

Covington: Unmatched quality of life



**CITY OF COVINGTON
SPECIAL MEETING AGENDA
CITY COUNCIL STUDY SESSION**

Council Chambers – 16720 SE 271st Street, Suite 100, Covington

Tuesday, February 25, 2014 - 6:00 p.m.

***Please note meeting start time ***

GENERAL INFORMATION:

The study session is an informal meeting involving discussion between and among the City Council, Commission (if applicable) and city staff regarding policy issues. Study sessions may involve presentations, feedback, brainstorming, etc., regarding further work to be done by the staff on key policy matters.

CALL CITY COUNCIL STUDY SESSION TO ORDER

ROLL CALL

APPROVAL OF AGENDA

ITEM(S) FOR DISCUSSION

1. Report from Town Center Development Partner (Matheson)

PUBLIC COMMENT Speakers will state their name, address, and organization. Comments are directed to the City Council, not the audience or staff. Comments are not intended for conversation or debate and are limited to no more than four minutes per speaker. Speakers may request additional time on a future agenda as time allows.

ADJOURN

For disability accommodations call 253-480-2400 at least 24 hours in advance. For TDD relay service call (800) 833-6384 and ask the operator to dial 253-480-2400.

****Note* A Regular Council meeting will immediately follow at approximately 7:00 p.m.***

Study Session Agenda Item 1

Covington City Council Meeting

Date: February 25, 2014

SUBJECT: TOWN CENTER DEVELOPMENT PARTNERSHIP PRESENTATION AND AUTHORIZATION

RECOMMENDED BY: Derek Matheson, City Manager

ATTACHMENT(S):

1. Qualifications submitted by Panattoni Development Company

PREPARED BY: Derek Matheson, City Manager

EXPLANATION:

The city issued a request for qualifications for a Town Center Development Partnership on July 15, 2013, and received two responses by the deadline of September 20, 2013. The following firms submitted qualifications:

- Lorax Partners (in partnership with Tiscareno Associates, Hewitt Architects, The Bozeman Group, BNB Builders, SeeFilm, The Miller Hull Partnership, Joseph McIalwain, and PacLand)
- Panattoni Development Company (in partnership with Helix Design Group, Adolfson & Peterson Construction, and Pardini Design Group)

A panel consisting of the city manager, department directors, and a Covington Economic Development Council member interviewed both firms using the following criteria on October 28 and December 13, 2013:

- Qualifications of the firm and relevant experience generally
- Relevant experience with public/private partnerships
- References

The panel recommended Panattoni Development Company as the city's private-sector development partner.

Panattoni will attend this meeting and give a brief presentation on their qualifications, why they are interested, and what they hope to accomplish in Covington Town Center. Following the presentation, the city manager recommends that council authorize staff to partner with Panattoni Development Company to explore development opportunities in the Town Center and direct staff to provide updates and seek direction from the council at key intervals.

ALTERNATIVES: Provide direction to staff

FISCAL IMPACT: Staff time

CITY COUNCIL ACTION: ___Ordinance ___Resolution ___Motion X Other

Consensus to authorize staff to partner with Panattoni Development Company to explore development opportunities in the Town Center and direct staff to provide updates and seek direction from the council at key intervals.

REVIEWED BY: Community Development Director; Finance Director; City Attorney.



September 5, 2013

Mr. Derek Matheson
City Manager
City of Covington
16720 SE 271st Street
Suite 100
Covington, Washington

**RE: RFQ response for Covington Town Center
Covington, Washington**

Dear Mr. Matheson:

On behalf of Panattoni Development Company (PDC), thank you for allowing us the opportunity to submit a response to your RFQ for Covington Town Center. As you know, PDC has a great reputation for constructing quality buildings – on time and on budget. We look forward to working with you and your team on this important project.

PDC has developed over 55 million square feet of office and industrial space since 2007. Our strength, experience and local market knowledge has been recognized in the build-to-suit (BTS) marketplace as a professional and collaborative teaming process with capabilities to deliver projects when needed for client occupancy. Our design-build development technique has proven to reduce the project programming and pricing timeline of pre-development while ensuring the most cost effective outcome for our BTS clientele. Additionally, PDC has a core commitment to sustainability as we have over 3 million square feet of completed LEED certified projects and an additional 2.1 million square feet of future awards and assignments.

As you can tell, our company is strong and our track record for quality performance is evident in today's active BTS environment. We truly believe PDC will be a great partner for Covington and that our relationship with you will grow over time.

Thank you, again, for giving us this opportunity. We look forward to discussing this proposal with you.

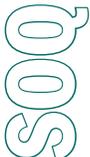
Sincerely,

A handwritten signature in blue ink, appearing to read 'Bart Brynstad'.

Bart Brynstad
Partner & Senior Vice President

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CITY OF COVINGTON 
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 PANATTONI®

SEPTEMBER 5, 2013

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The Panattoni team members have proven experience and capabilities with planning, design, development, construction, and administration of a wide range of civic and mixed-use projects. Our team’s approach involves a highly organized process of effective collaboration among all participants, including the broad diversity of county and governmental representatives and user groups, as well as entire design teams. Key factors that support this approach and our team qualifications include:

- Successful implementation and completion of The City of DuPont Civic Center, including a City Hall, Police and Fire Departments.
- Completion of quality projects on time and within budget.
- Depth, expertise and capacity of the team to quickly respond to the needs of its clients.
- Panattoni’s Seattle office has the ability to make important decisions and act quickly on a local level to meet the needs of its clients.
- Panattoni’s organization strength, coupled with financial depth, results in a consistent and timely performance beyond client expectations.
- Very strong capabilities with a number of successful civic facility projects through completion.
- A close association between the two architectural firms, Helix Design Group, Inc. and Pardini Design Group, LLC - with combined, complementary services offering the full range of architectural, planning and design services.
- Pardini Design Group, LLC provides strong credentials in the facilitating of public/private project partnerships.
- Vast experience with the design, implementation and certification of LEED projects.
- A history of designing, constructing and providing “best value” facilities within the client’s resources and needs.

We are pleased to present the following compiled Development Team for your consideration. The team has been assembled based on past successful collaboration and for specific experience and technical abilities as they apply to this project.



PANATTONI DEVELOPMENT COMPANY, INC.

