

**RFQ# ADSPO15-00004729 – Annual Request for Qualifications and Experience  
Response Form I – General Qualifications**

**1. Annual Request for Qualifications**

• FIRM (OR BRANCH OFFICE ) NAME:	WSM Architects, Inc.
• FIRM (OR BRANCH OFFICE) STREET:	7157 E. Rancho Vista Drive, #2012
• FIRM (OR BRANCH OFFICE) CITY:	Scottsdale
• FIRM (OR BRANCH OFFICE) STATE:	Arizona
• FIRM (OR BRANCH OFFICE) ZIP CODE:	85251-1494
• YEAR ESTABLISHED:	2008
(g1). OWNERSHIP - TYPE:	Corporation
(g2) OWNERSHIP - SMALL BUSINESS STATUS:	Small Business
h. POINT OF CONTACT NAME AND TITLE:	Paul Mickelberg, President
i. POINT OF CONTACT TELEPHONE NUMBER:	1-888-708-1044
j. POINT OF CONTACT E-MAIL ADDRESS:	pmickelberg@wsMarch.com
k. NAME OF FIRM (If block 1a is a branch office):	WSM Architects, Inc. – Scottsdale Branch

**2. EMPLOYEES BY DISCIPLINE**

a. Discipline Title	b. Function: Primary (P) or Secondary (S)	c. No. of Employees - Firm	d. No. of Employees - Branch
Architect	P	5	3
CADD Technician	P		
Other	P	3	1
<b>Total</b>	12	8	4

### 3. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST YEAR

a. Approximate No. of Projects	b. Experience	c. Revenue Index Number (see below)
8	Other – Public Safety Facilities	4
1	Airports; Terminals and Hangars; Freight handling	1
1	Activity Centers	1
4	Area Master Planning	1
4	Anti-Terrorism / Force Protection	1
2	Barracks; Dormitories	1
1	Community Facilities	1
3	Educational Facilities; Classrooms	1
1	Fire Protection	1
2	Garages; Vehicles Maintenance Facilities; Parking	4
2	Housing (Multi-Family)	1
1	Lighting (Exteriors; Streets; Memorials; Athletic Fields, Etc.)	1
3	LEED Accredited A/R	1
1	Mining	1
5	Museums	1
4	Office Buildings, Industrial Parks	1
2	Recreation Facilities (Parks, Marinas, etc.)	1
3	Rehabilitation	1
1	Transportation	1

#### PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1.	Less than \$100,000	6.	\$2 million to less than \$5 million
2.	\$100,000 to less than \$250,000	7.	\$5 million to less than \$10 million
3.	\$250,000 to less than \$500,000	8.	\$10 million to less than \$25 million
4.	\$500,000 to less than \$1 million	9.	\$25 million to less than \$50 million
5.	\$1 million to less than \$2 million	10.	\$50 million or greater

**4. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

<b>a. NAME</b>	<b>b. ROLE IN THIS CONTRACT</b>	<b>c. YEARS EXPERIENCE</b>	
<b>Paul Mickelberg, AIA, BD+C LEED AP</b>	<b>President / Principal-in-Charge</b>	1. TOTAL	2. WITH THIS FIRM
		31	15

**d. FIRM NAME AND LOCATION (City and State)**  
 WSM Architects, Inc. – Scottsdale & Tucson, AZ

<b>e. EDUCATION (DEGREE AND SPECIALIZATION)</b>	<b>f. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)</b>
University of Minnesota: Bachelor of Architecture, 1983, University of Minnesota: Bachelor of Arts, 1982	Registered Architect – AZ #35559. Also registered in Florida, Minnesota, Nevada, South Carolina, Wisconsin, Illinois, Georgia, Texas. NCARB Certified (National Council of Registered Architects)

**g. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)**  
 Paul brings 30 years experience in public master planning, design and management to his Principal leadership. He leads a collaborative process within the team and ensures that clients receive the highest quality professional services. He is LEED Accredited. Paul's key functions on the projects are providing the design direction and leadership, sustainable design and LEED certification (when applicable), review and check all construction documents before sealing and signing the documents, **Organizations:** 2012 President of the American Institute of Architects, Southern Arizona Chapter; Member of USGBC; Southern Arizona Chapter; Board of Directors Cornerstone Foundation; Member ASHE – American Society for Healthcare Engineering ; Member IAPE – International Association of Property & Evidence; Guest Juror at U of A School of Architecture; **Awards:** 2010 Architect of the Year – Cornerstone Foundation; design competition winner for Fire Central HQ (new 140,000 sf project); 2<sup>nd</sup> and 3<sup>rd</sup> place winner for National Fire Station Design *Station Style* Design competition; five time nominee for Metro Pima Alliance Common Grounds awards for effective collaboration; "Best of Winner" for 2010 and 2012 (Merit award) Public/Government Buildings and 2011 Best Office Building in a 5-state area – ENR/Southwest Contractor Awards.

