Fire Station #4, Gainesville, VA
- Glenelg High School, Glenelg, MD*
- International Monetary Fund, Washington, DC*
  - Cooling Tower - Steel Repairs/Replacement
  - Parking Garage - Restoration
  - HQ Building - Exterior Limestone Restoration and Cleaning
- Keene Mill Elementary School, Springfield, VA*
- Longwood University, Farmville, VA*
  - Blackwell Dining Hall - Renovation
- Hiner Building - Renovation
- Longwood House - Renovation
- Ruffner Building - Reconstruction
- Wygal and Bedford Buildings - Renovation
- Loudoun County High School - NJROTC, Leesburg, VA
- Meade High School, Fort Meade, MD*
- Northwest County Elementary School, Fairfax, VA
- Punta Group Showroom & Warehouse, Sterling, VA
- PWCS Alternate Education School, Manassas, VA
- Riverside High School, Leesburg, VA*
- Stafford Senior High School, Stafford, VA*
- Thomas Jefferson ES, Falls Church, VA*
- Torpedo Factory, Alexandria, VA*
- TRW, Miscellaneous Tenant Fit-Ups, Fairfax, VA*
- Tuscarora High School, Leesburg, VA*
- Tyson’s International Plaza
- White Oaks Elementary School, Burke, VA*
- Wolf Trap Fm Pk, Filene Ctr Roof Repairs, Vienna, VA*
- Woodgrove High School, Purcellville, VA*

TOTAL YEARS OF EXPERIENCE
27 years

YEARS WITH FIRM
2 years

EDUCATION
- Virginia Polytechnic Institute & State University, Bachelor of Science, Architecture, 1988

REGISTRATIONS
- Architecture: VA

ORGANIZATIONS
- American Institute of Architects
- National Trust for Historic Reservation
CANDACE LITCHFORD
IIDA, LEED AP
DIRECTOR OF INTERIOR DESIGN

TOTAL YEARS OF EXPERIENCE
25 years

YEARS WITH FIRM
2 year

EDUCATION
• Virginia Polytechnic Institute & State University, Bachelor of Architecture, Minor: Interior Design, 1991

REGISTRATIONS
• International Interior Design Association
• Leadership in Energy & Environmental Design Accredited Professional

ORGANIZATIONS
• Commercial Real Estate Women (CREW)

PORTFOLIO OF RELEVANT PROJECTS
• 10565 Fairfax Blvd, Fairfax, VA
• 2020 14th Street 4th Floor, Arlington, VA
• Ashburn Sheriff’s Station, Ashburn, VA
• Canal Center - Fitness Center, Alexandria, VA
• Charles Beatley, Jr. Central Library & Community Center, Alexandria, VA*
  • Department of State, Washington, DC*
    - DRL Office Project - Space Renovation
    - HST 4312/4318 - Space Renovation
    - HST 5458 - Space Renovation
    - INL Office Project - Space Renovation
    - IO Bureau Office Project - SA-1 Suite L409 - Space Reno
    - IO Bureau Office Project - SA-1 Suite L505 - Space Reno
    - IRM/SI Office Project - Relocation of Depts/Space Reno
    - NFATC - FSI - Gym to Classroom Conversion
    - PM/PPA, PM/RSA & ISN/WMDT - Floor Reno/Consolidation
  • Equipment Bureau Interior Modernization, Arlington, VA
  • Federal Reserve Board, Washington, DC*
• Forestville Elementary School, Great Falls, VA

• George Mason University, Fairfax, VA*
• - Campus Public Safety Office
• - IDIQ Academic VI
• - School of Management Study
• - Student Union I Expansion & Renovation
• - Mount Daniel Elementary School, Falls Church, VA
• - National Institute for Metalworking Skills
• - Northern Virginia Community College, VA*
• - Arts and Sciences Building, Woodbridge, VA
• - Black Box Theater, Woodbridge, VA
• - Brault Building FF&E, Annandale, VA
• - Faculty Lounge, Annandale, VA
• - Phase II and Phase III, Manassas, VA
• - Phase III FF&E, Woodbridge, VA
• - Phase VII and CG Renovation, Annandale, VA
• - Northwest County Elementary School, Fairfax, VA
• - Southbridge Community Center, Dumfries, VA
• - Treasurer’s Office Security Upgrades, Arlington, VA
FIRM PROFILES: QUALIFICATIONS

FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

SAMAHAA ASSOCIATES, P.C.
- Principal-in-Charge: F. Thomas Lee, AIA, LEED AP, ICC
- Lead MEP Engineer: Benjamin Linkous, PE, LEED AP
- Mechanical & HVAC Engineer: Boyd G. Headley, III, PE, LEED AP
- Sr Plumbing & Fire Protection Engineer: Randall O. Spencer, PE, RCDD
- Security/Data/IT/AV Engineer: Randall W. Daniels
- Quality Control Manager: Randy Beard, AIA
- Principal Designer: General Architecture: Paul H. Falkenbury, AIA, REFP
- Project Manager: Amy M. McCarty, AIA, LEED AP
- Director of Interior Design: Candace Litchford, IIDA, LEED AP

ASCENT
- Lead MEP Engineer: Benjamin Linkous, PE, LEED AP
- Mechanical & HVAC Engineer: Boyd G. Headley, III, PE, LEED AP
- Sr Plumbing & Fire Protection Engineer: Randall W. Daniels
- Security/Data/IT/AV Engineer: Randall O. Spencer, PE, RCDD

ADTEK ENGINEERS
- Civil Engineer: Ashley Beesam, PE, LEED AP BD+C
- Civil Engineer: Chris Heiser, PE, LEED AP BD+C

EHLENT BRYAN
- Structural Engineer: M. James Leeuwrik, PE

DOWNEY & SCOTT
- Cost Estimation: William G. Downey, AACE, CSI
- Cost Estimation/Value Engineering: Donald D. Daigle, CPE, CVS

BRINJAC
- Commissioning Engineer: Philip M. Wright, PE, CCP, LEED AP

COUNCILMAN-HUNSAKER
- Swimming Pool Design Specialist: Jeff Nodorft, PE

GEOTECHNICAL ENGINEERING
- Geotechnical Engineer: Karl Suter, PE
- Certified Hazardous Materials Specialist & Industrial Hygienist: Peter Jaramillo, CIH

PROFESSIONAL SERVICE INDUSTRIES
- Certified Hazardous Materials Manager: Joseph L. Kuchnicki, CIE, CHMM
- Testing Inspection Services: Christopher L. Vovak, PE

HVAC Peer Review: Phillip A. Brummett, PE, LEED AP
FIRM PROFILES: QUALIFICATIONS

COUNSILMAN HUNSAKER
AQUATICS FOR LIFE

Legal name of firm
Counsilman Hunsaker

Principal place of business
10733 Sunset Office Drive
Suite 400
St. Louis, MO 63127

Website
www.counsilmanhunsaker.com

Name and title of contact person
Jeff Nodorft, PE
Principal

Phone
(314) 894-1245

Fax
(314) 894-0109

Email
Jeffnodorft@chh2o.com

We have been in business since 1970.

Projects in Fairfax County.

Total Employees
30

50% Public Work

AQUATIC CENTER EXPERIENCE

Apex Centre - McKinney, TX
Bow Creek Recreation Center - Virginia Beach, VA
Buffaloe Road Aquatic Center - Raleigh, NC
Clear Creek Metro Recreation District - Idaho Springs, CO
Edmond YMCA Recreation & Aquatic Center - Edmond, OK
Fruita Community Center - Fruita, CO
Kempsville Recreation Center - Kempsville, VA
Ketchikan Aquatic Center - Ketchikan, AK
Kroc Center - Chicago, IL
Midco Aquatic Center - Sioux Falls, SD
Miller Activity Complex - Castle Rock, CO
NRH Centre - North Richland Hills, TX
Plano Aquatic Center - Plano, TX
Prairie Township Community Center - Prairie Township, OH
Quarry Park Recreation Facility YMCA - Calgary AB, Canada
Rainier Beach Community Center - Seattle, WA
Raton Recreation Center - Raton, NM
River Center - Riverside Park Complex - Benton, AR
Rocky Ridge Recreation Facility - Calgary AB, Canada
The Hub Recreation Center - Marion, IL
Williams Farm Community Center - Virginia Beach, VA

1,000+

12

Pool Projects
Pool projects with Samaha

SWIMMING POOL DESIGN SPECIALIST
JEFF NODORFT, PE
SWIMMING POOL DESIGN SPECIALIST

PORTFOLIO OF RELEVANT PROJECTS

- Ballou High School, Washington, DC
- Bow Creek Recreation Center, Virginia Beach, VA
- Buffaloe Road Aquatic Center, Raleigh, NC
- Claude Moore Recreation Center, Sterling, VA
- Centennial Sportsplex, Nashville, TN
- Cub Run RECenter, Chantilly, VA
- Dulles South, Loudon County, VA
- Ensworth High School, Nashville, TN
- Georgia College & State University, Milledgeville, GA
- Hagan Stone Park Aquatic Center, Pleasant Garden, NC
- Holding Park Pool, Wake Forest, NC
- Institute Marine Mammal Studies, Gulfport, MS
- Jacksonville State University, AL
- James Madison University, Harrisonburg, VA
- Joint Base Andrews Physical Fitness Center, JBA, MD
- JW Marriott, Nashville, TN
- Kempsville Recreation Center, Virginia Beach, VA
- Kenilworth Recreation Center, Washington, DC
- Lake of the Woods Pool, Lake of the Woods, VA
- Lejeune Hall 3 Natatorium, Annapolis, MD
- Mecklenburg County Aquatic Center, Charlotte, NC
- NOVA Aquatics, Richmond, VA
- Starmount Forest Country Club, Greensboro, NC
- Tennessee Technological University, Cookeville, TN
- University of South Carolina, Columbia, SC
- VCU, Cary St. Recreation Ctr, Richmond, VA
- Warrenton Aquatic & Rec Facility, Warrenton, VA
- Williams Farm Community Rec Ctr, Virginia Beach, VA
- Wings & Waves Waterpark, McMinnville, OR
- Winston Family YMCA, Jacksonville, FL

TOTAL YEARS OF EXPERIENCE
23 years

YEARS WITH FIRM
12 years

EDUCATION
- University of Dubuque, Business Administration, Master
- University of Wisconsin, Platteville, Mechanical Engineering, Bachelor of Science

REGISTRATIONS
- Professional Engineer: WI

Project completed while teamed with Samaha
Fairfax County Project
FIRM PROFILES: QUALIFICATIONS

EHRLERT BRYAN
consulting structure engineers

Legal name of firm
Ehlert Bryan, Inc.