BART BRYNESTAD - SR. VICE PRESIDENT/PROJECT PRINCIPAL
TERRA VALL-SPINOSA - SR. DEVELOPMENT MANAGER

HELIX DESIGN GROUP, INC.

BRUCE MCKEAN, AIA - PRINCIPAL ARCH.
LOWELL CATE, AIA - PRINCIPAL QC
JEFF BLACHOWSKI - PROJECT MANAGER
DIANE BARRINGER - INTERIOR DESIGNER

ARCHITECTURE/INTERIOR DESIGN

ADOLFSON & PETERSON CONSTRUCTION

KIM NAKAMURA - VICE PRESIDENT, PRINCIPAL-IN-CHARGE
JERRY EUBANKS - VICE PRESIDENT OF OPERATIONS
WILLIAM CLINTON - CHIEF ESTIMATOR
MARC STRELESKI - SENIOR PROJECT MANAGER
SHERRY ESHENBAUGH - PROJECT MANAGER / BIM MANAGER

CONSTRUCTION MANAGMENT

PARDINI DESIGN GROUP, LLC

LEROY J. PARDINI, AIA - PRINCIPAL

ARCHITECTURE/PLANNING DESIGN

DEVELOPER



ADDRESS	6840 Fort Dent Way #350 Seattle, WA 98188
PHONE	206.248.0555
CO. H.Q. LOCATION	20411 SW Birch Street, Ste. 200 Newport Beach, CA 92660
FIRM ORGANIZATION	Corporation (CA)
ESTABLISHED	1986

Panattoni is one of the largest commercial real estate development companies in the world. Since inception, the company has developed more than 175 million square feet of space. The company is privately held and was founded in 1986. Headquartered in Newport Beach, California, Panattoni currently operates from 20 offices in the United States, Canada, and Europe. Buildings have been developed in 29 states and 9 countries.

Panattoni is a leading developer in the Pacific Northwest having built nearly 7 million square feet of space in Washington. Locally, the company has had many successful years experience in the development of industrial, office, retail, and mixed-use facilities.

Panattoni’s local partner, Bart Brynestad, with more than 21 years of experience in commercial real estate, has the expertise, authority and capacity to respond quickly to create a successful development project. Terra Vall-Spinosa is the development manager responsible for daily management of the proposed project.

The firm also offers clients capabilities ranging from project planning to finance, construction, and asset management.

Panattoni continuously invests in ever expanding technological and human resources. This is particularly true as a member of the U.S. Green Building Council, where it places particular emphasis on creating projects that meet LEED® standards.

ARCHITECTURAL DESIGN



ADDRESS	6021 12th St E, Suite 201 Tacoma, WA 98424
PHONE	253.922.9037
CO. H.Q. LOCATION	Same as above
FIRM ORGANIZATION	Corporation (WA)
ESTABLISHED	1994
FORMER CO. NAMES	Helix Architecture

Helix Design Group, Inc. was established in 1994, and currently employs a staff of 26, including fifteen architects and designers, four interior designers, two graphic designers, plus five support personnel. Our years of practice have been filled with excitement, challenges, growth and success brought about by our focus on quality and responsive professional service.

From its modest, single-employee beginnings, Helix Design Group has been recognized for its commitment to design excellence through several awards and citations, and also for its consistent and impressive growth.

We offer broad experience in architecture, planning, interior design, graphic design, and project management. Our valued Clients include: Private Developers and Businesses, Federal, State and Local Agencies, Native American Tribes/Nations, Ports, Health Care Institutions, Universities and Colleges, General Contractors. For these many clients, we have designed projects within the following categories: Office Buildings, Institutional & Educational Facilities, Retail Facilities and Auto Dealerships, Light Industrial Facilities, Casinos, Restaurants, Recreation Facilities, Housing (Military and Low Income), Public Safety Facilities, Tenant Improvements, Medical/Dental Clinics and Offices. Our Graphics Department also designs signage, environmental graphics, brochures, web sites, & branding.

We are dedicated to a project approach that focuses on Client/consultant teamwork and on our role as communicators and catalysts, bringing forth a free exchange of constructive opinions and ideas that will influence and benefit our projects. As architects we believe that truly responsive design can only be achieved through a complete and thorough understanding of our Client’s needs and wishes. We are good listeners and pride ourselves in our ability to create designs that have superior functional and environmental characteristics.

We are committed to responsible, sustainable design, and six (6) of our staff members are LEED certified professionals. Helix also was the architect for the first project in the State of Washington to receive LEED “Platinum” certification.



CONSTRUCTION MANAGER



ADDRESS	6021 12th St E, Suite 100 Tacoma, WA 98424
PHONE	253.838.6113
CO. H.Q. LOCATION	Same as above.
FIRM ORGANIZATION	Corporation (WA)
ESTABLISHED	1946
FORMER CO. NAMES	Rushforth Construction Co., Inc., dba Adolfson & Peterson Construction Rushforth Construction Co., Inc. Rushforth Taylor Construction AP Rushforth

FIRM OVERVIEWS

In 1946, George Adolfson and Gordy Peterson founded Adolfson & Peterson Construction. With no credit available, no bank to support them and no clients, creativity was a requirement, not an option. Subcontractors went to work on the verbal promise from Gordy to pay. Absolute integrity lived with every action of A&P, every day. That same year, A&P's first project was completed. George and Gordy had successfully begun the creation of A&P - that creation has led to hundreds of satisfied clients.

A handful of years later, in 1951 Bill Rushforth and his wife Nita began Rushforth Construction in Tacoma. Throughout the next 60 years Rushforth Construction expanded their family-owned business to build for commercial clients throughout the Pacific Northwest.

In 2009, A&P acquired Rushforth Construction and now they are a fully integrated member of the A&P family. Today, our priorities remain to exceed client expectations through employee commitment, application of the latest technologies, quality workmanship, efficiency and communication. We offer construction services that create business value with a continuous theme: an emphasis on high standards of quality, integrity, safety, project control and long-lasting client relationships.

From parking structures to private affordable housing developments, A&P has a broad project portfolio with a diverse clientele. At the end of the day - bringing forth a client's vision is our top priority. To do that requires that we go far beyond just delivering technically sound facilities on time and within budget. It requires our teams actively foster collaboration and problem solving amongst all members of the project team - owner/developer, architect, engineers and other delivery partners – from beginning to end.

