COVER LETTER

RFP/WEST LINN POLICE FACILITY

AUTHORIZED PROPOSER: (A JOINT VENTURE):

01: ROBERT EVENSON/AIA
ROBERT EVENSON ASSOCIATES
6249 S.W. CANYON CT.,
PORTLAND, OREGON, 97221
503-221-0890
503-890-2972 (C)
BEVENSON@OPUSNET.COM

02: ROY ETTINGER
GEOMETRIX: ARCHITECTURE, LLC
1907 MAPLELEAF CT.,
LAKE OSWEGO, OREGON, 97034
503-636-1216
503-701-2618 (C)
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received
B Evenson 4/24/12
1:30 pm

Robert Evenson Associates

Architects AIA

Architecture/Development
Planning/Land Use Reviews
Interiors/Tenant Improvements

Bob Evenson AIA
Principal

6249 SW Canyon Court
Portland, Oregon 97221
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GEOMETRIX
ARCHITECTURE LLC • CONSTRUCTION LLC

ROY ETTINGER

ARCHITECT • LIC# 1870 • CONTRACTOR • CCB# 20462
44 State Street • Lake Oswego • Oregon • 97034 • 503/636-1216
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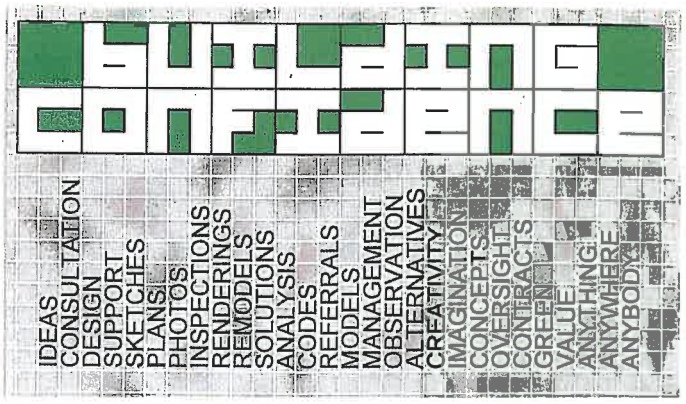
HOUSECHECK L.L.C.
Building Inspection • Residential • Commercial • Industrial

ROY ETTINGER • CONTRACTOR • CCB#20462
1907 Mapleleaf Court • Lake Oswego • Oregon • 503/636-1216

SUPERSTEEL STRUCTURES
MODULAR©STEEL©BUILDING©SYSTEMS



ROY ETTINGER/ARCHITECT/CONTRACTOR

EDUCATION:

GRADUATE, SYRACUSE UNIVERSITY, NEW YORK
SCHOOL OF ARCHITECTURE/'66

REGISTRATION:

REGISTERED ARCHITECT: OREGON/CALIFORNIA

EXPERIENCE:

GEOMETRIX: ARCHITECTURE, LLC
1977-CURRENT

GEOMETRIX: CONSTRUCTION, LLC
1977-CURRENT

HOUSECHECK BUILDING INSPECTION, LLC
1966-CURRENT

MEL KROKER, ARCHITECT:
1977-1978

ASSISTANT REGIONAL ARCHITECT
U.S. FOREST SERVICE/REGION 5
U.S. DEPT. AGRICULTURE
SAN FRANCISCO, CALIFORNIA
1966-1976

ROBERT S. EVENSON, AIA, ARCHITECT

EDUCATION:
Graduate, Harvard University
Graduate School of Design, 1970
Master of Architecture

Graduate, Syracuse University
School of Architecture, 1966
Bachelor of Architecture

REGISTRATION:
Registered Architect – Oregon, Washington

ORGANIZATIONS:
American Institute of Architects
Portland Art Museum
Multnomah Athletic Club

COMMUNITY:
Board of Directors – ACE Academy Charter School
Former Director, Portland Community Design Center
Former Director, American Institute of Architects – Portland
Former President, Arlington Heights Neighborhood Assoc.