**H. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If applicable)
1.	<b>New Crime Lab (LEED Gold)</b> Tucson, Arizona	2010	2012
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	<b>Description:</b> New Crime Lab houses administration and labs for forensic law enforcement: controlled substance, forensic biology/DNA, toxicology, firearms, identification, crime scene services, ASCLD/LAB certification. <b>Specific Role:</b> Principal-In-Charge Designed a 40,000 gallon water harvesting system which eliminated the need to pay for irrigation. 10% Energy savings came from effective daylighting and mechanical; systems. <b>Project Cost:</b> \$23.5 mil, <b>Size:</b> 58,978 SF		
2.	<b>Luke AFB Building 936 &amp; 945</b> Glendale, Arizona	2012	2013
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	<b>Description:</b> Flight maintenance simulator training classrooms. Renovation of an existing wing, addition of a security vault. <b>Specific Role:</b> Principal-in-charge - Responsible for adherence to budget, quality assurance, construction administration oversight. <b>Project Cost:</b> \$700,000 <b>Size:</b> Varies		
3.	<b>New Fleet Maintenance Facility (LEED Silver)</b> Tucson, Arizona	2012	10/2014
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	<b>Description:</b> – New facility to bring County's fleet services functions and personnel under one roof. Pima County Fleet services over 1,800 vehicles currently over several buildings within this campus. <b>Specific Role:</b> Principal-in-Charge - Responsible for LEED Certification, design phase QC, program verification and project budgeting, presentations and coordination with multiple users. <b>Project Cost:</b> \$15,003,073 <b>Size:</b> 87,000 SF		
4.	<b>Thomas O. Price Service Center 911 Communications Expansion</b> Tucson, AZ	2012	2015
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	<b>Description:</b> Phase I, II and III of the Expansion of 911 dispatch center for City of Tucson to align with Pima County emergency communications upgrade. <b>Specific Role:</b> Principal-in-Charge - team management, sustainable design, document and submittal review, quality control. <b>Project Cost:</b> \$4,884,000, <b>Size:</b> 21,600 SF		
5.	<b>Casa de los Ninos – Integrated Family Care Center</b> Tucson, AZ	2013	Pending fundraising Start in 2016
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm		
	<b>Description:</b> Master planning, programming, and coordination with user groups to consolidate and expand remote services onto a central campus for new 40,000 sf community services and administration facility. Required meeting design guidelines within neighborhood. <b>Specific Role:</b> Principal-In-Charge – Overall team management, presentations to clients and neighborhood, design quality control, document review, budget development and analysis. <b>Construction Cost:</b> \$19,515 <b>Size:</b> 3.5 acres		

**4. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

<b>a. NAME</b>	<b>b. ROLE IN THIS CONTRACT</b>	<b>c. YEARS EXPERIENCE</b>	
<b>Michael Becherer, RA, BD+C LEED AP</b>	<b>Project Manager</b>	1. TOTAL	2. WITH THIS FIRM
		20	10

**d. FIRM NAME AND LOCATION (City and State)**  
WSM Architects, Inc. – Tucson, AZ

<b>e. EDUCATION (DEGREE AND SPECIALIZATION)</b>	<b>f. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)</b>
University of Kentucky Bachelor of Architecture, 1993	Registered Architect – Kentucky #5906 LEED BD+C Accredited

**g. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)**  
Michael has 20 years of experience in the field of Architecture specializing in large public projects up to \$35M in scope. As a project manager for WSM over the past 10 years, Michael has focused on complex public safety projects, providing excellent client service and fostering positive relationships between the public clients and the residents living adjacent to the new facilities. Michael's work has focused on creating architectural solutions that integrate these large public buildings within their context in a way that is sensitive to the surrounding architecture and residents. LEED Accredited 2006; Member of U.S. Green Building Council (USGBC), Southern Arizona Chapter