As client-focused innovators, Adolfson & Peterson combines more than 65 years of construction expertise with the latest technologies to provide clients with the highest standards of workmanship, integrity and client care. When A&P is on your team you can be assured that we will do exactly what we've done for thousands of satisfied clients - make your vision a reality by providing value beyond building.

PLANNING



ADDRESS	6021 12th St E, Suite 201 Tacoma, WA 98424
PHONE	253.383.4554
CO. H.Q. LOCATION	P.O. BOX 1047 Kettle Falls, WA 99141
FIRM ORGANIZATION	PLLC
ESTABLISHED	2003

Pardini Design Group PLLC is a Tacoma based Architecture and Urban Design firm. The genesis of the firm began in 1980 with the creation of Pardini and Associates. In 1984 Lee co-founded Merritt+Pardini Architects and remained a Principal of the firm until founding Pardini Design Group in 2003. Lee is focused on an unwavering commitment to client service, design quality and service to the community. He takes pride in his reputation for creative solutions to important social and architectural challenges. Lee supports strategies that utilize alternative delivery construction techniques, including design-build and developer led construction teams.

An award winning Pacific Northwest architect, Lee has over 34 years of architectural experience. His work frequently involves high visibility and often-controversial projects that require significant public involvement and consensus building.

His areas of expertise include transit, civic, educational and health care facilities, financial institutions, historic preservation, housing and urban design. His clients include transit agencies, school districts, ports, non-profit groups, corporations and individual clients. He has an excellent command of design theory and technical detail and his projects have been recognized for design excellence and aggressive cost management. Lee has been asked to speak widely at conferences and civic groups about his passion for architecture, urban revitalization, adaptive reuse and new trends in public/private partnerships.



BART BRYNESTAD

PANATTONI DEVELOPMENT COMPANY, LLC

SR. VICE PRESIDENT/PROJECT PRINCIPAL

Bart Brynestad has more than 23 years of experience in development, construction and leasing of industrial, office and retail projects. As partner in Seattle, Bart is responsible for overseeing all aspects of the development process, including land acquisition, finance, design, permitting, leasing and the sale of each project.

Bart's leadership and coaching ability has helped Panattoni quickly become one of the busiest developers in the Pacific Northwest. Projects for which Bart has been responsible have totaled more than 6 million square feet.

SELECTED PROJECT EXPERIENCE

CITY OF DUPONT

40,000 Square Feet, Public/Private Partnership Civic Center Campus, Dupont, Washington

RAINIER PARK OF INDUSTRY

1,500,000 Square Feet, Distribution Center, Sumner, WA

SEAWAY BUSINESS CENTER

30-Acre Business Center, Everett, WA

ADVANCED H2O

270,000 Square Feet, Build-To-Suit Lease, Burlington, WA

BREMERTON CONFERENCE CENTER

200,000 Square Feet. Mixed Use – Retail, restaurant, office, park plaza, hotel and parking garage, Bremerton, WA

SUMNER CENTRAL

548,00 Square Feet, Industrial Park, Sumner, WA

EAST CAMPUS TERRACE & PLAZA

100,000 Square Feet, A 6-Building Office Park, Federal Way, WA

WILLOWS COMMERCE PARK

700,000 Square Feet, Business/Office Park, Redmond, WA

SAMMAMISH PARKPLACE

600,000 Square Feet, 3-Building Office Park, Issaquah, WA

PROFESSIONAL AFFILIATIONS

NAIOP, Member and Past President

REFERENCES

Steve Bell, President, Pacific Crest Cabinets – 253-529-8692

Roc Neeves, President, Regal Logistics – 253-922-2250

Jeff Lyon, President & CEO, Insignia Kidder Mathews – 206-296-9600

John Odom, Chairman, Odom Corporation – 253-437-3000

Bob Boyd, President, Puget Western – 425-487-6566



EDUCATION

Bachelor of Science

Building Construction

University of Washington

Graduated Magna cum Laude

RÉSUMÉ

TERRA VALL-SPINOSA

PANATTONI DEVELOPMENT COMPANY, LLC

SENIOR DEVELOPMENT MANAGER

Terra Vall-Spinosa has more than 10 years of experience in development, construction and leasing of industrial and office projects. As a senior development manager in Seattle, Terra is responsible for overseeing all aspects of the development process, including land acquisition, finance, design, permitting, leasing and the sale of each project.

SELECTED PROJECT EXPERIENCE

CITY OF DUPONT

40,000 Square Feet, Public/Private Partnership Civic Center Campus, Dupont, Washington

SUMNER NORTH

130,000 Square Feet, Industrial, Sumner, WA

HARTUNG GLASS

135,00 Square Feet, Build-to-Suit, Kent, WA

SUMMIT CORPORATE CENTER

127,277 Square Feet, Industrial / Office Park, Lacey, WA

KELLER SUPPLY

77,375 Square Feet, Built-to-Suit, Sumner, WA

LAKEWOOD CORPORATE CENTER PHASE I

205,000 Square Feet, Industrial Building, Lakewood, WA

MONROE GATEWAY

113,500 Square Feet, 9-Building Industrial Park, Monroe, WA

EAST CAMPUS PLAZA

3.3-Acre/600,000 Square Feet, Office Park, Federal Way, WA

EAST CAMPUS TERRACE

3.7-Acre/44,000 Square Feet, Office Park, Federal Way, WA

SUMNER CENTRAL

548,248 Square Feet, 3-Building Industrial Park, Sumner, WA

PROFESSIONAL AFFILIATIONS

CREW, Board of Directors – Community Outreach

NAIOP, Member



EDUCATION

Masters

Business Administration

University of Washington

2005

Bachelor of Arts

Communication

University of Washington

1998

RÉSUMÉ

BRUCE MCKEAN, AIA

HELIX DESIGN GROUP, INC.

PRINCIPAL IN-CHARGE

Bruce McKean is one of Helix Design Group managing principals. He has over 20 years experience as a production architect, project architect and project manager. His areas of expertise include new and remodeled facilities for commercial, institutional, light industrial, educational, and residential use. Bruce has managed and/or designed commercial and retail developments, administration buildings, teaching facilities, libraries, maintenance facilities, auto dealerships, single and multi-family housing, as well as schools and facilities for higher education. Bruce is an experienced manager and has coordinated multi-discipline projects of up to \$20 million in construction value.