EXPERIENCE:
Robert Evenson Associates, AIA, Architects
1984 – Current
Website: **www.evensonarchitects.com**

Evenson, Lundgren, Larson, Monaghan, AIA, Architects
Senior Partner, 1972-1984

Campbell, Yost, Grube Architects, AIA
Project Architect, 1970 -1971

Sargent, Webster, Crenshaw, Foley, AIA, Architects
Syracuse, New York
Project Designer, 1965 - 1969

R.E.A.D.....ROBERT EVENSON ARCHITECTURAL DISCIPLINE...
R.E.A.D.....ROY ETTINGER ARCHITECTURAL DESIGN···
L.E.E.D.....LOVELY EFFICIENT ENVIRONMENTAL DEVELOPMENT...
L.E.A.D.....LASTING ECONOMICAL ATTRACTIVE DRAWINGS...

TODAY, ARCHITECTURAL PRACTICE IS DIFFERENT. ELECTRONIC TECHNOLOGY HAS CHANGED THE WAY WE DESIGN BUILDINGS. NO LONGER DO ARCHITECTS NEED LARGE OFFICES, STAFFS AND RESULTANT OVERHEAD TO MAINTAIN THEIR INFRA-STRUCTURE. PREVIOUSLY, THIS OBSOLETE SYSTEM HAD TO SELF PERPETUATE ITSELF BY CONSTANTLY GETTING MORE JOBS AT HIGHER FEES TO CONTINUE ON. THIS DYNAMIC CAN LEAD TO A REDUCTION IN THE TRUE NATURE OF ARCHITECTURE.

BY JOINING FORCES, BOB AND I CAN POOL OUR NATURAL TALENTS AND PROVIDE YOU WITH DIRECT, LOCAL, EXPERIENCED SERVICE WHILE FOCUSING ON THE BEST ARCHITECTURAL SOLUTION FOR YOUR PROJECT.

BOB AND I WERE CLASSMATES AT SYRACUSE UNIVERSITY'S SCHOOL OF ARCHITECTURE FROM 1961 THRU 1966. WE WERE PART OF A GREAT CLASS HEADED BY A DEAN WHO WAS A VERY SUCCESSFUL ARCHITECT-PARTNER IN A LARGE UPSTATE (NEW YORK) FIRM THAT HAD A SUBSTANTIAL LIST OF PROJECTS. THIS DEAN HAD A UNIQUE PHILOS-OPHY...HE WANTED TO TRAIN US AS TOTAL ARCHITECTS, PROFICIENT NOT ONLY IN DESIGN (EVERY STUDENT'S DESIRE) BUT ALSO IN STRUCTURAL ENGINEERING, FIN-ANCING, MECHANICAL, ARTS, ARCHITECTURAL HISTORY, ELECTRICAL, CONSTRUCTION MATERIALS AND METHODS, OFFICE PRACTICE, ETC.

OUR CLASS WAS VERY TALENTED AND DEDICATED. WE TOOK PRIDE IN OUR CHOSEN FIELD AND PRODUCED GREAT WORK.

IN OUR 46 YEAR CAREERS WE HAVE ALWAYS STOOD FOR SIMPLE, SMART, ATTRACTIVE, LOGICAL, PRACTICAL, CREATIVE, AFFORDABLE, EFFICIENT BUILDING CONCEPTS... ALWAYS PUSHING THE ENVELOPE, RESPECTING THE LATEST TECHNOLOGIES, MATERIALS, METHODS, ETC.

THIS IS THE SERVICE THAT WE WANT TO PROVIDE FOR YOU...TO GET YOU THE MOST PROFESSIONAL VALUE FOR YOUR (TAXPAYERS) INVESTED DOLLAR.

WE ARE EXPERIENCED, MULTI-TALENTED, LOCAL, EAGER AND WILL BE TOTALLY COM-MITTED TO THIS JOB.

WE WILL BE PERSONALLY AND IMMEDIATELY AVAILABLE, 24-7, FOR MEETINGS, PRESENTATIONS, QUESTIONS, REFINEMENTS, ETC.,

WE MAKE A GOOD TEAM. BOB, WITH HISBUSINESS EXPERTISE, HAVING RUN A FOUR-MAN PARTNERSHIP WITH 25 EMPLOYEES, ORGANIZATIONAL MANAGEMENT SKILLS AND ROY WITH HIS CREATIVE, ARTISTIC ARCHITECTURAL SKILLS TEMPERED WITH MANY YEARS OF CONSTRUCTION AND DEVELOPMENT...IN THE TRENCHES, SO TO SPEAK.

ROY HAS PERSONALLY INSPECTED AND ANALIZED OVER 5,000 BUILDINGS IN A 45 YEAR SERVICE FOR OWNERS, BUYERS...MORE BUILDING EXPOSURE THAN MOST ARCHITECTS WILL EVER BE EXPOSED TO.