**H. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		<b>New Crime Lab (LEED Gold)</b> Tucson, Arizona	PROFESSIONAL SERVICES 2010
1.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Description:</b> New Crime Lab houses administration and labs for forensic law enforcement: controlled substance, forensic biology/DNA, toxicology, firearms, identification, crime scene services, ASCLD/LAB certification. <b>Specific Role:</b> Project Manager - Responsible for design phase, program verification and project budgeting, schematic and design development, project meetings and presentations, construction administration oversight, engineering coordination, document review and quality assurance, and construction documents. <b>Project Cost:</b> \$23.5 mil, <b>Size:</b> 58,978 SF		
	<b>Compressed Natural Gas Plant Upgrades</b> Tucson, Arizona	PROFESSIONAL SERVICES 2013	CONSTRUCTION (If applicable) Begin Mar 2015
2.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Description:</b> Design for replacement and expansion of CNG fueling systems at the TOPSC and Sun Tran Maintenance Facilities. (FTA funded project). <b>Specific Role:</b> Project Manager – Responsible for Design Development, coordination of fueling systems experts, assist client in drafting RFP and determining the best solution for procuring construction services, provide options for alternate submittals. <b>Project Cost:</b> Estimated \$10.4 million		
	<b>New Fleet Maintenance Facility (LEED Silver)</b> Tucson, Arizona	PROFESSIONAL SERVICES 2012	CONSTRUCTION (If applicable) 10/2014
3.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Description:</b> – New facility to bring County's fleet services functions and personnel under one roof. Pima County Fleet services over 1,000 vehicles currently over several buildings within this campus. <b>Specific Role:</b> Project Manager - Responsible for design phase, program verification and project budgeting, schematic and design development, project meetings and presentations, construction administration oversight, engineering coordination, document review and quality assurance, and construction documents. <b>Project Cost:</b> \$15,003,073 <b>Size:</b> 87,000 SF		
	<b>Thomas O. Price Service Center 911 Communications Expansion</b> Tucson, AZ	PROFESSIONAL SERVICES 2012	CONSTRUCTION (If applicable) 2015
4.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Description:</b> Phase I, II, III, of the Expansion of 911 dispatch center for City of Tucson to align with Pima County emergency communications upgrade. <b>Specific Role:</b> Project Manager - Responsible for design phase, program verification and project budgeting, schematic and design development, project meetings and presentations, construction administration oversight, engineering coordination, document review and quality assurance, and construction documents. <b>Project Cost:</b> \$4,884,000, <b>Size:</b> 21,600 SF		
	<b>Fire Central HQ (LEED Gold)</b> Tucson, AZ	PROFESSIONAL SERVICES 2008	CONSTRUCTION (If applicable) 2010
5.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Description:</b> WSM won Design Competition for new City of Tucson Fire Station Headquarters. Includes six-bay Fire Station No. One, Fire Prevention & Fire Administration Headquarters. This project is <b>LEED Gold</b> . Designed as a critical facility with emergency operations center. Building was two-time award winner for collaborative partnerships (Metro Pima Alliance), 3 <sup>rd</sup> place winner for National Career Station Design (Station Style Design Competition), Best Government/Public Building 2010 Southwest Contractor. <b>Specific Role:</b> Project Manager - Responsible for design phase, program verification and project budgeting, schematic and design development, project meetings and presentations, construction administration oversight, engineering coordination, document review and quality assurance, and construction documents. <b>Project Cost:</b> \$28 million, <b>Size:</b> 140,000		

**4. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

<b>a. NAME</b>	<b>b. ROLE IN THIS CONTRACT</b>	<b>c. YEARS EXPERIENCE</b>	
<b>Joel Mesik, RA, ICBO</b>	<b>Project Manager</b>	1. TOTAL	2. WITH THIS FIRM
		34	14

**d. FIRM NAME AND LOCATION (City and State)**  
**WSM Architects, Inc. - Tucson, AZ**

<b>e. EDUCATION (DEGREE AND SPECIALIZATION)</b>	<b>f. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE)</b>
The University of Arizona: Bachelor of Architecture, 1980	Registered Architect – AZ #23507 IBCO Certified Building Plans Examiner #1057945

**g. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)**  
 Joel has 34 years experience in managing and maintaining project teams, schedules, project development and construction administration services. He has managed numerous public and governmental projects in several states, include the LEED design for new construction and renovated spaces. Joel is also a Certified Building Plans Examiner. As a project manager, Joel is responsible for day-to-day management of projects including: design phase, program verification and project budgeting, schematic and design development, project meetings and presentations, construction administration oversight, engineering coordination, document review and quality assurance, and construction documents. Past Director, American Institute of Architects, Southern Arizona Chapter. **Joel has been an adjunct Professor at Pima Community College teaching commercial drafting (Revit) since 2009. Recent Commendation from Tucson-Pima County Historical Commission for renovation and compatible additions to a historic educational facility.**