Principal place of business
1451 Dolley Madison Boulevard
Suite 220
McLean, VA 22101

Website
www.ehlert-bryan.com

Name and title of contact person
M. James Leeuwrik, PE
Senior Project Manager

Phone
(703) 827-9552

Fax
(703) 356-2031

Email
jleeuwrik@ehlert-bryan.com

 structural engineering

We have been in business since 1981.

100+
Projects in Fairfax County.

36
YEARS

33
Total Employees
22 professional engineers, 7 production staff, and 4 administrators.

Public Work
We are committed to serving our local communities.

15%

30+
Projects With Samaha

AQUATIC CENTER EXPERIENCE
Germantown Sports Complex and Aquatic Center—Germantown, MD
Cameron Run Water Park—Alexandria, VA
University of Virginia, Gilmer Aquatic Center Addition—Charlottesville, VA
Dixon Aquatic Center—Fredericksburg, VA
Machine School Aquatics Swim School—Vienna, VA
North Arundel Aquatic Center—Glen Burnie, MD
Valley Health Wellness Center—Winchester, VA
Langston Brown Community Center—Arlington, VA
Ida Lee Park Recreation Center—Leesburg, VA
Audrey Moore Recreation Center—Annandale, VA
Arlington North Tract Recreation Facility—Arlington, VA
Young Harris College, Recreation Center—Young Harris, GA
Lab School of Washington, Pool Revision—Washington, DC
Orcas Sound Pool - Orcas Island, WA
Potomac Club at Lansdowne, Pool Building—Lansdowne, VA
East Park Aquatic Center—Sterling, VA
OakMarr Recreation Center—Oakton, VA
Spring Hill Recreation Center—McLean, VA
Virginia Tech, McComas Hall, Addition and Renewal—Blacksburg, VA
Long Bridge Aquatic Center—Arlington, VA

Pool Projects

20+

Projects In Fairfax County

500+

30+
Projects With Samaha

service • design • success
M. JAMES LEEUWKRIK
PE
STRUCTURAL ENGINEER

PORTFOLIO OF RELEVANT PROJECTS

- Algonkian Regional Park, Water Slide, Sterling, VA
- Audrey Moore RECтр, Annandale, VA
- Burke Volunteer Fire Station, Burke, VA
- Cameron Run Regional Park, Alexandria, VA
- Cunningham Park Elementary School, Vienna, VA
- Edison High School, Alexandria, VA
- Fairfax County Pedestrian Bridges, Master Contract, VA
- Forestville Elementary School, Great Falls, VA
- Gainesville District Fire Station #4, Gainesville, VA
- Good Beginnings Preschool, Stone Ridge, VA
- Hutchison Farm Elementary School, Chantilly, VA
- Kirkpatrick West Public Safety Center #27, Aldie, VA
- Langley High School, McLean, VA
- Loudoun Valley High School, Purcellville, VA

Project completed while teamed with Samaha
Fairfax County Project

TOTAL YEARS OF EXPERIENCE
34 years

YEARS WITH FIRM
28 years

EDUCATION
- Virginia Polytechnic Institute & State University, Master of Science, 1987, Structural Engineering
- Virginia Polytechnic Institute & State University, Bachelor of Science, Civil Engineering, 1981

REGISTRATIONS
- Professional Engineer: VA

ORGANIZATIONS
- American Society of Civil Engineers (ASCE)
FIRM PROFILES: QUALIFICATIONS

MEP/PLUMBING ENGINEER

Legal name of firm
Ascent Engineering Group, Inc.

Principal place of business
4932 Frontage Road, NW
Roanoke, VA 24019

Website
www.ascenteg.com

Name and title of contact person
Benjamin Linkous, PE, LEED AP
President

Phone
(540) 265-4444

Fax
(540) 265-4445

Email
blinkous@ascenteg.com

We have been in business since 1959.

Projects in Fairfax County.

Total Employees
4 professional mechanical engineers and 2 professional electrical engineers.

We are committed to serving our local communities.

Projects With Samaha
15+

12+

AQUATIC CENTER EXPERIENCE

Charles County High School, Pool - Charles County, MD
Virginia Tech, McComas Pool HVAC - Blacksburg, VA
Greenfield Recreation & Community Center - Daleville, VA
Vint Hill Farms Station, Gymnasium HVAC Study - Fauquier County, VA
Heron Point Retirement Facility with Indoor Pool - Chestertown, MD
James Madison University, Student Recreation Center and Indoor Pool - Harrisonburg, VA
Lancerlot Sports Center - Vinton, VA
Radford University Swimming Pool - Radford, VA
Roanoke YMCA - Roanoke, VA
The Chesapeake - Virginia Baptist Homes - Newport News, VA
The Roanoke Athletic Club - Roanoke, VA
Tuckahoe YMCA - Richmond, VA
University Of Richmond Robins Center - Richmond, VA
University Of Virginia – Children’s Rehabilitation Center - Charlottesville, VA
Virginia Military Institute – Cocke Hall - Lexington, VA
Virginia Military Institute – Clark King Indoor Pool - HVAC Renovations - Lexington, VA
Virginia Tech – War Memorial Gymnasium Chiller - Blacksburg, VA
Virginia Tech – McComas Hall - HVAC Renovation - Blacksburg, VA
Washington & Lee University – New Fitness Center; Natatorium Study - Lexington, VA
Waynesboro YMCA - Waynesboro, VA
Woodberry Forest School, Ruffin Memorial Natatorium Lighting - Woodberry Forest, VA

Pool Projects

95%

Public Work

15+

Projects With Samaha

7

Public Work
BOYD G. HEADLEY, III
PE, LEED AP
MECHANICAL/HVAC ENGINEER

PORTFOLIO OF RELEVANT PROJECTS

 Bethesda-Chevy Chase Middle School, Kensington, MD
 Charles County High School
 Edsall Road Fire Station - Springfield, VA
 Heron Point Retirement Facility with Indoor Pool
 James Madison University - Student Center Indoor Pool
 Kirkpatrick West Public Safety, Aldie, VA
 Leesburg Volunteer Fire Company #20, Leesburg, VA
 Loudoun County Public Schools
 Manassas Fire Station #20 - Manassas, VA
 North Bethesda Middle School - Bethesda, MD

 Orleans Fire Station - Orlean, VA
 PWCS Alternate Education School - Manassas, VA
 Radford University Swimming Pool
 Stafford County Public Schools
 Thacker Residence Indoor Pool Building
 Virginia Military Institute - Clark King Indoor Pool – HVAC Renovation
 Virginia Polytechnic Institute - McComas Hall – HVAC Renovation
 Washington & Lee - Reid Hall Natatorium Study
 Woodberry Forest Natatorium Lighting Replacement

Project completed while teamed with Samaha
 Fairfax County Project
FIRM PROFILES: QUALIFICATIONS

COST ESTIMATION/VALUE ENGINEERING

We have been in business since 1984.

Projects in Fairfax County.

250+

We are committed to serving our local communities.

95%

Public Work

Total Employees
8 cost engineers/ estimators and 6 construction managers.

33
YEARS

21

25+

200+

Pool Projects

Projects With Samaha

Legal name of firm
Downey & Scott, LLC

Principal place of business
6799 Kennedy Road
Warrenton, VA 20187

Website
www.downeyscott.com

Name and title of contact person
William G. Downey, AACE, CSI
Principal

Phone
(540) 347-5001

Fax
(540) 34-5021

Email
billd@downeyscott.com

FIRM PROFILES: QUALIFICATIONS

AQUATIC CENTER EXPERIENCE

Dulles South Aquatic Center - Loudoun County, VA
University of Virginia, Aquatic & Fitness Center Renov. - Charlottesville, VA
Woodrow Wilson Aquatic Center - Washington, DC
Dixon Park Phase I & II Aquatic Facility - Fredericksburg, VA
Oak Marr Recreation Center Expansion - Fairfax County, VA
University of Delaware, Sports Building - Newark, DE
Vint Hill Pool Complex - Fauquier County, VA
East Park Aquatic Center - Anne Arundel County, MD
Bow Creek Recreation Center - Virginia Beach, VA
Somerset Pool Facility - Somerset, MD
Springfield Golf & Community Center - Springfield, VA
Long Bridge Aquatic Center - Arlington County, VA

LONG BRIDGE AQUATIC CENTER
DONALD D. DAIGLE
CPE, CVS
COST ESTIMATION/VALUE ENGINEERING

TOTAL YEARS OF EXPERIENCE
35 years

YEARS WITH FIRM
8 years

EDUCATION
• Northern Virginia Community College, A.A.S., Mechanical Engineering, 1984

REGISTRATIONS
• Certified Professional Estimator, CPE (ASPE)

PORTFOLIO OF RELEVANT PROJECTS
• 4th Floor Courthouse, Arlington, VA
• Arlington County Term Contracts, Arlington, VA
• Ashburn Sheriff’s Station, Ashburn, VA
• Central Library, Arlington, VA
• Crosspointe Fire Station #41, Lorton, VA
• FCPA Area 1 Maintenance Facility, Falls Church, VA
• Franklin Park Performing Arts Center, Purcellville, VA
• Frying Pan Farm Park, Activity Center, Herndon, VA
• Frying Pan Farm Park, Equestrian Ctr, Herndon, VA
• Green Springs Vehicle Storage Bldg, Fairfax, VA
• Herndon Community Center, Herndon, VA
• Hillcrest Heights Community Center, Oxon Hill, MD
• James Lee Community Center, Falls Church, VA
• Lee District Park, Family Rec Area MP, Alexandria, VA
• Lorton Community Center Study, VA
• Loudoun County Youth Shelter, Leesburg, VA
• Lubber Run Community Center, Arlington, VA
• Madison Community Center, Arlington, VA
• Marshall Community Center, Marshall, VA
• Northwood HS Wellness Ctr., Silver Spring, MD
• Providence District Off. & Community Ctr, Fairfax, VA
• Reston Town Center Pavement, Reston, VA
• Robert P. McMath Facility, Feasibility Study, Burke, VA
• Sherwood Community Center, Fairfax, VA
• Southgate Neighborhood Community Ctr, Reston, VA
• Spring Hill Gymnasium, Fairfax, VA
• Springfield Golf & Country Club, Springfield, VA
• UMD, Cambridge Community Ctr, College Park, MD
• VA Med Ctr, Community Living Ctr, Martinsburg, WV
• Walter Reed Community Center, Arlington, VA
• Watkins Mill HS Wellness Ctr., Gaithersburg, MD
• West Ox Road Bus Operational Center, Fairfax, VA