SELECTED PROJECT EXPERIENCE

CITY OF DUPONT

Civic Center Campus, Dupont, Washington

CITY OF UNIVERSITY PLACE

Civic Center, including City Hall & Parking Garages, University Place, Washington

WASHINGTON PUBLIC UTILITY DISTRICTS ASSOCIATION (WPUDA)

New Office Building Certified LEED Platinum, Olympia, Washington

MUCKLESHOOT CASINO ENTERTAINMENT FACILITY

Design of 2,000 seat entertainment addition to existing casino, Auburn, Washington

KPLU RADIO STATION

Radio Station and Office Facility, Pacific Lutheran University, Spanaway, WA

FRANCISCAN MEDICAL PAVILION

Design of a 45,000 sq. ft. Medical Office Building & Parking Garage, Bonney Lake, WA

PHILIP STARR BUILDING

Muckleshoot Indian Tribe Natural Resources Building, Auburn, Washington

12TH STREET EAST OFFICE BUILDING

Office Facility, Tacoma, Washington

PIERCE COUNTY TERMINAL PORT OF TACOMA

Tacoma, Washington

GRAKON INTERNATIONAL

New Light Industrial/Office Building, Des Moines, Washington

LICENSES

Registered Architect in the State of Washington, 1989.

NCARB Certificate, 2006



EDUCATION

Bachelor of Architecture
Montana State University
1985

RÉSUMÉ

LOWELL CATE, AIA

HELIX DESIGN GROUP, INC.

PRINCIPAL, QC MANAGER

Lowell Cate is a Principal with Helix Design Group and has more than 23 years of architectural experience. Lowell's projects have included commercial and retail developments, health care, housing, educational, institutional, religious facilities, as well as light industrial installations of many types.

Lowell is highly skilled in all aspects of architectural services and has proven his ability to manage all types of projects to our clients' satisfaction. His design skills have been recognized through his participation in the design of the award winning D.L. Stone Education Center at Fort Lewis, Washington. Lowell also has extensive experience in the restoration of historically significant structures, and in the overall renovation of existing buildings.

SELECTED PROJECT EXPERIENCE

CITY OF DUPONT CIVIC CENTER CAMPUS

DuPont, Washington

CITY OF UNIVERSITY PLACE

Civic Center, including City Hall & Parking Garages, University Place, Washington

FRANCISCAN MEDICAL PAVILION

Design of a 45,000 sq. ft. Medical Office Building & Parking Garage, Bonney Lake, WA

UNIVERSITY OFFICE BUILDING

University Place, WA

PHILIP STARR BUILDING

Muckleshoot Indian Tribe Natural Resources Building, Auburn, Washington

CITY OF TACOMA PUBLIC WORKS "ON-CALL" PROFESSIONAL SERVICES

Tacoma, Washington

WASHINGTON PUBLIC UTILITY DISTRICTS ASSOCIATION (WPUDA)

New Office Building Certified LEED Platinum, Olympia, Washington

WASHINGTON STATE LIGHT INDUSTRIAL PARK

New DNR Compound and C.I. Transportation Services Warehouse LEED Certified Silver. Tumwater, Washington

MASON COUNTY DEPARTMENT OF PUBLIC WORKS

Planning & Design New PW Complex, Shelton, Washington

"ON-CALL" A/E SERVICES CITY OF OLYMPIA

Family Center Improvements & WCPA Investigations, Olympia, Washington

PIERCE COUNTY TERMINAL PORT OF TACOMA

Design of All Buildings, Tacoma, Washington

LICENSES

Registered Architect in the State of Washington, 1990.



EDUCATION

Bachelor of Architecture
University of Oregon
1984

RÉSUMÉ

KIM NAKAMURA

ADOLF AND PETERSON CONSTRUCTION

VICE PRESIDENT OF DEVELOPMENT SERVICES & PRECONSTRUCTION

Kim joined the company in 1977, since then he has provided leadership for every aspect of the company's development. As VP of Development Services & Preconstruction he plays an active role in client projects. He provides executive oversight for every development and preconstruction project that falls under the AP Pacific Northwest banner. In this role, he is responsible for ensuring that the project team is equipped with all necessary resources to complete a project on time and on budget. Kim leads our TeamBuild construction approach, and is continuously looking for innovative ways to bring greater value and efficiency to the process. He is regularly involved in project planning meetings, ensuring our clients receive the value and service they have come to expect.

SELECTED PROJECT EXPERIENCE

12TH STREET EAST OFFICE BUILDING

New Office/Light Industrial, Tacoma, Washington

SALEM CONFERENCE CENTER & PARKING GARAGE

78,000 sq. ft. Conference Center With Adjoining Parking Garage, Salem, OR

PHOENIX INN GRAND HOTEL

5-Story Hotel featuring 194 Suites and Full Amenities, Salem, OR

THE GRAND HOTEL & PARKING GARAGE

Tualatin, OR

BURIEN TOWN CENTER

Mixed-Use Condominium/Retail, Seattle, WA

ALCYONE

LEED Certified, 5-story Mixed-Use Building, Seattle, WA

THE DUFFY

4-Story Mixed-Use Building, Seattle, WA

HARBOR PLAZA RETAIL CENTER

Gig Harbor, WA

HOGAN'S MARKET

Puyallup, WA

ENUMCLAW MARKET SQUARE

Enumclaw, WA

CHARLES WRIGHT PERFORMING ARTS ACADEMY

Lower & Middle School, University Place, WA

AFFILIATIONS/LICENSES

- Member, United States Green Building Council (USGBC)
- Board Member, Emerald Home Furnishings, 2001-present
- Past Board Member, Tacoma-Pierce County Chamber of Commerce
- Associate Member NAIOP



EDUCATION

Bachelor of Science
Construction Management
(Cum Laude), Washington
State University, 1983

RÉSUMÉ

JERRY EUBANKS

ADOLFSON AND PETERSON CONSTRUCTION

VICE PRESIDENT OF OPERATIONS

Jerry has over 20 years of demonstrated excellence in leading construction operations, personnel management and business development. Jerry is a dynamic, proven leader, with strong history of building trusted client relationships and complex projects through operational excellence. His conscientious management style together with his outgoing personality and strong technical skills provides a uniquely successful leadership combination to Adolfson & Peterson. He understands overall building processes - technical construction issues and management issues. Jerry's responsibilities include:

- Direct oversight and management of all project activities from preconstruction through final closeout.
- Direct oversight and management of all operations staff including project managers, Superintendents and assistant project managers.
- Responsible to ownership group for project profit, schedule and client relationship.
- Develop and/or approve project approach including general conditions and overhead.
- Oversee CPM schedule development and maintenance for preconstruction and construction phase of projects.
- Manage superintendent training program.
- Manage field leadership mentoring program.
- Negotiate and settle subcontractor issues.
- Direct involvement in procurement including client contact, interview preparation and presentations.
- Contract delivery methods include GC/CM, Private Negotiated & Lump Sum Bid.
- Managing productivity without compromising safety.