**H. RELEVANT PROJECTS**

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		<b>Davis-Monthan Dormitory 3509</b> Tucson, Arizona	PROFESSIONAL SERVICES 2012
1.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Description:</b> This project was to gut an entire 3-story dormitory building, consisting of 90 individual living units, and re-design the building to create shared living accommodations for 63 enlisted airmen, complete with kitchen, dining and living spaces in each suite of rooms. <b>Specific Role:</b> Project Manager - Responsible for all phases of design and document preparation, project budgeting, project meetings and presentations, construction administration oversight, engineering coordination, document review and quality assurance. <b>Project Cost:</b> \$3.6 mil, <b>Size:</b> 54,000 SF		
	<b>Freeport-McMoRan Mine Shovel Shop</b> Sahuarita, Arizona	PROFESSIONAL SERVICES 2013	CONSTRUCTION (If applicable) 2013
2.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Description:</b> New pre-manufactured metal building for mining equipment maintenance. Houses large mining equipment, an auxiliary administration wing, and a 20 ton bridge crane. Entire facility equipped with energy saving LED lighting. <b>Specific Role:</b> Project Manager - Responsible for all phases of design and document preparation, project budgeting, project meetings and presentations, construction administration oversight, engineering coordination, document review and quality assurance. <b>Project Cost:</b> \$2,634,175, <b>Size:</b> 14,400 SF		
	<b>Luke AFB 936 &amp; 945</b> Glendale, Arizona	PROFESSIONAL SERVICES 2012	CONSTRUCTION (If applicable) 2014-15
3.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Description:</b> – This project was to add a security vault inside a warehouse facility and to renovate a wing of an existing building for flight maintenance simulator training classrooms. <b>Specific Role:</b> Project Manager - Responsible for all phases of design and document preparation, project budgeting, project meetings and presentations, construction administration oversight, engineering coordination, document review and quality assurance. <b>Project Cost:</b> \$700,000, <b>Size:</b> Varies		
	<b>Veterans Administration Health Care Systems</b> Department of Veterans Administration Tucson, AZ	PROFESSIONAL SERVICES 2012	CONSTRUCTION (If applicable) 2013
4.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Description:</b> Design and renovation/repair/replacement of miscellaneous projects. Included was the design of various building entry modifications on the campus, an evaluation of the reverse osmosis system for the Central Plant, and structural repairs and modifications to two buildings listed on the historic register. <b>Specific Role:</b> Project Manager - Responsible for all phases of design and document preparation, project budgeting, project meetings and presentations, construction administration oversight, engineering coordination, document review and quality assurance. <b>Project Cost:</b> \$1,200,000, <b>Size:</b> Various		
	<b>Casa de los Niños - Integrated Family Care Center</b> Tucson, AZ	PROFESSIONAL SERVICES 2013	CONSTRUCTION (If applicable) Pending fundraising Start in 2016
5.	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>Description:</b> Master planning, programming, and coordination with user groups to consolidate and expand remote services onto a central campus for new 40,000 sf community services and administration facility. Required meeting design guidelines within neighborhood. <b>Specific Role:</b> Principal-In-Charge – Overall team management, presentations to clients and neighborhood, design quality control, document review, budget development and analysis. <b>Construction Cost:</b> \$19,515 <b>Size:</b> 3.5 acres		

**5. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT**  
*(Present no more than five (5) projects. Complete one Section 5 for each project.)*

a. TITLE AND LOCATION <i>(City and State)</i> <b>Thomas O. Price Service Center 911 Communications Expansion Tucson, Arizona</b>	b. YEAR COMPLETED	
	PROFESSIONAL SERVICES <b>2012</b>	CONSTRUCTION <i>(If applicable)</i> <b>2013 Phase I, 2014 Phase II</b>

**23. PROJECT OWNER'S INFORMATION**

c. PROJECT OWNER <b>Joe Gulotta, Asst. Fire Chief, Tucson Fire Dept. 520-837-7017 email: <a href="mailto:Joe.gulotta@tucsonaz.gov">Joe.gulotta@tucsonaz.gov</a></b>	d. ORIGINAL BUDGET/NTE AMOUNT OF PROJECT <b>Original estimate \$4.7 million Phase I, 2, 3 NTE: \$4,884,000</b>	e. TOTAL COST OF PROJECT <b>\$4,884,000 Phase I Completed – on budget – with owner added scope</b>
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f. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and length of project)

**Scope:** WSM is currently working with the City of Tucson to update and expand their 911 dispatch center in alignment with a larger Pima County emergency communications upgrade project. The combined efforts of Pima County and the City of Tucson will bring the entire county onto an 800 Mhz radio system in compliance with Federal requirements. The project scope includes increasing the current facility from their existing 12,000 sf space to total of 21,600 sf for use by 911, fire dispatch, EMS dispatch, police dispatch, and administrative offices. The communications infrastructure will be in compliance with the Motorola R56 standard for emergency communications operations. Since this facility is the primary PSAP for the City of Tucson, careful planning is required to ensure that during the transition there is no loss of service to the Tucson community.