Project completed while teamed with Samaha
Fairfax County Project

SPRINGFIELD GOLF AND COUNTRY CLUB
FIRM EXPERIENCE ON SIMILAR PROJECT TYPES

PERMITTING IN FAIRFAX COUNTY

FAIRFAX COUNTY PARK AUTHORITY
- Frying Pan Park Activity Center
- Frying Pan Park Equestrian Center
- Frying Pan Park Barn
- Green Springs Garden Vehicle Storage Building
- Lake Accotink Park Pavilion
- Laurel Hill Golf Club - Entrance Design
- Lee District Pk Treehouse/Restrms/Spray Pk Filters
- Patriot Park Entrance Sign
- Spring Hill Recreation Center

FAIRFAX COUNTY PUBLIC SCHOOLS
- Annandale High School
- Bailey’s Elementary School
- Chantilly High School
- Crestwood Elementary School
- Cunningham Park Elementary School
- Daniels Run Elementary School
- Forestville Elementary School
- Fort Belvoir Elementary School
- Franklin Middle School
- George C. Marshall High School
- Great Falls Elementary School
- Hayfield Secondary School
- Kilmer Middle School & Center
- Lake Braddock Secondary School
- Lee High School
- Liberty Middle School
- Mt. Vernon High School
- Ormond Stone Middle School
- Rachel Carson Middle School
- Washington Irving Middle School
- Weyanoke Elementary School

OTHER FAIRFAX COUNTY PROJECTS
- 1st Service Bank
- Ameriprise Financial
- Cardinal Bank
- Centreville Baptist Church
- Compton Village Community Center
- Fairfax Ice Arena
- Gama International
- Garner Recreation Center
- INOVA Fairfax Hospital
- Integrated Neurology Services
- Lord of Life Lutheran Church
- Merrifield Garden Center
- Morhard & Associates, LLC
- Mount Daniel Elementary School
- Nysmith School for the Gifted
- Our Lady of Good Counsel School
- Potomac Bank of Virginia
- Red Fox Plaza
- Reston Community Center
- Saint Clare of Assisi
- Saint George’s United Methodist
- Saxby’s Coffee
- Springfield Golf & Country Club
- Sydenstricker United Methodist
- United Bank
- The Bike Lane
- The Mustard Seed Foundation
- University Mall
- Virginia Commerce Bank
- Westford Town Homes
- West Metro Plaza
- Westminster School
- Winkler Recreation Center

F. Thomas Lee, AIA, LEED AP, our Principal-in-Charge, is ICC certified.

“Your accessibility and response to issues that arise from the general contractor or county agencies during project construction are unparalleled by any other architectural firm that I have worked with during my tenure here at the fire department. For each of our projects, I have observed only the highest level of expertise, an unbelievable work ethic, and rapid responses to questions or concerns that require attention. Thank you for making my job easier.”

Edith Beitzel, Program Manager, Fairfax County Fire & Rescue

Randy Morrison, RA, is ICC certified.
FIRM EXPERIENCE ON SIMILAR PROJECT TYPES

RECREATION AND AQUATIC CENTER EXPERIENCE
- Apex Centre - McKinney, TX
- Audrey Moore RECenter, Annandale, VA
- Baseball Clubhouse, US Naval Academy - Annapolis, MD
- Bow Creek Recreation Center - Virginia Beach, VA
- Buffaloe Road Aquatic Center - Raleigh, NC
- Claude Moore RECenter - Sterling, VA
- Clear Creek Metro Recreation District - Idaho Springs, CO
- Compton Village Community Center - Centerville, VA
- Edmond YMCA Recreation & Aquatic Center Mitch Park - Edmond, OK
- Family Support Center - Joint Base Andrews, MD
- Franklin Park Performing Arts Center - Purcellville, VA
- Fruitia Community Center - Fruitia, CO
- Garner RECenter - Centerville, VA
- Glenn Warner Soccer Center - Annapolis, MD
- Henry E. Lackey Natatorium - La Plata, MD
- The Hub Recreation Center - Marion, IL
- Joint Base Andrews, Physical Fitness Center - JBA, MD
- Kempsville Recreation Center - Kempsville, VA
- Ketchikan Aquatic Center - Ketchikan, AK
- Kroc Center - Chicago, IL
- Lee District RECenter - Alexandria, VA
- Lejeune Hall Natatorium - Annapolis, MD
- Little Rocky Run Community Center - Clifton, VA
- Midco Aquatic Center - Sioux Falls, SD
- Miller Activity Complex - Castle Rock, CO
- NRH Centre - North Richland Hills, TX
- Plano Aquatic Center - Plano, TX
- Pohick Bay Clubhouse - Lorton, VA
- Prairie Township Community Center - Prairie Township, OH
- Providence RECenter - Falls Church, VA
- Quarry Park Recreation Facility - Remington YMCA - Calgary AB, Canada
- Rainier Beach Community Center - Seattle, WA
- Raton Recreation Center - Raton, NM
- Reston RECenter - Reston, VA
- Rippon Landing Community Center - Woodbridge, VA
- River Center - Riverside Park Complex - Benton, AR
- Robert Crown Sailing Center - Annapolis, MD
- Rocky Ridge Recreation Facility - Calgary AB, Canada
- Single Sailor Center - Annapolis, MD
- Southbridge Community Center - Dumfries, VA
- Sport Rock Indoor Climbing Center - Alexandria, VA
- Springfield Golf and Country Club - Springfield, VA
- Spring Hill RECenter - McLean, VA
- VA Commonwealth University Rec Center - Richmond, VA
- Wakefield RECenter - Annandale, VA
- Walter Reed Community Center - Arlington, VA
- Williams Farm Community Center - Virginia Beach, VA
- Winkler Community Center - Centerville, VA

SAMHAS
HENRY E. LACKEY NATATORIUM
LA PLATA, MD

**FIRM EXPERIENCE ON SIMILAR PROJECT TYPES**

**HENRY E. LACKEY NATATORIUM**

LA PLATA, MD

- **FIRM EXPERIENCE ON SIMILAR PROJECT TYPES**

- **HENRY E. LACKEY NATATORIUM**

LA PLATA, MD

- **COMPLETED**
  2001

- **GROSS SF**
  153,000 SF

- **CONSTRUCTION COST**
  $18,900,000

- **PROJECT OWNER**
  Charles County Public Schools

- **CONTACT PERSON**
  Gerard Barrett
  Coordinating Supervisor of Planning
  5980 Radio Station Road
  La Plata, MD 20646
  t: (301) 932-6610

- **TEAM MEMBERS**
  - Samaha Associates, Inc.
  - ADTEK Engineers, Inc.

**NATATORIUM**

- ✔️ **Aquatics Center**
- ✔️ **Multiple Pool Zones**
- ✔️ **Competition Pool**
- ✔️ **Natatorium replaced existing outdoor pool**
- ✔️ **Spectator bleachers seating 450**
- ✔️ **Locker facilities for school and community use**

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**service • design • success**
FIRM EXPERIENCE ON SIMILAR PROJECT TYPES

HENRY E. LACKEY NATATORIUM
LA PLATA, MD

EXTERIOR ELEVATION

TICKET OFFICE

NATATORIUM
LEJEUNE HALL POOL RENOVATION
U.S. NAVAL ACADEMY
ANNAPOLIS, MD

- Aquatics Center
- Multiple Pool Zones (3)
- Recreation Center

New trench drain installed to bring drainage up to code
Handrail and guardrail replacement including glass infill at spectator seating
Replaced existing ceiling tile with humidity resistant ceramic acoustic ceiling tile
LEJEUNE HALL POOL RENOVATION
U.S. NAVAL ACADEMY
ANNAPOLIS, MD
FIRM EXPERIENCE ON SIMILAR PROJECT TYPES

PHYSICAL FITNESS CENTER
JOINT BASE ANDREWS
CAMP SPRINGS, MD

COMPLETED
2011

GROSS SF
87,290 SF

CONSTRUCTION COST
N/A (Study)

PROJECT OWNER
NAVFAC Washington

CONTACT PERSON
Anthony Liverman
Project Manager
1314 Harwood Street, SE
Washington Navy Yard, DC 20374
t: (202) 685-3114
anthony.liverman@navy.mil

TEAM MEMBERS
• Samaha Associates, Inc.
• Counsilman-Hunsaker
• ADTEK Engineers, Inc.
• Brinjac Engineering, Inc.
• Professional Service Industries
• Downey & Scott, LLC

✓ Aquatics Center
✓ Recreation Center
✓ 1,500 patrons per day
✓ Zero Net Energy
✓ Designed as the central community hub of the new Town Center

SECTION

Aquatics Center
Recreation Center
1,500 patrons per day
Zero Net Energy
Designed as the central community hub of the new Town Center
PHYSICAL FITNESS CENTER
JOINT BASE ANDREWS
CAMP SPRINGS, MD

SOLAR ENERGY DIAGRAM

3D SECTION MODEL
FIRM EXPERIENCE ON SIMILAR PROJECT TYPES

BOW CREEK RECREATION CENTER
VIRGINIA BEACH, VA

- COMPLETED
  2015
- GROSS SF
  68,000 SF
- CONSTRUCTION COST
  $23,000,000
- PROJECT OWNER
  City of Virginia Beach
- CONTACT PERSON
  Kevin Jensen, PE
  Public Works Engineering
  2405 Courthouse Drive
  Building 2, 3rd Floor
  Virginia Beach, VA 23456
  t: (757) 385-4131
  kjensen@vbgov.com
- TEAM MEMBERS
  • Counsilman-Hunsaker
  • Downey & Scott, LLC

- ✔ Aquatics Center
- ✔ Multiple Pool Zones
- ✔ Recreation Center

- ✔ 5,200 SF indoor Pool

NATATORIUM
FIRM EXPERIENCE ON SIMILAR PROJECT TYPES

BOW CREEK RECREATION CENTER
VIRGINIA BEACH, VA

NATATORIUM
FIRM EXPERIENCE ON SIMILAR PROJECT TYPES

CLAUDE MOORE RECREATION CENTER
STERLING, VA

COMPLETED
2007

GROSS SF
60,000 SF

CONSTRUCTION COST
$19,000,000

PROJECT OWNER
Loudoun County

CONTACT PERSON
Steve Torpy
Director
20145 Ashbrook Place
Suite 170
Ashburn, VA 20147
t: (703) 777-0343
steve.torpy@loudoun.tov