WE KNOW:

-DESIGN
-PROJECT MANAGEMENT
-PUBLIC RELATIONS
-WORKING DRAWINGS
-DETAILS
-TECHNICAL EQUIPMENT
-STRUCTURAL ENGINEERING
-SPECIFICATIONS
-INTERIORS
-LANDSCAPING
-ENERGY EFFICIENCY
-CONSTRUCTION MANAGEMENT
-BIDDING

AFTER WALKING THE SITE, IT IS IMMEDIATELY CLEAR THAT THE BUILDING CONCEPT WILL BE THE MOST IMPORTANT ASPECT OF THIS JOB...

THE TRAPEZOIDAL SHAPED SITE AND GENTLE DOWNWARD DIAGONAL SLOPE HAS A PROMINENT SOUTHERN FRONT EXPOSURE.

THE BUILDING SHOULD BE SEPARATED INTO TWO DISTINCT ZONES:
-THE PUBLIC SHOULD BE ORIENTED TOWARDS THE FRONT.
-THE PRIVATE, SECURE POLICE FUNCTION TO THE REAR.
-SECURE, MECHANICAL, VEHICLES AND STORAGE SHOULD BE UNDERNEATH IN A DAYLIGHT BASEMENT FASHION...THIS IS RELATIVELY INEXPENSIVE SPACE TO CONSTRUCT...A FULL EXCAVATION COULD ACCOMMODATE FUTURE EXPANSION!!!
-PUBLIC PARKING SHOULD BE FROM 8TH. AT THE SOUTH...USER FRIENDLY.
-STAFF AND POLICE VEHICLES SHOULD ACCESS OFF 13TH. AND OCCUPY THE REAR.

THE PROPOSED CONSTRUCTION TECHNIQUE SHOULD BE ICF (INSULATED CONCRETE FORMS) FOR THE ENTIRE WALL-FLOOR-ROOF STRUCTURE...IN A SIMPLE BOX-LIKE STRUCTURAL ENCLOSURE. THIS WOULD BE THE LEAST EXPENSIVE WAY TO ENCLOSE SPACE AND GET MAXIMUM FLOOR SPACE WITH LEAST CUBIC FOOTAGE. ICF'S ARE APPROPRIATE BECAUSE THEY PROVIDE A FAST LIGHTWEIGHT, SIMPLE TOTAL CONCRETE SHELL SUITABLE FOR THIS SECURE, ESSENTIAL, LEED PROJECT. THEY HAVE SUPERIOR INSULATIVE VALUE, ARE QUIET AND ARE FIREPROOF. NO WORRY ABOUT WATER INTRUSION AND RESULTANT ROT, MOLD, MILDEW, DECAY, PEST INFESTATION OR SHRINKAGE. THEY CAN BE COVERED WITH ANY TYPE OF STANDARD EXTERIOR MATERIAL (STUCCO OR MASONRY OR PREFORMED-PREPAINTED METAL...). DRYWALL IS EASILY ATTACHED TO THE INTERIOR...NO FURRING OR INSULATION IS NEEDED.

THE ROOF SHOULD BE RELATIVELY FLAT WITH DECENT PITCH FOR POSITIVE RUNOFF YET PROVIDE AN ACCESSIBLE SURFACE FOR A POTENTIAL TOTAL SOLAR PANEL ARRAY PROVIDING BOTH PHOTOVOLTAIC (ELECTRICITY) AS WELL AS PANELS FOR HEATING AIR AND WATER....NOTE THE IDEAL SOUTHERN EXPOSURE!

RAIN WATER CAN BE COLLECTED VIA CISTERNS (FOCAL POINT AT PUBLIC ENTRY!) FOR REUSE (FLUSHING BATHROOM FIXTURES AS WELL AS FOR LANDSCAPING.

SOUTHERN SUNSCREENS & TRELLISES (ADJUSTABLE?) WOULD EXTEND OVER THE SOUTH WINDOWS (OPERABLE)....OPERABLE WINDOWS FOR HUMAN ENVIRONMENTAL CONTROL (CROSS VENTILATION...EXCEPT FOR THE HOLDING CELL, OF COURSE!)...

NON VAULTED FLAT SPACIOUS CEILINGS TOGETHER WITH COMPARTMENTALIZED SPACES (ZONES) WILL KEEP THE CUBIC FEET OF ENCLOSED TEMPERED SPACES TO A MINIMUM...PROVIDING MAXIMUM HUMAN COMFORT FOR LESS ENERGY DOLLAR.