**Challenges:** The 911 Comm Expansion Generator project included the design and installation of a new 500 KW backup generator, transfer switches, secondary lugs for the connection of a portable generator, and conduit pathways to the future electrical room of the expansion area. The design process was tricky in the fact that we were essentially asked to design the 911 Comm Expansion electrical system backwards. Typically in designing an emergency power system, the distribution system will be designed to support the required equipment, then the service will be sized to support the distribution system, then the emergency power system is designed to support the service. In this project, the design of new call center was not complete and our team, based on our past experience, was able to estimate the final loading of the emergency generator to complete the design. WSM's extensive experience with critical facilities, and the required systems was essential in this process. Our understanding of the Motorola R-56 grounding requirements, the application of the N+1 redundancy, and our ability to anticipate the needs of the future critical facility allowed us to deliver a successful product to the owner.

**Size:** 21,600 SF

**Length of Project:** 11/2011 through 4/2015 - Phase One of the expansion area has been completed and this emergency power system is now up and running, supporting the first phase of the City of Tucson's TOPSC 911 Communications Expansion. Phase II began 9/2014 with completion 4/2015. Phase III to begin following move in 4/2015.

**Relevance:**

- Project began as a study as part of WSM as-needed contract
- Design will support future expansion
- Facility was critically important to basic infrastructure of emergency response system
- Project executed to meet grant requirements/funding
- Coordination with multiple user groups
- Coordinated full complement of Engineering subconsultants



**Virtual Rendering – 911 Communication Center Renovation – City of Tucson**

5. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present no more than five (5) projects. Complete one Section 5 for each project.)</i>		
a. TITLE AND LOCATION <i>(City and State)</i> <b>New Fleet Maintenance Facility for Pima County (LEED Silver) Tucson, Arizona</b>	b. YEAR COMPLETED	
	PROFESSIONAL SERVICES <b>2012</b>	CONSTRUCTION <i>(If applicable)</i> <b>October 2014</b>
23. PROJECT OWNER'S INFORMATION		
c. PROJECT OWNER <b>Frank Samaniego, Director Fleet Services Pima County Facilities Management (520) 740-2670 email: <a href="mailto:frank.samaniego@fs.pima.gov">frank.samaniego@fs.pima.gov</a></b>	d. ORIGINAL BUDGET/NTE AMOUNT OF PROJECT <b>Original Estimate: \$14.7 Million Bid amount: \$13,696,00</b>	e. TOTAL COST OF PROJECT <b>Final Construction Cost \$15,003,073 owner added scope – solar canopies, video system, utility upgrades</b>

f. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and length of project)

**Scope:** In 2011, Pima County began the process of designing a new 87,000 SF Fleet Services Facility. The existing facility was spread out over several buildings across the Pima County Mission Road site. The intent of the new facility is to bring all of the Fleet Services functions and personnel under one roof. This was done for several reasons; to increase efficiency, streamline the work flow, simplify the management process, and to build morale and a sense of community within the staff. Due to the size and the diversity in the Pima County fleet (over a thousand vehicles ranging from small passenger vehicles, SUV's, full size pickup trucks, heavy trucks, back hoes, bull dozers, graders, and several compactors with tracks), the building is organized into five basic areas; administration, auto/truck shop, heavy equipment shop, parts storage / distribution, and staff support. In order to increase efficiency, the main shops are arranged around the parts area and the staff support area, limiting the travel distances for the mechanics to the parts, supply, and support.

The auto shop is made up of ten double mechanic bays for automobiles each with a lift, five double bays for heavy trucks, two double new vehicle fit up bays, one double quick repair bay, one double alignment bay, one double auto tire bay, the heavy tire shop, machine shop, and a dyno bay. All of the bays are within a large open shop with one entrance and one exit. This arrangement limits the amount of openings in the building, allowing the HVAC system to be more efficient, adding to the comfort of the mechanics. The auto shop is day lit with a comprehensive general and vehicle exhaust system throughout the bays. Four fluids are distributed to each double bay as well as infrastructure for two additional fluids.