TEAM MEMBERS
• Counsilman-Hunsaker

Aquatics Center
Multiple Pool Zones
Recreation Center
50 Meter Competition Pool
5,200 SF Leisure Pool

NATATORIUM
FIRM EXPERIENCE ON SIMILAR PROJECT TYPES

CLAUDE MOORE RECREATION CENTER
STERLING, VA

LEISURE POOL
FIRM EXPERIENCE ON SIMILAR PROJECT TYPES

VA COMMONWEALTH UNIVERSITY
CARY STREET RECREATION CENTER
RICHMOND, VA

COMPLETED
2009

GROSS SF
85,000 SF

CONSTRUCTION COST
$38,200,000

PROJECT OWNER
Virginia Commonwealth University

CONTACT PERSON
Meredith Hawkins
Associate Director, Facility Ops
101 South Linden Street
Richmond, VA 23284
t: (804) 828-6402
mlhawkins@vcu.edu

TEAM MEMBERS
• Counsilman-Hunsaker

Aquatics Center
✓

Multiple Pool Zones
✓

2,600 SF 25 Yard Lap Pool
✓

2,800 SF Leisure Pool
✓

Water Basketball, Volleyball, Drop Slide and Aquatic Climbing Wall
✓

Recreation Center - LEED GOLD Certified
✓

260 SF Whirlpool Spa
✓

LAP POOL

WHIRLPOOL SPA
FIRM EXPERIENCE ON SIMILAR PROJECT TYPES

VA COMMONWEALTH UNIVERSITY
CARY STREET RECREATION CENTER
RICHMOND, VA

LEISURE POOL
WILLIAMS FARM COMMUNITY RECREATION CENTER
VIRGINIA BEACH, VA

- Aquatics Center
- Multiple Pool Zones
- Recreation Center
- 7,500 SF Multi-Purpose Recreation Indoor Pool
- 3,000 SF Outdoor Sprayground

FIRM EXPERIENCE ON SIMILAR PROJECT TYPES

WILLIAMS FARM COMMUNITY RECREATION CENTER
VIRGINIA BEACH, VA

COMPLETED 2012
GROSS SF 71,000 SF
CONSTRUCTION COST $25,000,000
PROJECT OWNER City of Virginia Beach
CONTACT PERSON Kevin Jensen, PE
Public Works Engineering
2405 Courthouse Drive
Building 2, 3rd Floor
Virginia Beach, VA 23456
t: (757) 385-4131
kjensen@vbgov.com
TEAM MEMBERS
- Counsilman-Hunsaker

OUTDOOR SPRAYGROUND
FIRM EXPERIENCE ON SIMILAR PROJECT TYPES

WILLIAMS FARM COMMUNITY
RECREATION CENTER
VIRGINIA BEACH, VA

INDOOR RECREATION POOL
## EDMOND YMCA RECREATION & AQUATIC CENTER MITCH PARK
**EDMOND, OK**

<table>
<thead>
<tr>
<th>Completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Gross SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>102,000 SF</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>$22,500,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Edmond</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Contact Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steve Commons</td>
</tr>
<tr>
<td>Assistant City Mgr of Administration</td>
</tr>
<tr>
<td>P.O. Box 2970</td>
</tr>
<tr>
<td>Edmond, OK 73083</td>
</tr>
<tr>
<td>t: (405) 359-4769</td>
</tr>
<tr>
<td><a href="mailto:steve.commons@edmondok.com">steve.commons@edmondok.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Team Members</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Counsilman-Hunsaker</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Awards</th>
</tr>
</thead>
<tbody>
<tr>
<td>• 2015 - ‘Aquatic Portfolio’ Athletic Business Magazine</td>
</tr>
<tr>
<td>• 2015 - ‘Architectural Showcase’ Athletic Business Magazine</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Aquatics Center</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ 13,000 SF Eight Lane, 50 Meter Competition Pool, including two 1-meter diving stands and integrated timing/scoring</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Multiple Pool Zones</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ Spectator Seating for 1,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Recreation Center</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>✓ 4,700 SF Leisure Pool, with four 25 yard lap lanes, zero depth entry, play structures and waterslide</td>
</tr>
</tbody>
</table>

---

**LEISURE POOL**
FIRM EXPERIENCE ON SIMILAR PROJECT TYPES

EDMOND YMCA RECREATION & AQUATIC CENTER MITCH PARK
EDMOND, OK

COMPETITION POOL
FIRM EXPERIENCE ON SIMILAR PROJECT TYPES

RAINIER BEACH COMMUNITY CENTER
SEATTLE, WA

COMPLETED
2013

GROSS SF
48,500 SF

CONSTRUCTION COST
$25,000,000

PROJECT OWNER
Seattle Parks & Recreation Department

CONTACT PERSON
Kathy Whitman
Aquatics Manager
4209 W. Marginal Way, SW
Seattle, WA 98106
t: (206) 684-7099
Kathy.whitman@seattle.gov

TEAM MEMBERS
• Counsilman-Hunsaker

✓ Aquatics Center
✓ Multiple Pool Zones
✓ Recreation Center - LEED GOLD Certified
✓ 3,800 SF Six Lane, 25 Yard Lap Pool with 1-meter diving
✓ 2,300 SF Recreation Pool with waterslide, current channel, tot area, and vortex
✓ 100 SF Spa

RECREATION POOL
FIRM EXPERIENCE ON SIMILAR PROJECT TYPES

RAINIER BEACH COMMUNITY CENTER
SEATTLE, WA

LAP POOL
service • design • success
AMY M. MCCARTY, AIA, LEED AP
PROJECT MANAGER

Amy M. McCarty, AIA, LEED AP has completed numerous municipal projects during the past ten years. She earned a Bachelor of Architecture degree from the University of Arkansas, and has worked for Samaha for the past decade.

Ms. McCarty has an in-depth understanding of the Fairfax County process. She managed the renovation of the Cardinal Forest Maintenance Building in Springfield, VA, and was a key member of the team that completed five projects for Lee District Park, including the spray park. This project provided Ms. McCarty with extensive knowledge of creating water facilities in Fairfax County. In addition, Her understanding of the Fairfax County permitting process is invaluable to our team.

Ms. McCarty’s most relevant projects include:

- Cardinal Forest, Springfield, VA
- FCPA Area 1 Maintenance Facility, Falls Church, VA
- Good Beginnings Preschool, Stone Ridge, VA
- Lee District Park, Alexandria, VA
  - Family Rec Area Master Plan
  - Filter Building
  - Restroom/Ticket
  - Spray Park
  - Tree House
- Merrifield Garden Center, Gainesville, VA
- P93000 21 Point Enclosed Firing Range, JBA, MD
- Southbridge Community Center, Dumfries, VA

JEFF NODORFT, PE
SWIMMING POOL DESIGN SPECIALIST

Mr. Nodorft brings 23 year years of swimming pool focused experience to our team. He has designed indoor pools for numerous municipal facilities, and will work closely with Ms. McCarty, bringing his specialized expertise to the team. Mr. Nodorft’s understanding of design for municipal indoor pools will inform every stage of the process.

Mr. Nodorft worked with Samaha to design indoor pools for the zero net energy physical fitness center at Joint Base Andrews, MD and the LeJeune Hall 3 Natatorium at the U.S. Naval Academy in Annapolis, MD. He understands the Samaha process and will merge seamlessly with our team as we form a cohesive whole.

Mr. Nodorft’s most relevant projects include:

- Bow Creek Rec Ctr, VA Beach, VA
- Buffaloe Rd Aquatic Ctr, Raleigh, NC
- Claude Moore Rec Ctr Sterling, VA
- Cub Run RECcenter, Chantilly, VA
- Georgia C & S U, Milledgeville, GA
- JBA Physical Fitness Center, JBA, MD
- Kempsville Rec Ctr, VA Beach, VA
- Kenilworth Rec Ctr, Washington, DC
- Lejeune Hall 3 Nat., Annapolis, MD
- Warrenton Aquatic & Rec Ctr, VA
- Williams Farm Rec Ctr, VA Beach, VA
- Winston Fam. YMCA, Jacksonville, FL
Ability to incorporate value engineering strategies in the design process.

Downey & Scott routinely conducts value engineering studies for clients following the six step Value Engineering job plan as promulgated by SAVE International.

1. Information Phase
   - Project briefing
   - Determine the design intent behind the project
   - Cost concerns
   - Special considerations
   - VE team develops cost models

2. Function Analysis Phase
   - “What is the project supposed to do?”
   - “How is it supposed to accomplish this purpose?”
   - The team develops a Function Analysis System Technique (FAST) diagram that depicts the flow of functions within the project.

3. Creative/Brainstorming Phase
   - Brainstorming session to identify alternatives to:
     - Reduce construction and life cycle costs
     - Improve overall operations
     - Reduce the time of construction
     - Clarify risks and opportunities

4. Judgment or Evaluation Phase
   - Decide which alternatives should be carried forward
   - Evaluate the alternatives and grade them from 5 (Excellent) down to 1 (Poor).

5. Development Phase
   - Alternatives are explained, sketched, documented,
   - Cost and technical tests are applied to the alternatives

6. Presentation Phase
   - Informal out-briefing of the study
   - Final written report completed
Ability to establish a design that will be executable within the budget ceiling of $5,500,000, which includes all the soft costs, contingencies, permitting, etc.