Jerry will provide the necessary leadership to bring your project to successful, safe completion, ensure all projects are properly staffed and will ensure that your needs are being met by the construction teams. He will also provide general oversight and training for the field workforce. Jerry has strong communication skills, and will provide immediate feedback and problem solving assistance.

SELECTED PROJECT EXPERIENCE

UNITED ARTISTS THEATER, Irving, TX

LAS JARDINAS SHOPPING CENTER, Bell Gardens, CA

APERTURE ON 5TH, Seattle, WA

BUSINESS INTERIORS NORTHWEST T.I., Tacoma, WA

975 JOHN STREET APARTMENTS, Seattle, WA

ZIC II CAMPUS, ZUMIEZ CORPORATE OFFICE, Lynnwood, WA

HILTON INN, Charlotte, NC

LICENSES/CERTIFICATIONS

LEED Accredited Professional, (LEED AP), U.S Green Building Council

OSHA 30 Certification (Safety)

US Army Corps of Engineers Quality Control Management Certification

Certified Construction and Design Professional (CDP), International Council of Shopping Center

Mississippi Contractors License, Commercial Building Construction, License # 16255

California Contractors License, General Contracting Class B, License # 915241

Florida Contractors License, General Construction, License # 212119 (not active)

Certified in Construction Documentation Technology (CDT), Construction Services Institute

Construction Supervisor Certification, National Center for Construction Education and Research (NCCER)

State Of Alabama Pease Officer Standards and Training Commission (POST)

University of South Alabama, Mobile, AL Criminal Justice

Computer literacy in MS Office Suite, Primavera, Prolog and other Project Management programs



EDUCATION

Project Management Professional (PMP), Project Management Institute (PMI)

JOHN PLANTON

ADOLFSON AND PETERSON CONSTRUCTION

REGIONAL VICE PRESIDENT

John Platon was named regional leader for A&P's Pacific Northwest region in June 2013. Prior to joining A&P, John was a partner and senior vice president for KHS&S Contractors where he was responsible for overseeing estimating and business development departments, he developed and drove sales and bidding strategy, he secured single projects up to \$100 million, he was highly visible in the industry, representing the company at multiple key industry events across the United States, and he was responsible for identifying and securing multiple business partnerships, including multimillion-dollar prefabrication manufacturing affiliate

John directs all operational activities of the region and is responsible for strategic planning, risk management and operational decisions. John works closely with the region's leaders in marketing, business development, development services, preconstruction, project management, field operations and finance to produce and execute comprehensive plans covering every aspect of the region's operations

SELECTED PROJECT EXPERIENCE

- CITYCENTER, LAS VEGAS, NV, \$161,100,000
- COSMOPOLITAN RESORT, LAS VEGAS, NV, \$121,500,000
- EDMONTON INTERNATIONAL AIRPORT, EDMONTON, CANADA, \$17,850,000
- FASHION SHOW MALL, LAS VEGAS, NV, \$7,400,000
- PECHANGA CASINO RESORT, TEMECULA, CA, \$34,100,000
- LONG BEACH COURTHOUSE, LONG BEACH, CA, \$14,300,000
- MORONGO CASINO, CABAZON, CA, \$30,100,000
- POLY CANYON VILLAGE UNIVERSITY HOUSING, SAN LUIS OBISPO, CA, \$50,510,000
- RENOWN MEDICAL CENTER, RENO, NV, \$23,500,000
- SAN MANUEL CASINO, HIGHLAND, CA, \$35,400,000
- SNOQUALMIE CASINO RESORT, SNOQUALMIE, CA, \$21,200,000
- THUNDER VALLEY CASINO RESORT, LINCOLN, CA, \$26,000,000
- TURNBERRY TOWERS, LAS VEGAS, NV, \$43,200,000
- WHITE MEMORIAL HOSPITAL, LOS ANGELES, CA, \$9,200,000
- WILSHIRE VERMONT APARTMENTS, LOS ANGELES, CA, \$12,200,000

LICENSES/AFFILIATIONS

Board of Directors for M.S. Society of California



EDUCATION

Long Beach State

RÉSUMÉ

LEROY J. PARDINI

PARDINI DESIGN GROUP

PRINCIPAL, DESIGN ARCHITECT, PUBLIC/PRIVATE PARTNERSHIPS

Lee has over 35 years of architectural experience. His areas of expertise include transit facilities, city halls, fire stations, schools and colleges, medical and health care facilities, financial institutions, historic preservation, and urban design. He has an excellent command of design theory and technical detail. Lee's personal strengths are leading multidisciplinary teams and utilizing public involvement to build consensus on public projects. His projects have been recognized for design excellence and aggressive cost management.

SELECTED PROJECT EXPERIENCE

CITY OF DUPONT

LAKWOOD CITY HALL

SEATTLE POLICE DEPARTMENT MASTER PLAN

TACOMA POLICE FACILITIES MASTER PLAN

TACOMA UNION STATION FEDERAL COURT HOUSE

LYNNWOOD JUSTICE CENTER EXPANSION PLANNING

EDMONDS PUBLIC SAFETY COMPLEX (POLICE, COURTS, & FIRE)

EAST WENATCHEE CITY HALL, POLICE STATION, AND MUNICIPAL COURT

OLYMPIA CITY HALL SPACE NEEDS ANALYSIS

PUYALLUP CIVIC CENTER MASTER PLAN

AUBURN CITY HALL SPACE NEEDS ANALYSIS

CARNATION CITY HALL EXPANSION PRE-DESIGN

JACKSON COUNTY COURTHOUSE, OREGON (ROMA ARCHITECTS)

OLYMPIA STREETScape PROJECT

LACEY DOWNTOWN BEAUTIFICATION PLAN

SAN JOSE DOWNTOWN BEAUTIFICATION PLAN

PORTLAND AVENUE (TACOMA) ECONOMIC REVITALIZATION PLAN

SEDRO-WOOLLEY DOWNTOWN REDEVELOPMENT PLAN

LICENSES

Registered Architect in the State of Washington, 1989.