The heavy shop has three eighty-foot drive-through bays. The heavy shop also includes three jib cranes, a bridge crane, welding shop, metal storage, 100' concrete aprons off both the north and south sides of the building and an awning over the south façade. The heavy shop is also day lit, with comprehensive exhaust extraction systems as required for the heavy equipment.

**The Facility is LEED silver certified**, utilizing high efficiency HVAC and lighting system, water harvesting, vehicle shade structures covered in solar panels, in addition to several other green features.

**Challenges:** Careful site planning was required to provide a safe a secure site with the proper vehicle clearances required for the diverse fleet. Special consideration was needed to plan the vehicle circulation routes to simplify the process of moving the vehicles around the site, and to separate the public circulation from the shop areas of the facility.

**Size:** 87,000 SF

**Length:** Project began in 2011, but was put on hold for seven months while Pima County negotiated with Kinder Morgan for assistance in relocation gas pipelines. Project was completed in 10/2014.

**Relevance:**

- Sustainable design features to achieve LEED certification
- Coordination with multiple user groups
- Coordinated full complement of Engineering subconsultants including Industrial Engineering
- Needs assessment / programming to determine building size and user needs



5. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present no more than five (5) projects. Complete one Section 5 for each project.)</i>		
b. TITLE AND LOCATION <i>(City and State)</i> <b>New Crime Laboratory (LEED Gold Certified) Tucson, Arizona</b>	b. YEAR COMPLETED	
	PROFESSIONAL SERVICES <b>2010</b>	CONSTRUCTION <i>(If applicable)</i> <b>2012</b>
23. PROJECT OWNER'S INFORMATION		
c. PROJECT OWNER <b>Mark Huntzinger, Commander Tucson Police, Forensic Division 520-837-7673 Email: <a href="mailto:mark.huntzinger@tucsonaz.gov">mark.huntzinger@tucsonaz.gov</a></b>	d. ORIGINAL BUDGET/NTE AMOUNT OF PROJECT <b>Original GMP \$22,020,449</b>	e. TOTAL COST OF PROJECT <b>\$23,588,932 (on budget – Owner added scope to move additional police department into campus)</b>

f. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and length of project)

**Scope:** The new Crime Lab was an addition to the Westside Police Service Center campus (completed by WSM Architects in 2009)- The new LEED Gold Police Crime Laboratory hosts administration, building support, and evidence control. Lab features: controlled substance, forensic biology/DNA, toxicology, firearms, identification, crime scene services, ASCLD/LAB certification. This project is a secure facility with controlled access including camera/video monitoring and designed with stand-off distances from the roadway. The Crime Laboratory clearly has its own presences on the site that integrates with the existing campus with a cohesive language and execution.

Sustainable features include: collection of rainwater from the roofs in an underground cistern as well as capturing condensate from the mechanical equipment to supply 75% of the irrigation needs for the project site and adjacent police station. Large roof overhangs, light shelves, and a day lighting system reduced the overall building energy use by 10%. Low-flow plumbing fixtures including waterless urinals and dual-flush toilets, walls and roofs with high thermal resistance and optimal radiant energy acceptance or rejection, high efficiency frictionless chillers, high percentage of outside air and heat exchangers to recapture energy in exhausted laboratory air.

This project was completed on time and under budget – allowing the Police Department to provide additional construction in the Westside station within the campus to allow additional police units to relocate there and alleviate overcrowding in other off-site locations.

**Challenges:** The MPE systems integration into the building envelope and structure were the most challenging aspects. We used Revit and Navisworks to fully vet the clashes in our building information model prior to starting construction. The clash detection process lead to a minimal number of field issues related to structural and mechanical conflicts. It was also critical to provide a safe laboratory environment while implementing a mechanical system that can be maintained by the COT FM technicians. By using a fixed face constant volume fume hood, the mechanical system was greatly simplified while still meeting the requirements of the lab. This facility had a unique challenge to also provide a means to allow the public to tour the lab without compromising security or risking contamination of the evidence. WSM created displays and videos integrated into the design to facilitate the tours without allowing the public to enter any of the laboratory environments.

**Size:** 58,978 SF

**Length:** Project began in 2008 and construction documents for the Crime Lab building were completed by 12/2009. The Crime Lab Facility was substantially complete by 8/2011, however, WSM Architects continued to perform design and construction administration for the owner added scope of transitioning additional police department units from other locations onto this campus.