IN-FLOOR RADIANT HEAT COULD BE INTEGRATED TO AVOID CONTAMINATED INTERIOR AIR.

ENVIRONMENTALLY FRIENDLY MATERIALS COULD BE USED THROUGHOUT.

A RAISED CENTRAL HALLWAY WITH CLERESTORY WINDOWS COULD PROVIDE HOT AIR EXHAUST IN THE SUMMER AND SUBSTANTIAL INTERIOR DAYLIGHTING, THEREBY REDUCING THE LIGHTING LOAD. COOLER AIR COULD BE PULLED IN FROM THE EARTH SHELTERED DAYLIGHT BASEMENT.

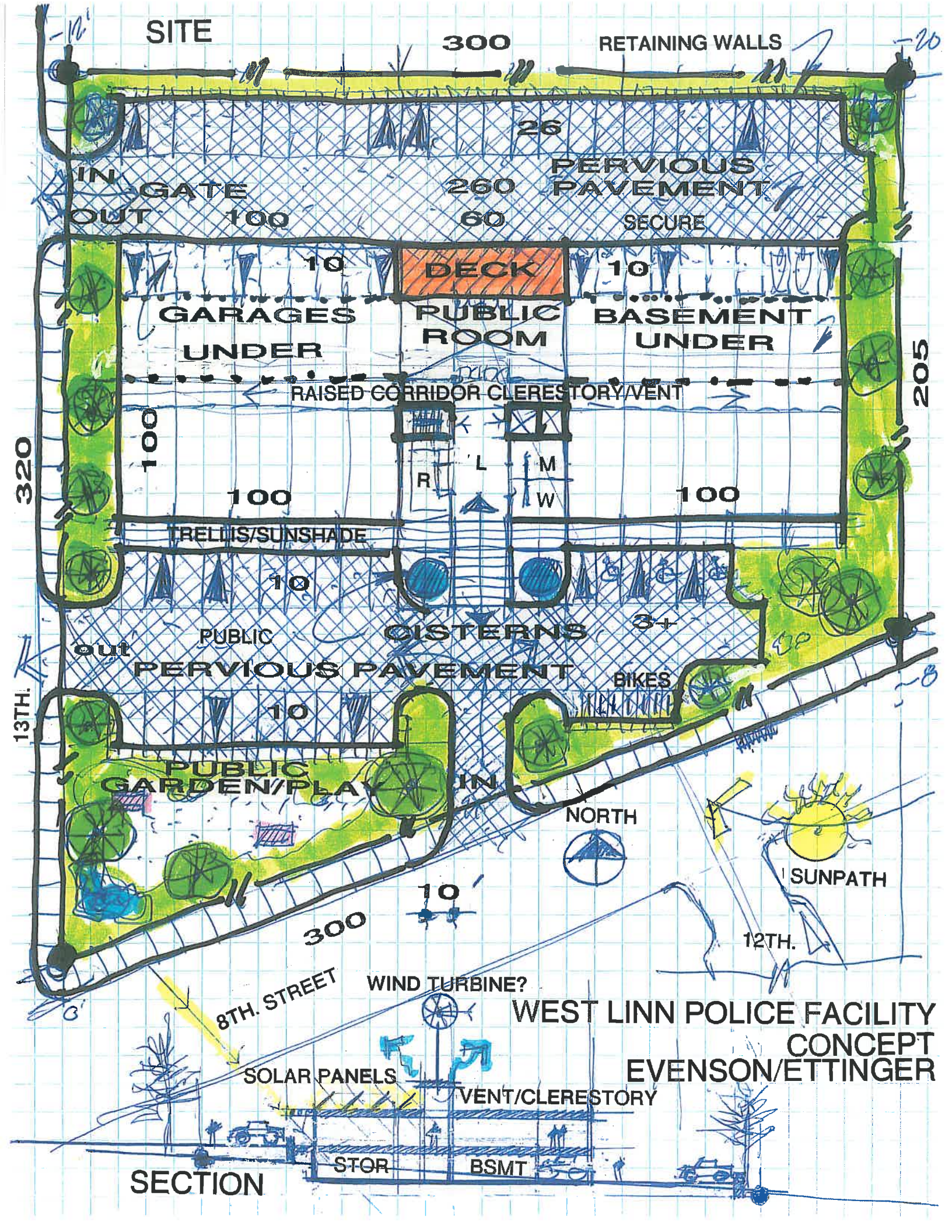
LOCAL, OFF THE SHELF PRODUCTS SHOULD BE INTEGRATED AS WELL.