NCARB Certificate, 2006

PUBLICATIONS AND SPEAKING ENGAGEMENTS

Lee is asked to speak at Conferences and civic organizations about Urban Design and new approaches to designing and building capital projects. His work has appeared in numerous magazines and newspaper articles.



EDUCATION

Master of Architecture
University of Washington
1970

Bachelor of Architecture
University of Washington
1969

Tau Sigma Delta
Architecture Honor Society

RÉSUMÉ

Notes and Credits
The projects identified and shown on these pages were completed by Lee Pardini acting as the Principal-In-Charge or Design Principal of Pardini & Associates or of Merritt+Pardini Architects. Lee left Merritt+Pardini Architects in October of 2003 to form Pardini Design Group, Architects and Urban Designers



[DUPONT CIVIC CENTER]

DUPONT CIVIC CENTER CAMPUS

DUPONT, WA

FIRMS: PANATTONI DEVELOPMENT, HELIX DESIGN GROUP, PARDINI DESIGN

The Panattoni Team worked with the City of DuPont through planning, need assessment, programming, preliminary design and construction document design for their new Civic Center Campus. The campus facilities include a 31,636 SF Public Safety Building and a 11,929 SF City Hall Building surrounding a large central plaza.

This project was developed through a “Public/Private partnership” between the developer and the City DuPont, for a long term lease back to the City.



[LAKEWOOD CITY HALL]

LAKEWOOD CITY HALL

LAKEWOOD, WA

FIRM: PARDINI DESIGN

Lee Pardini led the design team that provided public involvement, work-around planning and final design for a new City Hall including municipal Court and Council Chambers. The project is located in Lakewood Shopping Mall and was used as a stimulus for reinvigorating the Mall by working with new ownership to turn it inside out and demolish parts to create better traffic and visual linkages.



[PIEMONT ONTARIO CENTER]

PIEDMONT ONTARIO CENTER

ONTARIO, WA

FIRM: PANATTONI DEVELOPMENT

Piemonte at Ontario Center, a pedestrian-oriented 24-hour urban community, is a core destination and lifestyle experience for the Inland Empire as well as Southern California. The Piemonte experience includes approximately 400,000 sf of retail space, with distinctive restaurants and services, 550,000 sf of Class-A office space, 806 residential units, 769 multi-family residences, 11,000-seat sports and entertainment arena and 200-plus room high-end business/headquarters hotel and restaurant.



[REDMOND CITY HALL]

REDMOND CITY HALL

REDMOND, WA

FIRM: PARDINI DESIGN

Lee Pardini led the planning team in developing a master plan to guide the City of Redmond’s future civic campus development. The City currently utilized 60,000 sq. ft. of space located throughout the City to provide office and activity space for community resources.



[UNIVERSITY PLACE CIVIC/TOWN CENTER]

UNIVERSITY PLACE CITY HALL, TOWN CENTER & GARAGES

UNIVERSITY PLACE, WA

FIRM: HELIX DESIGN GROUP

Garage 865 total stalls / \$21.2 mil

UP Civic Building 60,000 SF / \$15.0 mil

The City of University Place is planning the creation of a new town center to be constructed through a public/private development partnership. The first step in town center development was construction of a three story, concrete parking structure system which will serve as the foundation for three additional stories of commercial, retail and public construction above the system of garages.



[NATIONWIDE AT POINT WEST]

NATIONWIDE AT POINT WEST

SACRAMENTO, CA

FIRM: PANATTONI DEVELOPMENT

- 70,000 SF 3-Story Class A Office Building
- Type IV, 1 hour, fully sprinklered, steel frame structure with site cast concrete panels and high performance dual pane glazing window system
- 3.65/1000 parking
- Expansive glass lines
- Shower/locker amenities
- Close proximity to Arden Fair Mall
- Prominent visibility



[WILLIAM R. RIDGEWAY COURTHOUSE]

WILLIAM R. RIDGEWAY FAMILY RELATIONS COURTHOUSE

SACRAMENTO, CA

FIRM: PANATTONI DEVELOPMENT

This Public/Private partnership worked together from initial concepts through completion. The Courthouse is a three story 165,000 SF building with a full build to suit tenant improvement to service Sacramento County's family and juvenile social resolution needs.



[CA STATE TEACHER'S RETIREMENT SYSTEM]

CALIFORNIA STATE TEACHER'S RETIREMENT SYSTEM

WEST SACRAMENTO, CA

FIRM: PANATTONI DEVELOPMENT

Panattoni Development Company teamed with CalSTRS, the California State Teacher's Retirement System, in a public/private partnership to provide development management services for their new headquarters building located in West Sacramento, California.



[EAST WENATCHEE CITY HALL]

EAST WENATCHEE CITY HALL

WENATCHEE, WA

FIRM: PARDINI DESIGN

Lee Pardini led the design team that provided public involvement, work-around planning and final design for a new City Hall and public safety complex including a shared Council Chambers and Municipal Court. The new facility was built on the site of a former elementary school and some remaining rock wall features were retained. Lee led several workshops with representatives from the Library, Police and Courts, as well as the community, staff and Council to site the facility and develop the building programs and concepts.



[ALCYONE]

ALCYONE

SEATTLE, WA

FIRM: ADOLFSON AND PETERSON CONSTRUCTION

Alcyone was the first LEED® Certified market-rate project in Seattle. This 5-story, 102,331 sf building features 162 apartments, 1,600 sf of ground-level retail space for a restaurant, and two floors of concrete parking for 163 vehicles. Alcyone's sustainable features include water reclamation, a rooftop Pea Patch garden, environmentally friendly paints, energy-efficient windows and lighting, recycled content materials, increased insulation, flex-car parking spaces, electric vehicle recharging stations, and the recycling of 95% of construction waste.



[BURIEN TOWN SQUARE]

BURIEN TOWN SQUARE

BURIEN, WA

FIRM: ADOLFSON AND PETERSON CONSTRUCTION

This 236,863 sf mixed-used development involved both an aggressive construction schedule and a tight budget. The finished development includes 124 luxury condominiums and 20,000 sf of retail space.