**Relevance:**

- Site design uses concepts established by original master plan completed by WSM Architects
- Construction Manager at Risk Delivery system – promoted strong relationship between Owner, Architect, and Contractor.
- Sustainable design features to achieve LEED Gold certification
- BIM (building information modeling) used during design to detect potential clashes in Mechanical, Electrical, Structural
- Coordination with multiple user groups
- Coordinated full complement of Engineering subconsultants including specialist Crime Lab Architects/Engineers



5. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT <i>(Present no more than five (5) projects. Complete one Section 5 for each project.)</i>		
c. TITLE AND LOCATION <i>(City and State)</i> <b>Ft Irwin National Training Center – Garrison HQ Renovation (LEED Certified)</b> <b>Ft. Irwin, California</b>	b. YEAR COMPLETED	
	PROFESSIONAL SERVICES <b>2010</b>	CONSTRUCTION <i>(if applicable)</i> <b>2011</b>
23. PROJECT OWNER'S INFORMATION		
c .PROJECT OWNER <b>Paula Dolliver-Marshall, Construction Representative USACE QA, Corps of Engineers</b> <b>760-380-4389 email:</b> <a href="mailto:paula.m.dollivermarshall@usace.army.mil">paula.m.dollivermarshall@usace.army.mil</a>	d .ORIGINAL BUDGET/NTE AMOUNT OF PROJECT <b>Original Estimate \$8.4 million</b>	e. TOTAL COST OF PROJECT <b>\$9.2 million on budget (owner added building #109 for an additional \$800,000)</b>

f. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and length of project)

**Scope:** WSM The project was to renovate and repair the Garrison Headquarters Building (Building 237) which serves as the office headquarters for the Base command staff, and includes an Incident Operations Center. This renovation occurred in a historic facility, it being commanded by General George Patton just before WWII. The project scope also included complete renovation of the ground floor of six two-story buildings and a former commons building. These seven buildings constitute the In/Out Processing Center which serves the entire Base population, providing administrative services, payroll, counseling, placement and other support as needed.

**Challenges:** The Garrison HQ renovation (Building 237) involved the creation of open-storage secure perimeter with the existing wood frame construction. Extensive code updates, utility modifications and functional changes needed to be incorporated to make the facility meet today's requirements. The internal structural bearing locations were modified to accommodate functions needs. The building envelope was upgraded thermally, providing a better performing facility with improved thermal comfort, fire suppression was added, solar collection strategies were employed and AT/FP improvements were made.

**Size:** 47,700 SF

**Length:** The entire project only allowed a duration of 7 months, limiting design to less than 3 months. Construction work began at the acceptance of the 65% submittal in order to comply with the schedule. Multiple construction packages were issued and extremely close coordination occurred between all parties to ensure the project was completed on schedule.

**Relevance:**

- Code upgrades, security to meet AT/FP requirements
- Sustainable design to meet LEED certification requirements
- Multiple HVAC solutions evaluated to meet users needs
- Multiple construction packages prepared to meet fast-track requirements
- Modernization to meet ADA requirements

5. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT (Present no more than five (5) projects. Complete one Section 5 for each project.)		
d. TITLE AND LOCATION (City and State)  <b>Study – Tucson Police Headquarters &amp; Crime Lab Programming Tucson, Arizona</b>	b. YEAR COMPLETED	
	PROFESSIONAL SERVICES <b>2008</b>	CONSTRUCTION Study resulted in 2009 Westside Service Center & 2012 New Crime Lab
23. PROJECT OWNER'S INFORMATION		
c. PROJECT OWNER <b>Dodie Frederickson, Project Manager, City of Tucson Department of Operations 520-791-5111 ext. 323 email: dodie.frederickson@tucsonaz.gov</b>	d. ORIGINAL BUDGET/NTE AMOUNT OF PROJECT <b>Design fee estimate \$100,000</b>	e. TOTAL COST OF PROJECT <b>Design fees \$139,000</b> (owner added scope) <b>Estimated cost of construction to implement study \$82.2 million</b>

f. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT (include scope, size, and length of project)

**Scope:** In the Fall of 2006, WSM Architects was asked by the Tucson Police Department (TPD) to analyze the current and future space needs of all of the departments currently housed in the TPD Headquarters. This included Senior Staff, Internal Affairs, Human Resources, Records, Logistics, Budget, Legal Advisor, Grants, Investigative Division, and Operations Downtown Division. WSM teamed with Crime Lab Design to analyze current and future space needs for the Crime Lab. Crime Lab Design specializes in lab design and is a comprehensive resource for the planning and design of forensic science facilities. They recently completed the nation's largest Crime Lab at 209,000 square feet in Los Angeles.