**PROCESSES EMPLOYED TO KEEP OUR PUBLIC PROJECTS ON BUDGET**

- Hands on principal oversight
- Establish all of the soft costs, fees, and contingencies early on to develop design-to-construction budget
- Focus design on priorities identified by stakeholders
- Continuity of Project Management from start to finish
- Specialist consultants to detail solutions early
- Effective Scoping and Vetting of all program requirements
- Exceed the level of resolution requirements of interim submission
- Regular team review meetings
- Milestone independent budget conformance estimates
- Depth of understanding of permitting requirements in Fairfax County
- Detailed 3D modeled views to demonstrate proposed solutions
- Samaha’s quality control program to ensure complete and coordinated documents
- Use of alternates allowing flexibility at bid time

<table>
<thead>
<tr>
<th>Facility</th>
<th>Estimate</th>
<th>Construction Contract</th>
<th>Final Cost</th>
<th>Change Order Pct</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ashburn Sheriff’s Station (N)</td>
<td>$8,147,032</td>
<td>$8,025,653</td>
<td>Under Con.</td>
<td>1.3% @ 85% complete</td>
</tr>
<tr>
<td>Coles District Station #6</td>
<td>$7,981,253</td>
<td>$7,246,000</td>
<td>Under Con.</td>
<td>NA</td>
</tr>
<tr>
<td>DC Water - 80 M Street (M)</td>
<td>$650,000</td>
<td>$661,200</td>
<td>$677,700</td>
<td>2.5%</td>
</tr>
<tr>
<td>DC Water - Long Term Control Plan (M)</td>
<td>$2,445,427</td>
<td>$2,194,000</td>
<td>$2,279,573</td>
<td>3.8%</td>
</tr>
<tr>
<td>DC Water - Warehouse &amp; Security HQ (N)</td>
<td>$10,979,842</td>
<td>$10,900,000</td>
<td>$11,130,481</td>
<td>2.1%</td>
</tr>
<tr>
<td>Gainesville District Fire Station #4 (N)</td>
<td>$4,000,000</td>
<td>$3,947,000</td>
<td>Under Con.</td>
<td>1.1% @ 56% complete</td>
</tr>
<tr>
<td>Great Falls Fire Station #12 (N)</td>
<td>$6,373,000</td>
<td>$5,578,000</td>
<td>$6,172,172</td>
<td>10.6% / 0.46% E&amp;O*</td>
</tr>
<tr>
<td>Kirkpatrick West Pub. Safety Ctr #27 (N)</td>
<td>$7,477,048</td>
<td>$7,316,800</td>
<td>Under Con.</td>
<td>1.5% @ 35% complete</td>
</tr>
<tr>
<td>Loudoun County Youth Shelter (N)</td>
<td>$2,700,000</td>
<td>$2,610,625</td>
<td>$2,785,270</td>
<td>6.7%/0.4% E&amp;O</td>
</tr>
<tr>
<td>Loudoun Heights Fire Station #26 (AR)</td>
<td>$4,285,000</td>
<td>$4,110,000</td>
<td>$4,285,000</td>
<td>4.2%/1.4% E&amp;O**</td>
</tr>
<tr>
<td>MRP - 2nd Floor Spec Suite (M)</td>
<td>$140,000</td>
<td>$149,590</td>
<td>$152,099</td>
<td>1.6%</td>
</tr>
<tr>
<td>Orlean Volunteer Fire Station and Community Center</td>
<td>$6,000,000</td>
<td>$5,624,500</td>
<td>Under Con.</td>
<td>NA</td>
</tr>
<tr>
<td>Prince William Cty F&amp;R Station #26 (N)</td>
<td>$7,730,812</td>
<td>$6,674,000</td>
<td>Under Con.</td>
<td>1.6% @ 95% complete</td>
</tr>
</tbody>
</table>

*The change order amount includes development of adjacent property to serve as a septic field. The E&O rate was limited to 0.46%.

**4.2% due to an owner requested change to include paving the planned gravel portions of the rural site.

92.5% OF OUR WORK COMES FROM REPEAT CLIENT BUSINESS.

WE AVERAGE <2% CHANGE ORDERS ON COMPLEX RENOVATION PROJECTS.

KEY
A: Addition
AR: Adaptive Reuse
M: Modernization
N: New Construction
Ability to execute and/or improve concept developed from the conceptual study.

- We regularly execute the concept designs of other architects

- The study attempted to balance:
  - The wish list of features desired
  - Facilitation of the broadest demographics
  - A tight physical footprint of available space
  - And a limited construction budget

- We understand the physical priorities:
  - Multiple pool environments with varying water temperatures (Providing flexibility and serving each demographic well)
  - Pool replacement (failing piles, cavitations, non-level gutter system)
  - Desired 25 Yard lanes not 25 Meters

- Focus on technical improvements beyond the study could address the poor air quality and indoor lighting

- Any concept whether designed by others or our own team would require the iterative process of progressing from concept, through design development and into a final detailed solution.

“\textit{I now feel assured that the project is in good and caring hands and will be successfully executed.}”

Albert Hinckley, AIA
Hinckley, Shepherd, Norden Architects
Concept design architect for Orlean Volunteer Station #11, Orlean, VA, speaking about turning the project over to Samaha.
Ability to design the most efficient time line feasible for construction.

Samaha has completed over 100 complex renovation projects.

**STEPS IN THE PHASING COORDINATION PROCESS**
- Analyze existing building and site
- Conduct comprehensive field investigations
- Create as-built drawings
- Consider construction phasing during schematic design
- Perform additional investigations and research early
- Schedule areas of major structural alterations
- Recommend systems for new construction
- Prepare construction phasing plans of each phase of work

**KEYS TO SUCCESSFUL PHASING COORDINATION**
- Stress safety as the top priority
- Separation of construction activities from public areas
- Planning of construction staging areas and construction circulation on site and in the building
- Maintain operational status of facility.
- Facilitate open communication with owner, staff and stakeholders
- Collaborate with all interested parties
- Engage in preliminary code review meetings
- Coordinate with all consulting engineers
- Maintain constant oversight during construction

**PHASING CONCERNS SPECIFIC TO THE AQUATICS CENTER AT RESTON COMMUNITY CENTER**
- Efficiency of construction will be integral with the design solution itself.
- Ensure Reston Community Center can operate efficiently throughout construction.
- Limit the draining and filling of pools to a single occurrence
- Having the pool equipment lead times scheduled
- Coordination of all trades will be discussed at each design submission.
- Coordination of construction phasing with optimal pool closure dates

**PHASING PLAN**

<table>
<thead>
<tr>
<th>Phase</th>
<th>Start Date</th>
<th>End Date</th>
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</thead>
<tbody>
<tr>
<td>1a</td>
<td>Fall 2007</td>
<td>Spring 2008</td>
</tr>
<tr>
<td>1b</td>
<td>Fall 2008</td>
<td>Summer 2008</td>
</tr>
<tr>
<td>2</td>
<td>Fall 2008</td>
<td>Spring 2009</td>
</tr>
<tr>
<td>3</td>
<td>Spring 2009</td>
<td>Summer 2009</td>
</tr>
<tr>
<td>4</td>
<td>Summer 2009</td>
<td>Fall 2009</td>
</tr>
</tbody>
</table>

**TEMPORARY EGRESS PLAN**

- Phases from previous contracts
- Start Construction (NTP)
- Substantial Completion 08/15/09
Ability to meet the project schedule.

### ALL OUR SCHEDULES ESTABLISH:

- A critical path to properly schedule submissions, reviews, and internal deadlines.
- Mandatory team meetings to review progress and coordinate between disciplines.
- Cost control estimates that keep the project on budget early in the process to facilitate planning and ensure there are no surprises at bid time.

### SCHEDULE FOR RESTON COMMUNITY CENTER:

- Our understanding is that the study yielded a concept that generally satisfies the aquatic center staff.
- Not looking to reinvent or restart the community involvement process
- Our focus will be using the term contract procurement method to allow us to start quickly
- Thoroughly document existing conditions to ensure no delays
- Detail all renovations in a complete and coordinated manner
- Provide an efficient strategy for completing the construction
Ability to incorporate public art via artist involvement in design, construction.

MARYLAND 1% FOR ART PROGRAM
- Samaha’s first experiences commissioning art for public buildings began Maryland’s 1% for Art program.

GUM SPRING LIBRARY PUBLIC ART
- The Friends of the Gum Spring Library (FROGS) financial donors committed funds to inclusion of art in the scope of work.
- Samaha engaged with the community and lead a committee to discuss an appropriate strategy for building a public art collection.
- Samaha conducted several meetings with the committee and presented specific art pieces as an example.
- The overall design for the Gum Spring Library interior reinforced its local context surrounded by wetlands and we used that local sense of place to reinforce the artwork selected.
- Samaha served as a moderator for discussions about art.
- Samaha served as a broker to facilitate acquisition.
- Samaha served as a coordinator of donor recognition within the library.
- Art installations included a large ceramic installation called “Riparian Zone” by a local artist named Joan Gardiner.
- Installation of the relief mural was coordinated with the construction scheduled and was completed prior to the grand opening.
COMMUNICATIONS WITH THE CLIENT

• Regular project updates
• Collaborative process
• Participate in workshops with County staff and other stakeholders in the conceptual and schematic phases
• Presentations to deliver verbal and graphic content
• Obtain programming data through surveys and interviews
• Create comprehensive list of program ideas and recommendations
• Use several forms of documentation and graphics to communicate ideas
• Respond in a timely manner to all County review comments and inquiries
• Keep copious records of communications and decisions

ADDITIONAL COMMUNICATION TOOLS USING BIM

• Develop real time video fly-throughs.
• Establish a clear picture of new versus existing conditions.
• Improve team coordination.
• Enhance design integrity.
• Instrument to develop sustainable strategies
• Boost team productivity and efficiency.
• Minimize coordination and field issues.
• Provide visualization models for clients.
• Link schedules to drawings.
• Link references on drawings to reduce RFIs.
• Provide clash detection to resolve conflicts during design.
• Provide basis for Contractor creation of shop drawings and O&M manuals.
UNDERSTANDING THE SCOPE

- Our team has thoroughly reviewed the recent conceptual report
- We have met with Leila Gordon on site
- We have contacted Hughes Group to discuss the study
- The $5.5M budget includes soft costs and is an absolute ceiling for spending on this renovation project.
- Multiple pools and varying temperatures among the different uses is a top priority.
- Wide variety of community stakeholders to include the South Lakes High School swim team, Reston Masters, various fitness swimmers and the growing population of weekday senior users

PROJECT REQUIREMENTS

- Need to prioritize the scope elements
- Provide schematic design and estimating services for clear accounting of possibilities
- Solve the aging pool shell and cavitations issues.
- Resolve privacy of changing areas
- Resolve air quality issues
- Provide adequate natural and artificial lighting
- Provide solution to acoustical challenges
- Accommodate certification program requirements
- Provide mechanical pool equipment upgrade
- Address the accessibility and life safety requirements of the pool
- Address supporting homeless health and wellness through use of the showering facilities.
- Create a phasing plan that will demonstrate constructability in the most efficient and least disruptive manner.
# INDEPENDENT QUALITY CONTROL MANAGER’S RESPONSIBILITIES

- Conduct a separate review of completeness, coordination, and constructability at each phase
- Review each discipline individually and then for coordination across disciplines
- Review Project Manager’s responses prior to next submission to ensure actions are resolved
- Highlight each response to confirm resolution and create a project record
- Collaborate with the Project Manager to resolve any outstanding issues