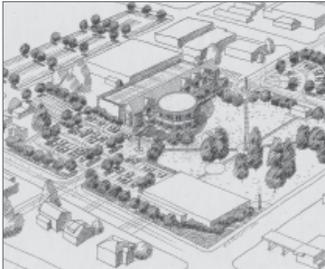
[WPUDA HEADQUARTERS]

WASHINGTON PUBLIC UTILITIES DISTRICTS ASSOCIATION HQ

OLYMPIA, WA

FIRM: HELIX DESIGN GROUP, INC.

Among the goals for this new 12,000 sf. office building design was to enhance WPUDA's public image as a good steward of both their financial resources and the environment, and broaden its leadership role in these areas by demonstrating that prudent, sustainable design is "practical thinking" not "fringe thinking". The 12,000 sq. ft. office building plus enclosed parking garage, has been awarded LEED Platinum; the first in the State of Washington. Our design addresses the functional program, site constraints, sustainable design issues and context with adjacent historical buildings.



[PUYALLUP CIVIC CENTER MASTER PLAN]

PUYALLUP CIVIC CENTER MASTER PLANNING

PUYALLUP, WA

FIRM: PARDINI DESIGN

Lee Pardini led a planning team that assisted the City of Puyallup in preparing a master plan for all of the public facilities located in the Pioneer Park area at the center of downtown. The resulting plan provided facility programs, site planning, and capital cost estimates for all new public facilities envisioned for the area.

PUYALLUP SENIOR CENTER PUBLIC PRIVATE PARTNERSHIP

PUYALLUP, WA

FIRM: PARDINI DESIGN

The City Manager and City Council Worked closely with Pardini Design Group to provide master planning for a new Senior Center. The project is an important addition to Pioneer Park which is the cultural and civic center of downtown Puyallup. The project included a Senior Center on the first floor with public meeting spaces, private coffee shop and mixed use spaces for the entire community. The upper three floors included rental housing both market rate and subsidized. The project was advertised, awarded and built using a public/private partnership.



[PUYALLUP SENIOR CENTER]

FRANCISCAN MEDICAL PAVILION

TACOMA, WA

FIRM: HELIX DESIGN GROUP

This 45,000 SF medical office building in Bonney Lake is designed to maximize the building footprint on a relatively narrow site along Highway 410. The building incorporates a low slope metal roof with a conventional northwest style utilizing a combination of brick, stucco and cement rainscreen panel system.

The facility will house physicians' offices, an urgent-care medical clinic and other outpatient healthcare services. In addition to primary care physicians and a clinic where adults and children receive prompt care for minor illnesses and injuries, the Franciscan Medical Pavilion-Bonney Lake facility will include laboratory, diagnostic imaging and other ancillary outpatient services.



[FRANCISCAN MEDICAL PAVILION]

SECOND AND LENORA

SEATTLE, WA

FIRM: ADOLFSON AND PETERSON CONSTRUCTION

Located in Seattle's trendy Belltown neighborhood, this five-story building includes 107 apartments, 7,389 sf of retail space, and 108 below-grade parking stalls. Early in the process Adolfson & Peterson staff attended community meetings to present this project and solicit feedback, resulting in a building that was well received by the community.



[SECOND AND LENORA]

THE DUFFY

SEATTLE, WA

FIRM: ADOLFSON AND PETERSON CONSTRUCTION

Construction of a 25,000 square foot, four-story mixed use building. 3 floors of wood framed residential space built over post tension deck, containing fourteen (14) apartment flats, consisting of (6) one bedroom units, and (8) two bedroom unit and street level dividable office space and surface parking for (18) vehicles



[THE DUFFY]



[ACCESS DENTAL]

ACCESS DENTAL

SACRAMENTO, CA
FIRM: PANATTONI DEVELOPMENT
PROJECT FEATURES

- 44,575 SF Design-Build 3-story office building on 2.5 acres
- Gated access control to parking area
- 3-story glass curtain wall
- 3 Elevated exterior decks
- Interior core zone clad with rich wood veneered panels
- Exterior features imported Tanzanian sandstone tile



[JOHNS PRAIRIE OPERATIONS CENTER]

JOHNS PRAIRIE OPERATIONS CENTER

MASON COUNTY PUD, SHELTON, WA
FIRM: ADOLFSON AND PETERSON CONSTRUCTION

This two-story, 43,000-square-foot administration building, the largest of seven buildings on the Johns Prairie campus, is a model of green building, with innovative sustainable elements far and above most other green buildings today. The operations center is the site for the PUD 3 warehouse; field operations such as Shelton line workers; vehicle maintenance, repair and fueling; engineering, telecommunications, energy conservation, the meter shop, transformer and substation maintenance; and various administrative functions. In addition to the downtown Shelton payment center, customers also will be able to make payments, set up accounts and conduct general business at the Johns Prairie facility.



[DEPARTMENT OF HOMELAND SECURITY]

DEPARTMENT OF HOMELAND SECURITY

IRVING, TX
FIRM: PANATTONI DEVELOPMENT

The Department of Homeland Security, a 56,000 sf facility, provides Citizenship and Immigration Services. The building has a steel frame, brick and curtain wall facade, 2 hydraulic elevators, an integrated security system that meets the Federal Protection Services requirements and fully automated mechanical and electrical building systems. Day lighting for each individual

office space by exterior windows or skylights have been incorporated into the building. The building was designed to gain LEED Silver Certification and is currently under review with the US. Green Building Council.



[FAIRFIELD SUISUN UNIFIED SCHOOL DISTRICT]

FAIRFIELD SUISUN UNIFIED SCHOOL DISTRICT

FAIRFIELD, CA
FIRM: PANATTONI DEVELOPMENT

Panattoni Development Company worked with the Fairfield Suisun Unified School District in a public/private partnership to build a 75,000 sf Class A office building.

The building included 9 conference rooms, a 4,000 sf board room, backup generator infrastructure, 31 satellite dishes on the roof to connect to each school, and highly advanced audio/video capabilities.