RETAINING WALLS FOR SITE LEVELING SHOULD BE FROM LARGE "ULTRA-BLOCKS" MADE FROM EXTRA RETURNED REDI-MIX TRUCKS (ROY USED THEM ON A LARGE BREWERY PARKING LOT @ 2933 S.E. POWELL BLVD./HUB).

AS YOU CAN SEE, IT IS RATHER EASY TO MAKE A "GREEN MACHINE"...JUST KEEP THE CONCEPT SIMPLE, DIRECT, PROPERLY ORIENTED AND ORGANIZED...SOMETHING MAN HAS LEARNED A LONG TIME AGO...AND THAT ONLY RECENTLY HAS BEEN "RE-DISCOVERED"!!!

WE WOULD LOVE TO HAVE THE OPPORTUNITY TO DISCUSS THIS IN GREATER DETAIL DURING YOUR INTERVIEW PROCESS.

SINCERELY:


SITE
300
RETAINING WALLS
26
PERVIOUS PAVEMENT
IN
GATE
OUT
100
260
60
SECURE
10
DECK
10
GARAGES UNDER
PUBLIC ROOM
BASEMENT UNDER
RAISED CORRIDOR CLERESTORY/VENT
205
320
100
L
M
R
W
100
100
TRELLIS/SUNSHADE
10
PUBLIC
out
PERVIOUS PAVEMENT
CISTERNS
3+
BIKES
13TH.
10
PUBLIC GARDEN/PLAY
IN
NORTH
SUNPATH
10
300
12TH.
8TH. STREET
WIND TURBINE?
WEST LINN POLICE FACILITY
CONCEPT
EVENSON/ETTINGER
SOLAR PANELS
VENT/CLERESTORY
STOR
BSMT
SECTION

PROJECT TEAM:

JOINT VENTURE/ROBERT EVENSON/ROY ETTINGER: ARCHITECTS

STRUCTURAL ENGINEERS:

WALKER DiLORETTO, YOUNIE
PORTLAND, OREGON

VLMK
PORTLAND, OREGON

MECHANICAL:

KPFF
INTERFACE
PORTLAND, OREGON

GEOTECHNICAL/SPECIAL INSPECTIONS:

PSI (PROFESSIONAL SERVICES, INC.)
PORTLAND, OREGON

LANDSCAPE:

(IN HOUSE)

TRAFFIC ENGINEER:

(T.B.D.)

INTERIOR DESIGN:

(IN HOUSE)

ACOUSTIC:

(NOT NEEDED)

LEED:

(T.B.D.)

COST ISSUES:

1: LEED: RECENT $900,000. CUSTOM HOME BY GEOMETRIX: ARCHITECTURE & CONSTRUCTION CAME IN APPROX. 25% HIGHER IN MATERIAL COST AND TIME.

MATERIAL SELECTION AND AVAILABILITY AND CERTIAN LABOR ASPECTS ALL INCREASE COSTS...LONGER LEAD TIMES POSSIBLE...MORE CLIENT DISCUSSION AND APPROVAL PROCEDURES.

2: DECONSTRUCTION: IT MIGHT COST MORE TO DECONSTRUCT THE THREE EXISTING HOMES.

3: PUBLIC INVOLVEMENT:

SHOULD BE LIMITED..AVOID UNNECESSARY EXTRA PUBLIC INVOLVEMENT

4: CONCEPT:

KEEP THE BUILDING DESIGN CONCEPT SIMPLE! FLEXIBLE SPACES WILL SAVE FUTURE COSTS FOR REORGANIZATION AND EXPANSION. PARTIAL OR FULL SITE EXCAVATION FOR DAYLIGHT BASEMENT WILL BE COST EFFECTIVE FOR SECURE, STORAGE, MECHANICAL, LOCKABLE EQUIPMENT AND FUTURE EXPANSION AS WELL AS A SUITABLE SPACE FOR THE "ESSENTIAL" SERVICES

MAYBE ADD SOLAR/WIND GENERATION AND OTHER ENERGY COMPONENTS AT A LATER DATE.