<table>
<thead>
<tr>
<th>Item</th>
<th>Date Found</th>
<th>Comment Item</th>
<th>Comment</th>
<th>Response</th>
<th>Responsible Party</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>8/27/15</td>
<td>Chris Kenney</td>
<td>landscaping</td>
<td>Initial items will be uploaded to be reviewed by the Project Manager for approval.</td>
<td>Chris Kenney</td>
<td>In-Process</td>
</tr>
<tr>
<td>2</td>
<td>8/27/15</td>
<td>Chris Kenney</td>
<td>C16, C17</td>
<td>Request for plant diversity on site</td>
<td>Chris Kenney</td>
<td>In-Process</td>
</tr>
<tr>
<td>3</td>
<td>8/27/15</td>
<td>Chris Kenney</td>
<td>C16</td>
<td>Discussions and approvals by F&amp;A &amp; OTCS to develop the possible amounts required by code.</td>
<td>Chris Kenney</td>
<td>In-Process</td>
</tr>
<tr>
<td>4</td>
<td>8/27/15</td>
<td>Chris Kenney</td>
<td>C16</td>
<td>Discussions and approvals to develop the possible amounts required by code.</td>
<td>Chris Kenney</td>
<td>In-Process</td>
</tr>
<tr>
<td>5</td>
<td>8/27/15</td>
<td>Chris Kenney</td>
<td>C16</td>
<td>It was noted that per discussions between Adtek and the building and development plan presented the landscape along the Gardenia Street buffer can be eliminated. F&amp;A &amp; OTCS are recommended removing landscape if not required.</td>
<td>Chris Kenney</td>
<td>In-Process</td>
</tr>
<tr>
<td>6</td>
<td>8/27/15</td>
<td>Chris Kenney</td>
<td>C16</td>
<td>Disked the area 8' off any curb line in order to comply with the new code.</td>
<td>Chris Kenney</td>
<td>In-Process</td>
</tr>
<tr>
<td>7</td>
<td>8/27/15</td>
<td>Chris Kenney</td>
<td>C16</td>
<td>All shrubs have been removed from the north side of the visitor parking.</td>
<td>Chris Kenney</td>
<td>In-Process</td>
</tr>
<tr>
<td>8</td>
<td>8/27/15</td>
<td>Chris Kenney</td>
<td>C16, Spec 120000</td>
<td>Remove tree planting requests – all plantings can be removed, and contractor will be responsible for full plant of grass as defined by the construction.</td>
<td>Chris Kenney</td>
<td>In-Process</td>
</tr>
<tr>
<td>9</td>
<td>8/27/15</td>
<td>Chris Kenney</td>
<td>8/11 - Spec/Petition sent by OTCS. Spec incorporated</td>
<td>8/11 - Petition sent by OTCS. Spec incorporated</td>
<td>Chris Kenney</td>
<td>In-Process</td>
</tr>
</tbody>
</table>
Quality control plan.

### WRITTEN DOCUMENTATION OF THE PROJECT RECORD AND IMMEDIATE ACCOUNTABILITY

<table>
<thead>
<tr>
<th>Project Title: Great Falls Fire and Rescue Station</th>
<th>Review Phase: 100% Construction Documents</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Number: 3124092244</td>
<td>Reviewing Agency: FRD</td>
</tr>
<tr>
<td>Project Manager: Ken Lin</td>
<td>Reviewer: Diana Inlay</td>
</tr>
<tr>
<td>Date: 06/30/2009</td>
<td>Action Req’d:</td>
</tr>
</tbody>
</table>

#### 1. Cover Sheet

**Architect/Consultant Response:**

- **Samantha:** We were directed to use the exact language in the coordinated agreement between Fairfax County and GVDICO, regarding naming the New Station as described below.

- The New Station shall be clearly identified as "Fairfax County Station 12" and the Great Falls Volunteer Fire Department" is equal sized lettering in signage visible identifying the New Station.

#### 2. C-1P

**Architect/Consultant Response:**

- **Samantha:** 3 bays, facility program orchestrated by COOPS & PRI due to site constraints.

#### 3. C-2P

**Architect/Consultant Response:**

- **Samantha:** Accessibility for patient to tanks?

#### 4. C-3P

**Architect/Consultant Response:**

- **Samantha:** Accessibility for apparatus for new pump site.

#### 5. C-4P

**Architect/Consultant Response:**

- **Samantha:** Did you get fire pump specs from Div.?

#### 6. C-5P

**Architect/Consultant Response:**

- **Samantha:** Will dump tank drive have appropriate maneuverability?

#### 7. TA-1

**Architect/Consultant Response:**

- **Samantha:** Space concerns in Equip/Kitchen area, 4 of beds

#### 8. TA-2

**Architect/Consultant Response:**

- **Samantha:** Gas Notes - should we comment on radio and computer equipment lay-out?

---

**Additional Notes:**

- **Quality Control Plan:**
  - WRITTEN DOCUMENTATION OF THE PROJECT RECORD AND IMMEDIATE ACCOUNTABILITY

---

**Supporting Documents:**

- **Design Drawings:**
  - Shop Drawing Log
  - Project Design Review Comments

**Project Completion Details:**

**Old Business:**

- Notes:
  - During site visit, the contractor reported an update on the utilities serving the fire station and certain infrastructure that may need to be addressed by the county. A follow-up site visit is scheduled for the week of March 12th to confirm the status of the proposed improvements. The contractor will be responsible for obtaining any necessary permits and ensuring that all work is completed in accordance with the approved plans. The project is expected to be completed by the end of the month.

---

**New Business:**

- Notes:
  - During the meeting, the contractor presented a summary of the progress to date, including updates on the installation of the plumbing system, electrical work, and structural improvements. The contractor reported that all work is on schedule and will be completed by the end of the month. The project is expected to be completed by the end of the year.

---

**Other Information:**

- Notes:
  - The contractor reported that all subcontractors are on schedule and will be completed by the end of the month. The project is expected to be completed by the end of the year.
Quality control plan.

QUALITY CONTROL EXPERIENCE AS STAFF AUGMENTATION

City of Alexandria - Station #210 - Staff Augmentation
Schematic Design: (53) Comments Total

<table>
<thead>
<tr>
<th>Comment No.</th>
<th>Discipline</th>
<th>Reviewer</th>
<th>Sheet/Report Page/Spec.</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>24</td>
<td>ARCH</td>
<td>FTL</td>
<td>A101</td>
<td>If Sprinkler Room 71 includes a fire pump then the room is required to have a one hour rating per NFPA 20.</td>
</tr>
<tr>
<td>30</td>
<td>ARCH</td>
<td>FTL</td>
<td>A101</td>
<td>Confirm electric service will be less than 1200 amps. At 1200 amps or greater, per NEC, Electric Room 109 would require two means of egress and panic hardware.</td>
</tr>
</tbody>
</table>

Design Development: (145) Comments Total

<table>
<thead>
<tr>
<th>Comment No.</th>
<th>Discipline</th>
<th>Reviewer</th>
<th>Sheet/Report Page/Spec.</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>17</td>
<td>ARCH</td>
<td>FTL</td>
<td>A103</td>
<td>The folding partition is not located on the column line as shown on the structural drawings and therefore does not have a beam supporting the track system.</td>
</tr>
<tr>
<td>39</td>
<td>ARCH</td>
<td>FTL</td>
<td>A112</td>
<td>ADA Shower should be flipped 180 degrees to allow clear floor area required by ANSI 117.1  608.2.1 End of wing wall separating shower from lavatory must be flush with face of shower.</td>
</tr>
</tbody>
</table>

65% Construction Documents: (171) Comments Total

<table>
<thead>
<tr>
<th>Comment No.</th>
<th>Discipline</th>
<th>Reviewer</th>
<th>Sheet/Report Page/Spec.</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>142</td>
<td>ARCH</td>
<td>KJC</td>
<td>E301</td>
<td>Confirm power will be provided at each of the motorized projector screen locations. See Elevations C1, C5, B1, B5, A1, A4 F1, F4.</td>
</tr>
<tr>
<td>144</td>
<td>ARCH</td>
<td>KJC</td>
<td>11 31 00</td>
<td>Provide floor sink or open site drain as required for ice maker condensate. Should be located underneath the proposed ice maker location.</td>
</tr>
</tbody>
</table>
Quality control plan.

CRITICAL REVIEW OF EVERY CHANGE - PCO REVIEW

14% REDUCTION BELOW SUBMITTED COSTS

“We appreciate the rigor of Samaha’s PCO review process. Their detailed analysis of all facets of a proposed change, even when owner requested, protects our interests and saves us money.”

Bernie Warfield, Construction Inspection Team Leader, Montgomery County Public Schools

Is the work already in the contract (plans and specifications)?

Are credits due for contract work?

What is the exact extent of additional work (labor and materials)?

Are the labor rates accurate?

Are the material costs correct?

Is adequate breakdown provided?

Are allowable overhead and profit percentages correct?

During construction our role is to enforce the contract and ensure the client received what they’ve paid for

Make recommendations to the client for their ultimate decision
Availability of resources and ability to respond to project site.

<table>
<thead>
<tr>
<th>Projects</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>JAN</td>
</tr>
<tr>
<td>Alexandria Renew - Non-Process Master Plan</td>
<td></td>
</tr>
<tr>
<td>FCPA Area 1 Maintenance Facility</td>
<td></td>
</tr>
<tr>
<td>Ashburn Sheriff’s Station</td>
<td></td>
</tr>
<tr>
<td>Bethesda-Chevy Chase Middle School #2</td>
<td></td>
</tr>
<tr>
<td>Gainesville District Fire Station #4</td>
<td></td>
</tr>
<tr>
<td>Collaborative Testing Services</td>
<td></td>
</tr>
<tr>
<td>DC Water - Green Building Study</td>
<td></td>
</tr>
<tr>
<td>FEMA Emergency Operations Ctr</td>
<td></td>
</tr>
<tr>
<td>Kirkpatrick West Public Safety Center #27</td>
<td></td>
</tr>
<tr>
<td>Pimlico Elementary/Middle School</td>
<td></td>
</tr>
<tr>
<td>St. Elizabeth’s Water Tower Mitigation</td>
<td></td>
</tr>
</tbody>
</table>

**KEY**
- Orange: Feasibility Study
- Light Gray: Program Management
- Blue: Schematic Design Study
- Pink: Construction Documents
- Green: Construction Administration
Availability of resources and ability to respond to project site.