After extensive interviews with all the units, analysis of the population projections in combination with crime statistics, and a comprehensive assessment of the existing structure several options were presented to TPD for review and consideration. It was determined that to best accommodate the current and future needs of the department, the Crime Lab and Investigative Division be moved off-site to nearby city property. These two functions had no critical adjacency to the remaining headquarters; ultimately providing TPD with a state of the art Crime Lab that will accommodate their 2017 needs and allow ample space for expansion. With the vacated space made available from relocating these units, an extensive phased remodeling of the existing structure would accommodate the remaining functions future needs through 2025. This scheme also allows TDP to maintain a strong downtown presence as the city's Rio Nuevo (urban renewal) projects begin to mobilize and the population of downtown Tucson increases.

**Size:** 263,000 SF

**Length:** Initial study began 2006 – Owner added scope and study was completed in various stages until 5/2008.

**Relevance:**

- Analysis of current and future space needs
- Coordination with many different departments/user groups
- Assessment of current facilities
- Part of study resulted in the adaptive re-use of existing 150,000 sf City-owned building (former K-Mart)
- Part of study resulted in new LEED Gold Crime Lab
- Coordination of full complement of Engineering subconsultants

## 6. ADDITIONAL INFORMATION

### a. PROVIDE ANY ADDITIONAL INFORMATION YOU FEEL MAY BE NECESSARY TO DESCRIBE YOUR FIRMS QUALIFICATIONS. (ATTACH ADDITIONAL SHEETS AS NEEDED.)

Founded in 1999, WSM Architects, Inc. is an award winning Arizona corporation, with offices in Scottsdale and Tucson, specializing in architectural planning and design for public and governmental facilities. The majority of our projects include the full range of services from master planning, architectural design through construction administration, sustainable design, and coordination with all related engineering disciplines, landscaping, interior design, to signage.

Example projects completed by our firm include: public works and maintenance facilities, office and administration buildings, forensic facilities, police and fire stations, and other public facilities throughout the country.

**Repeat Clientele** - WSM Architects, Inc. is on multi-task order, as-needed contracts with the following clients:

- Pima County since 2001
- The City of Casa Grande since 2012
- The City of Tucson since 2002
- The City of Sierra Vista since 2011
- Amphitheater Unified School District since 2008
- Raytheon Missile Systems since 2006

- IDIQ (Indefinite Delivery, Indefinite Quantity Contract) 2010-present
- MATOC (Multiple Award Task Order Contract) 2010-present (includes Luke AFB, Peterson AFB, DMAFB, Pt. Mugu, California)
- Tucson Unified School District since 2001

Our team has provided the full gamut of services in support of our clients through these as-needed contracts including:

- Space planning and assessments - coordinating the needs of multiple agencies
- Feasibility studies, masterplanning
- Building evaluations, Cost/benefit analyzes
- HVAC, plumbing, and electrical system upgrades
- Structural evaluations and upgrades to meet seismic requirements
- Telecommunications
- Site and drainage improvements

- Computer server room additions and upgrades
- Re-roofing projects
- Telecommunications
- ADA compliance renovations
- Hazardous material abatement
- Design and layout of systems furniture
- Presentation and facilitation of public meetings
- Assistance in estimating costs and establishing budgets

**The WSM team has received numerous awards for collaboration and design, including:**

"Best Government/Public Building", 2010 and 2012; "Best Office Building in a 5-state area" by Southwest Contractor; "2010 Bronze Award", "2008 Silver Award", and 11 "notable awards" for Career Fire Stations nationwide, *Fire Chief's Station Style Design Competition*.

In addition we have received five nominations and two awards for the Metro Pima Alliance Common Ground Awards -- Teams are recognized for their successful collaboration with neighborhoods, user groups, and public representatives that allow us to find "common ground" and overall benefit to the Pima County community.

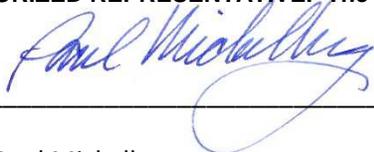
Every WSM team member represented is an expert in their respective disciplines and chosen for their proven skills in design, project management, and exceptional customer service. This team has successfully completed many recent projects similar in scope and complexity to the potential State of Arizona As-Needed projects.

We are confident that we have the resources to support this project within the State's critical timeframes.

**7. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS**

a. Percentage of Total Work Attributable to State, Federal and Municipal Government Work:	85%
b. Percentage of Total Work Attributable to Non-Government Work:	15%

**8. AUTHORIZED REPRESENTATIVE. The foregoing is a statement of facts.**

Signature:  \_\_\_\_\_ Date: 12/29/2104

Name: Paul Mickelberg Title: President