[LINCOLN GATEWAY]

LINCOLN GATEWAY

LINCOLN, CA
FIRM: PANATTONI DEVELOPMENT

- 8 Buildings totaling 77,586 SF
- Retail space 35,757 SF, office space 41,829 SF
- 6 Single story, 2 - two-story buildings
- Slab on grade, stick frame/stucco/thin brick, 1" insulated glass
- Power 120/208
- Telephone, cable and gas to each building
- Wet pipe fire sprinklers
- Distinctive architectural details with pedestrian courtyard and fountain



[EDMONDS PUBLIC SAFETY BUILDING]

EDMONDS PUBLIC SAFETY BUILDING

EDMONDS, WA
FIRM: PARDINI DESIGN

Lee Pardini led the design team that provided public involvement, work-around planning and final design for a new public safety complex—a police/courts building and a new fire station—for the City of Edmonds. The facilities were constructed on the existing civic center campus and required significant phased construction planning.



[UPTOWN GIG HARBOR]

UPTOWN GIG HARBOR

GIG HARBOR, WA
FIRM: HELIX DESIGN GROUP, INC.

Uptown Gig Harbor is a tapestry of distinctive shops, restaurants, and a multiplex cinema. Interwoven with these buildings are pedestrian walkways, outdoor seating, lush landscaping, water features and sculpture. Borders Books and Galaxy Theaters are among the tenants in the development.



[THEA'S LANDING]

THEA'S LANDING

TACOMA, WA
FIRM: ADOLFSON AND PETERSON CONSTRUCTION

Located on the Thea Foss Waterway, this new 400,000 sf, seven-story living community is downtown Tacoma's signature residence, featuring 189 apartments, 46 condominiums, and 431 parking stalls. The facility also includes 20,000 sf of retail space that features on-site shopping, restaurants, and exercise facility, weight room, entertainment lounge, and business center.



[RAYTHEON CORPORATE CAMPUS]

RAYTHEON CORPORATE CAMPUS

AURORA, CO
FIRM: PANATTONI DEVELOPMENT,

Panattoni Development Company served as Development Manager for this 105,000 square-foot, office building designed and built to accommodate Raytheon Company's growth needs. The project was completed in the spring of 2001 in the Centretech Business Park located in Aurora, Colorado.



[SALEM CONFERENCE CENTER]

SALEM CONFERENCE CENTER, PARKING GARAGE, & PHOENIX GRAND INN

SALEM, OREGON
FIRM: ADOLFSON AND PETERSON CONSTRUCTION

The Salem Conference Center project included funding from three sources - state, federal, and private funds. This three-story 78,000 square foot conference center was constructed of concrete and environmentally conscious structural steel, incorporating large timbers that create a dramatic Northwest feel.



[PHOENIX GRAND SUITES]

PHOENIX GRAND SUITES

SALEM, OR
FIRM: ADOLFSON AND PETERSON CONSTRUCTION

A&P has long enjoyed our working relationship with Phoenix Inns, a premier hotel chain that specializes in suite-only accommodation in Oregon and Washington. This five-story hotel in Salem, Oregon offers 194 guest suites, a pool and spa, exercise room, breakfast area, administration offices, and state-of-the-art conference facilities, all supported by wireless internet access. It serves as the headquarters hotel for the adjacent Salem Conference Center, another A&P project that was built concurrently.





[CHARLES WRIGHT ACADEMY]

CHARLES WRIGHT ACADEMY LANGUAGE AND PERFORMING ARTS CENTER

UNIVERSITY PLACE, WA

FIRM: ADOLFSON AND PETERSON CONSTRUCTION

The Language & Performing Arts Center is a two-story building with a mezzanine. The facility includes a 300-seat studio theater, black box rooms, production shop, controls rooms, orchestra pit, box office, media center, rehearsal rooms, state-of-the-art choir room, tiered classrooms for music and language classes, locker room and commons area.



[PIONEER PARK]

PIONEER PARK CONDOMINIUMS & ACTIVITY CENTER

PUYALLUP, WA

FIRM: ADOLFSON AND PETERSON CONSTRUCTION

This mixed-use complex includes three floors of condominiums over a ground-floor community/activity center and retail space. This project consists of construction of a 17,000 sf senior activity center with three levels of condominiums (approximately 42,000 sf) above.



[NEEB CENTER BUILDING]

NEEB CENTER BUILDING

PARKLAND, WA

FIRM: HELIX DESIGN GROUP

On the edge of the Pacific Lutheran University (PLU) campus, is a new facility designed to accommodate the University's on-air radio station KPLU. The 17,810 SF, 3-story building has been certified LEED Gold. Sustainability achievements include brick, and a combination of textured and smooth metal panels, which create a rain sheen facade system. The building has a combination of exterior finishes. The main lobby, stair, and core area are clad with transparent glass and aluminum curtain wall. The remaining exterior windows throughout the building are aluminum storefront. The NEEB Center houses performance studios with on-air support spaces; offices; conference rooms; music library and other support functions.



[WILLOW HILL]

WILLOW HILL

PUYALLUP, WA

FIRM: HELIX DESIGN GROUP

Helix provided the client, Nova Source with overall site planning and designed the four original structures. The site included all required parking, loading and trash enclosure areas. The twenty (20) retail spaces provided in the four single-story commercial buildings totaled over 26,000 SF. Current tenants include Taco Del Mar and a Starbucks with drive thru capability among others. Construction was completed in 2008.



[TALLON CENTER]

TALLON CENTER

LACEY, WA

FIRM: HELIX DESIGN GROUP

Tallon Center is a progressive retail center in a suburban Lacey, WA location. The building relates to and addresses passing traffic along Martin Way while also providing a strong visual and pedestrian connection from the interior parking area. Bold colors and materials bring attention to the building from a distance as you approach more closely.



[UW TACOMA RETAIL]

UW TACOMA RETAIL

TACOMA, WA

FIRM: HELIX DESIGN GROUP

Renovation and upgrades to the Pacific Avenue level of five buildings in the historic University District of Tacoma. The project include development of retail space for tenants and façade improvements consistent with the Tacoma Landmarks Commission Guidelines for Improvements. The design incorporated a phased development approach, which provided additional retail space as the area has prospered. An innovative design approach was required to transform turn-of-the-century buildings into an effective retail configuration.

PANATONNI DEVELOPMENT COMPANY

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Hammes Co for Swedish
Hospital Redmond
206.464.4200

Steve Bell
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City of Puyallup (Formerly with City of DuPont)
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