- Samaha - Architecture
  Fairfax, VA
  7.5 miles from project site

- Counsilman-Hunsaker
  St. Louis, MO
  846 miles from project site

- Ehlert Bryan - Structural Engineering
  Fairfax, VA
  12.1 miles from project site

- Strickler - HVAC Peer Review
  Fairfax, VA
  12.1 miles from project site

- Fairfax County DPWES Offices
  Fairfax, VA
  7.5 miles from project site

- ADTEK - Civil Engineering
  Fairfax, VA
  10.5 miles from project site

- Downey & Scott - Cost Estimation/VE
  Warrenton, VA
  26.6 miles from project site

- PSI - Geotechnical/HAZMAT
  Fairfax, VA
  11 miles from project site

- Reston Community Center
  Reston, VA
  220 miles from project site

- Ascent - MEP Engineering
  Roanoke, VA
  220 miles from project site

- Brinjac - Commissioning
  Vienna, VA
  8.7 miles from project site

Counsilman-Hunsaker is not a local firm but will be accessible throughout the duration of the project.

- Counsilman-Hunsaker and Samaha will have daily communication during design and construction.
- Counsilman-Hunsaker will be available in person for major milestone meetings.
- Counsilman-Hunsaker will be available via teleconference for all intermediate meetings, and as needed throughout the project.
**SUMMARY**

**WE LOOK FORWARD TO WORKING WITH YOU...**

**SERVICE**

Samaha has served FCDPWES for over 40 years, having successfully completed over 20 projects. Our reputation is based on our dedication to providing you with exceptional service.

**DESIGN**

Samaha’s designs are a unique reflection of our clients’ goals and vision. They evolve through an open collaborative process that builds consensus among many stakeholders with varying points of view.

**SUCCESS**

Samaha’s success is measured by the success of our clients. The longterm relationships we build with our clients are a reflection of our commitment to service and the quality of our work.
Interview
Reston Community Center Aquatics Facility
Fairfax, VA
Grimm + Parker Team Qualifications

- G+P in business since 1972 + great consultant history
- Firm size of over 100 people with longevity at G+P
- Extensive Aquatic & Community Center experience
  - Fairfax County, Montgomery County, Fauquier County, Prince George’s County, Arlington County, Howard County
- Local Fairfax firm – office in Tysons
- Award Winning, Sustainable Designs
- History of Repeat Clients
- On-time, On-Budget Track Record
G+P Fairfax Experience

Franconia Police Station
Lorton Community Center - pending
Cub Run RECenter
Burke Centre Library
West Springfield Government Center
Lewinsville Intergenerational Center
Fairfax Magnet Housing
Chesterbrook Assisted Living
Student Union Building I & II, GMU
Recreation & Aquatic Centers Experience

Cub Run RECenter Recreation & Aquatic Center
Warrenton Aquatic & Recreation
Wellness + Aquatic Center at CSM, Leonardtown Campus
Wellness + Aquatic Center at CSM, LaPlata Campus
Community Recreation + Aquatic Center at Garrett College
Washington-Lee HS Community Recreation Center
Mid County Recreation Center
White Oak Recreation Center
Ross Body Recreation Center
Wheaton Library and Community Recreation Center
Nancy H. Dacek Community Recreation Center
East County Recreation Center
Upper County Recreation Center
Hillcrest Heights Community Center
Laurel Community Center
Potomac Community Center
Summit Creek Community Center
Russett Community Center
Perrywood Park Community Center
Cub Run Community RECenter
Wellness + Aquatic Recreation Center, CSM
Warrenton Aquatic + Recreation + Community Center
Community Wellness & Recreation Center, Garrett College
Washington-Lee HS Aquatic Center
Understanding of Project Scope

- Working from your existing concept study - inside an existing envelope
- Replacing pools and supporting systems
- Comprehensive existing conditions assessment.
- Reconciliation of the concept with constraints and the budget
- Full A/E design execution
Key Personnel

- “Hands-on” Principals
- Same Teams Start-to-Finish
- History of Repeat Clients
- On-time, On-Budget Track Record
- First two public clients in 1972 are still active clients today
- Flexibility to customize teams
Experience of Project Manager

Rick Morrison, AIA, LEED AP
Project Manager

Single Point of Contact - Managing Quality Budget, Schedule, Coordination

- 37 years experience designing public facilities
- Experience in Fairfax County
- Experience in community centers
- Experience in renovations
- Experience coordinating the work of specialized consultants
Keys to Success with Renovations

- Information gathering / photograph everything
- Detailed building survey – horizontal and vertical
- Understand the envelope
- Engineering input early – from the right consultants
- Expect the unexpected
Savage Library Renovation

Before

After
Ross Boddy Recreation Center Renovation

Before

After
Counsilman-Hunsaker Qualifications: Aquatics

Jeff Nodorft, PE., MBA, LEED BD+C
Aquatics Principal/Project Manager

Firm:
Premier National Aquatic Consultant
47 Years of Experience
1000 + Aquatic Projects
27 Staff Members

17 Years of Aquatic Experience
- Dulles South Aquatic Center – South Riding, VA
- James Madison Univ. Rec Center – Harrisonburg, VA
- Buffalo Road Aquatic Center – Raleigh, NC
- Bow Creek Rec Center – Virginia Beach, VA
Project Experience – Over 350 Indoor Recreation Centers

Andrew Sanchez Community Center, LA
Arnold Recreation Center, MO
Bethesda Park Aquatic Center, MD
Birmingham CrossPlex, AL
Bow Creek Recreation Center, VA
Buffalo Road Aquatic Center, VA
Colorado Springs - AFC
Coppell Aquatic & Recreation Center, TX
Cottonwood Creek Recreation Center, CO
Cub Run RECcenter, VA
Culiman Wellness & Aquatic Center, AL
Edmond Recreation Center, OK
Fairview Park - Gemini Rec. Center, OH
Ford Community & Performing Arts Center, MI
Fort Lupton Recreation Center, CO
Fruita Community Center, CO
Green Ridge Recreation Center, VA
Holland Community Aquatic Center, MI
Ketchikan Aquatic Center, AK
Kroc Center - Chicago, IL
Kroc Center - Omaha, NE
Miller Activity Complex, CO
NRH Centre, TX
Oak Point Center, TX
Parkview Warsaw YMCA, IN
Pensacola YMCA, FL
Plano Aquatic Center, TX
Quarry Park Recreation Facility - Calgary
Rainier Beach Community Center, WA
Raton Recreation Center, NM
Rocky Ridge Recreation Facility - Calgary
Sigrid and Harry Spath Aquatic Center, CA
The Keller Pointe, TX
The Lodge Des Peres, MO
The Pointe at Ballwin Commons, MO
The Hub at Marion, IL
Tupelo Aquatic Center, MS
Tom Muehlenbeck Center, TX
Upper Valley Aquatic Center, VT
Warrenton Aquatic Center & Park, VA
Westminster City Park Rec Center, CO
Williams Farm Community Center, VA
Wakefield High School, Arlington, VA

Aquatic Elements
4,700 sq. ft. Competition Pool
- Eight 25-yard lap lanes
- Depths ranging from 4 ft. to 7 ft.
- Multiple lane LED timing display

3,000 sq. ft. Instructional Pool
- Custom 8-inch wide bulkhead separating instructional programming from the diving area and configuring the pool into 25-yard and 25-meter lap lanes
- Depths ranging from 3 ft. to 12 ft.
- Two 1-meter diving boards
- Five fitness lap lanes
- Underwater bench
- Water basketball
Indiana State University, Terre Haute, IN

4,200 sq. ft. Leisure Pool
- Underwater bench seating
- Bubble couch
- Water basketball
- Water volleyball
- Hydrotherapy bench seating
Project Experience – Over 350 Indoor Recreation Centers

- **Competition and Therapy Pool**
  
  **Concept/Programming**
  
  Course length, water depths
  Multi-generational use
  Interactive features
  Exercise group activity and Swim Lessons
  ADA Accessibility

- **Pool Mechanical Equipment**
  
  Excellent water chemistry through leading edge technology
  Energy efficient operation through equipment selection
Vanderweil Engineers Qualifications: MEP

Sam Bohsali, PE
MEP Principal

Firm:
- Full Service Engineering Firm
- 67 Years of Experience
- National & International Project Experience
- 150+ LEED Certified Projects
- Local Office in Alexandria

37 Years of Experience
- Natatorium Upgrade, Montgomery College
- Point Street Pool
- Liberty Harbor East Pool
- City Pier Pool
Vanderweil Pool Experience

Andover/North Andover YMCA, Andover, MA
Asphalt Green, New York, NY
Boston Sports Club, Natatorium Study, Boston, MA
Boys and Girls Club, Charlestown, MA
City Pier Pool, Baltimore, MD
College of Staten Island, The City University of New York (CUNY), CUCF, Replacement of Pool Dehumidification System - Building 1R, Staten Island, NY
The First Church of Christ, Scientist, Boston, MA
Guest Quarters Suites Hotel, Boston, MA
Grinnell College, Athletic Complex, Phase I, Grinnell, IA
Grinnell College, Athletic Complex, Phase II, Grinnell, IA
Guest Quarters Suites Hotel, Boston, MA
Hilton Vista, Liberty Center, Pittsburgh, PA
The Johns Hopkins University, Ralph S. O’Connor Recreation Center, Baltimore, MD
Liberty Harbor East Pool, Baltimore, MD
Makemie Ridge Continuing Care Retirement Community, West Chester, PA
Marian Manor, Skilled Nursing Facility, Quincy, MA
Montgomery College, Physical Education Center
Natatorium Upgrade, Germantown, MD
Newton North High School, Educational Facility/Athletic Wing, Newton, MA
Orangetown Aquatic Facility and Community Center, NY
Point Street Pool, Baltimore, MD
Senior Campus Living, Rec Center, Tinton Falls, NJ
Suffield Academy, Field House/Natatorium Renovation, Suffield, CT
Virginia Commonwealth University, Cary Street Gym, Richmond, VA
Watkins Residence, Lightning/Surge Protection System Study, Concord, MA
Wellesley College, Keohane Sports Center, Wellesley, MA
Vanderweil Experience – Understanding Your Project

Initial Investigations
- Electrical Distribution System
- Grounding – Equipotential Bonding System (NEC Article 680)
- Fire Alarm Upgrade
- Budgeting for Upgrades

Equipment Upgrades
- HVAC System – CFD Modeling
- Lighting
- Distribution Systems

Improvement Opportunities
- Safety
- Indoor Air Quality
- Thermal Comfort
- Building Assets
- Energy Efficiency / Operating Cost
- Visual Aesthetics
Vanderweil Experience – Understanding Your Project

Trichloramine Concentration

[Images of diagrams and graphs illustrating the concentration of trichloramine and pH levels]
Vanderweil Experience – Understanding Your Project

Velocity Profiles

Temperature Profiles
The first step in any building project is selecting the structural system for the structure.

In making this determination, we as the structural engineer work with the architect and contractor to evaluate these general considerations.
Lynch-Mykins Experience

**Tyler Pool**
- Investigation of cracks and failure

**United States Coast Guard Pool**
- Investigated of the cracked bottom slab

**Country Club of Virginia Aquatic Center**
- Design of competition pool

**WISC Aquatic Center**
- Design of competition pool

**Hallsley Pool**
- Design of competition pool

**Harpers Mill Recreation Center Pool**
- Design of competition pool
Successful Project Management

- One Team from Start to finish
- Community & Stakeholder Buy-In
- Sustainable Design
- Manage Cost, Schedule, Quality
- Responsive Construction Administration
Our quality control philosophy is built around three concepts:

- Do it right the first time
- Never make the same mistake twice
- Two heads are better than one

- Clear, Consistent Communication
- Clearly Define Scope during Design Phases
- Coordinate as you go, not at end
- Use technology to help coordination
- Checklists at each design phase
Project Coordination & Q.C. Manager

COORDINATION OF DISCIPLINES

• Develop work plan and follow it
• Bi-weekly regularly scheduled coordination meetings
• Special meeting when needed
• Redline coordination markups as we go using Bluebeam markup tools
• REVIT model coordination and clash detection

COORDINATION AND QUALITY CONTROL MANAGERS

• Project manager is responsible for all coordination
• Dave Whale would be quality control manager
Q.C. Approach & Methodology

BIM as a QC Tool

- Perform in-house Clash Detection with consultants.
- Can perform Clash Detection/Manage Models for GC for fabrication drawings and as-builts

BIM & Revit – Improved coordination using technology
Quality Control Plan

Construction Administration

- Start with great set of well coordinated and detailed documents
- Consistent Team from Design to Construction
- Understanding “time is of the essence”
- Detailed documentation
- Team Effort – Owner, Architect + Contractor
- Know what is in the Contract Documents
- “Punch-as-you-go”
- Substantial Completion is not the end –
- CA doesn’t end until Closeout
Managing + Expediting the Schedule

- **Schedule**
  - Every project is different
  - Custom Schedule and Work plan
  - Phasing critical in renovations

- **Schedule Control**
  - Follow schedule and work plan
  - Bi-weekly coordination meetings
  - Cost control a key to schedule control
  - Permitting a key to schedule control
Cost + Budget Control

- Good Stewards of Public Funds
- Professional Cost Consultants
- Establish a Cost Model in Concept Phase
- Update Cost Model in Each Phase

- Involve Suppliers + Contractors
- Plan Early for Bid Alternates
- VE - Alternative Concepts + Materials
- During CA - Be Responsive: Time is Money
Record of Constructability

We develop a “Total Project Budget” to verify that on Bid Day your project comes in under budget – below are some of our projects that have successfully bid under and have minimal change orders:

<table>
<thead>
<tr>
<th>Project</th>
<th>Budget</th>
<th>Bid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wheaton Library &amp; Rec. Center</td>
<td>$54M</td>
<td>$42M</td>
</tr>
<tr>
<td>Nancy H. Dacek Community Rec Center</td>
<td>$19.3M</td>
<td>$18.9M</td>
</tr>
<tr>
<td>Bowie City Hall &amp; Police</td>
<td>$25M</td>
<td>$15.6M</td>
</tr>
<tr>
<td>White Oak Recreation Center</td>
<td>$17.4M</td>
<td>$13.1M</td>
</tr>
<tr>
<td>Savage Branch Library</td>
<td>$4M</td>
<td>$3.7M</td>
</tr>
<tr>
<td>Wellness &amp; Aquatic Center, CSM</td>
<td>$14M</td>
<td>$11.8M</td>
</tr>
</tbody>
</table>
Ability to Incorporate VE in Design Process

- Experience in formal VE process in Fairfax and with other Owners
- We are proactive and always looking for VE items during entire process
- Use of REVIT makes studying and incorporating VE items easier
Great Process & Great Management = Great Results

Three Time ABC Firm of the Year
Association of Builders & Contractors for Outstanding Project Documents

Over 200 Design Awards
From Client Organizations
From Community Organizations
From Local & State Agencies
From Governors & Officials

36 AIA Awards
From Our Peers in Architecture
The User Experience – Architecture in a Pool Environment
Ability to Incorporate Public Art

- Extensive experience incorporating Public Artwork in public buildings
- We will engage the County stakeholders and/or the community on a collaborative visioning effort:
  - Artist guidelines
  - Artist selection
  - Construction coordination
- Assist County to prepare an art brief to identify requirements, such as:
  - Location of design
  - Artist design to be aligned with the building design framework & installation
Ability to Incorporate Public Art
Availability of Resources & Ability to Respond

- As a large firm with a staff of over 100 professionals, G+P has the capacity to execute numerous concurrent projects.

- We have estimated our workload and we are at 70% capacity.

- We are located in close proximity to your project site, which gives us the ability to be present quickly. We are readily available to attend all design and site meetings within short notice.
Why Grimm + Parker?

- Great Project Team
- Deep Experience in Your Project Type
- Passion for Community Architecture
- Enthusiasm and “Can-do” Spirit!
- Large Firm Resources / Small Firm Feel
- Community Engagement Experts
- Excellent Quality Control
- Sustainable & Maintainable
- Record of On-Time, On-Budget
Thank you
<table>
<thead>
<tr>
<th>Scoring Criteria</th>
<th>Ipek</th>
<th>Leila</th>
<th>Bill Bouie</th>
<th>Michelle Moyer</th>
<th>Bill Keefe</th>
<th>Bill Penniman</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td><strong>Weight Factor (1-3)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Score Range:</strong> (Lowest) 0-5 (Highest)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Overall Interview:</strong> preparation and presentation</td>
<td>1</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td><strong>Project Scope:</strong> Team's understanding of the project scope</td>
<td>2</td>
<td>5</td>
<td>10</td>
<td>5</td>
<td>10</td>
<td>4</td>
<td>5</td>
</tr>
<tr>
<td><strong>PM Experience:</strong> Project Manager's previous relevant experience and capabilities</td>
<td>3</td>
<td>5</td>
<td>15</td>
<td>5</td>
<td>15</td>
<td>3</td>
<td>9</td>
</tr>
<tr>
<td><strong>Project Team Qualifications:</strong> Identifications of staff assigned to the project</td>
<td>3</td>
<td>5</td>
<td>15</td>
<td>5</td>
<td>15</td>
<td>4</td>
<td>12</td>
</tr>
<tr>
<td><strong>Value Engineering:</strong> Ability to incorporate value engineering strategies in the</td>
<td>1</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td><strong>Budget:</strong> Ability to establish a design that will be executable within the</td>
<td>2</td>
<td>5</td>
<td>10</td>
<td>4</td>
<td>8</td>
<td>5</td>
<td>10</td>
</tr>
<tr>
<td><strong>Design:</strong> Ability to execute and/or improve concept developed from the</td>
<td>1</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td><strong>Schedule:</strong> Ability to design to the most efficient timeline feasible for</td>
<td>2</td>
<td>5</td>
<td>10</td>
<td>4</td>
<td>8</td>
<td>5</td>
<td>10</td>
</tr>
<tr>
<td><strong>Public Art:</strong> Ability to incorporate public art – via artist involvement in</td>
<td>1</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>3</td>
<td>3</td>
<td>4</td>
</tr>
<tr>
<td><strong>Progress:</strong> Approach to providing materials for progress updates</td>
<td>1</td>
<td>4</td>
<td>4</td>
<td>5</td>
<td>4</td>
<td>5</td>
<td>4</td>
</tr>
<tr>
<td><strong>Quality Control (QC) Plan:</strong> QC approach for individual design disciplines, QC</td>
<td>1</td>
<td>4</td>
<td>4</td>
<td>5</td>
<td>5</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td><strong>Responsiveness and Location:</strong> Availability of resources and ability to</td>
<td>1</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td><strong>TOTAL SCORE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>527</td>
</tr>
</tbody>
</table>

**RANKING**
### Scoring Criteria

**Score Range:** (Lowest) 0-5 (Highest)

<table>
<thead>
<tr>
<th>Weight Factor (1-3)</th>
<th>Score</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Overall Interview:</strong> preparation and presentation</td>
<td>1</td>
<td>37</td>
</tr>
<tr>
<td><strong>Project Scope:</strong> Team’s understanding of the project scope</td>
<td>2</td>
<td>64</td>
</tr>
<tr>
<td><strong>PM Experience:</strong> Project Manager’s previous relevant experience and capabilities on projects of a similar size and nature.</td>
<td>3</td>
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<td><strong>Project Team Qualifications:</strong> Identifications of staff assigned to the project. Qualifications and experience of all key personnel with detail as to the specific project role for each and their specific experiences in work of a similar nature (pools)</td>
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<td><strong>Value Engineering:</strong> Ability to incorporate value engineering strategies in the design process</td>
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<tr>
<td><strong>Budget:</strong> Ability to establish a design that will be executable within the budget ceiling of $5.5M – which includes all the soft costs, contingencies, permitting, etc.</td>
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<td><strong>Design:</strong> Ability to execute and/or improve concept developed from the conceptual study</td>
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<td><strong>Schedule:</strong> Ability to design to the most efficient timeline feasible for construction; Ability to meet the project schedule</td>
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<td><strong>Public Art:</strong> Ability to incorporate public art – via artist involvement in design, construction</td>
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<td><strong>Progress:</strong> Approach to providing materials for progress updates</td>
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<tr>
<td><strong>Quality Control (QC) Plan:</strong> QC approach for individual design disciplines, QC coordination between disciplines, and the specific processes utilized to assure quality design documents.</td>
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<tr>
<td><strong>Responsiveness and Location:</strong> Availability of resources and ability to respond to project site</td>
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#### Scoring Matrix

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<th>Samaha Associates</th>
<th>Ipek</th>
<th>Leila</th>
<th>Bill Bouie</th>
<th>Michelle Moyer</th>
<th>Bill Keefe</th>
<th>Bill Penniman</th>
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<td><strong>Project Team Qualifications:</strong> Identifications of staff assigned to the project. Qualifications and experience of all key personnel with detail as to the specific project role for each and their specific experiences in work of a similar nature (pools)</td>
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**RANKING**
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<th>Scoring Criteria</th>
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<th>Ipek</th>
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<th>Michelle Moyer</th>
<th>Bill Keefe</th>
<th>Bill Pennemen</th>
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<tr>
<td>Overall Interview: preparation and presentation</td>
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RANKING

Y:\Meetings\2017 Meetings\July\AQ Reno Consultant Meeting\Interview Scoring - Reston Community Center.xls