A LOWER NON-VAULTED ROOF/CEILING CONCEPT WITH LESS CUBIC FOOTAGE WILL REDUCE HEATING & COOLING LOADS...THAT, ALONG WITH SUPER INSULATION, OPERABLE WINDOWS, DURABLE MATERIALS SHOULD REDUCE LIFE CYCLE COSTS.

PUBLIC INVOLVEMENT:

AS PER CITY REQUEST. INITIAL MEETING TO ASSESS CITIZEN CONCERNS, DESIRES, ETC.

PROGRESS MEETINGS/PRESENTATIONS TO GET RESPONSE...FAIR PUBLIC INVOLVEMENT WITHOUT LOOSING CONTROL OR DELAYING PROGRESS.

FIRST TIER SUBCONSULTANT DISCLOSURE FORM:

IT IS OUR BELIEF THAT THIS IS PREMATURE. IF SELECTED AS YOUR ARCHITECT, WE WILL INTERVIEW AND NEGOTIATE WITH CONSULTANTS THAT WE HAVE WORKED WITH ON PREVIOUS PROJECTS, OR CONTACT OTHER FIRMS IN ORDER TO DEVELOP A CPMPATIBLE TEAM THAT UNDERSTANDS OUR APPROACH AND WILL GIVE US VALUE FOR YOUR INVESTED DOLLAR.

WE MIGHT BE ABLE TO DESIGN A BUILDING THAT WOULD BE UNDER THE $10,000. THRESHOLD!

"NONE"...

From: Roy Ettinger <info@allaboutbuildings.com>
Subject: **City Hall Addition Proposal**
Date: April 14, 2009 3:49:18 PM PDT
To: Mayor@c.i.oswego.or.us
Cc: City Council Members

Mayor Jack Hoffman and City Council Members:

My name is Roy Ettinger, I've been a citizen of Lake Oswego since 1997. I am the person who sat in on the public meeting March 21 @ the West End Building regarding open discussions. At that time I provided some opinions, suggestions and observations regarding the situation of WEB and City Hall dilemma. As an architect+contractor+inspector for over 43 years, I feel that I have something to contribute to your situation. At that meeting I mentioned that I had developed a sketch-concept of possibly adding on to the existing City Hall site by building an "annex" on the south half over the existing parking lot. Enclosed is a sketch of my idea that shows how the City can keep it's original City Hall structure and expand to the south with a 54,000 gsf two level office structure over a 3-level parking structure which would add approximately 133 spaces over current capacity. The concept is to excavate for a lower level parking area accessed from Evergreen at the south. A middle level deck would be accessed from mid block @ 4th.
This level would be in line with the existing parking below City Hall and exits as well to the alley at the east. The third upper level parking would be accessed from the existing south drive-entry (rear door). The new office space matches the existing City Hall in structural system, height, style, etc. It is approximately 120'x210' for 27,000 gsf per floor x 2 floors for a total of 54,000 gsf. This annex can be connected to the existing City Hall via a second level bridge @ south-center. The new addition would have it's own lobby and stair+elevator+mech, core.
The new addition could house a library at the top level with quiet, un interrupted distant sunlit views. The lower level could have the Police & 911 functions (or some library & city functions if needed). The south component could be constructed with very little impact on the existing City Hall function If need be, the city could temporarily move into the completed annex to facilitate repair, remodeling, reroofing, residing of the existing building.
The budget for the new annex would be in the neighborhood of: @ $150./sf x 54,000 gsf = $8,100,000...@$200./sf x 54,000 gsf =$10,800,000...@ $250./sf x 54,000.gsf = $13,500,000. Therefore assume $10,000,000.+/- Add to that a three level parking structure of 210 cars @ $20,000.- $25,000./space for approximately $5,000,000. The total for the new annex with parking should be around $15,000,000.+/-

I believe that the existing City Hall has a high degree of intrinsic value and should not be abandoned or sold or vacated. Just review and appreciate the positive components of the City Hall that have value and function properly and do not have to replaced or repeated as would be required in a new location with new construction:

01 Site purchase
02 Demolition, excavation, hauling, dump fees & landfill impact.
03 Site utilities: sewer, water, power, storm, gas, communications.
04 Concrete foundation, retaining walls, concrete parking structure under, slabs.
05 Sidewalks, paving, striping.
06 Building Frame: Columns, beams, joists, steel, studs, plywood floors & roof (material & labot).
07 Elevators (2)
08 Sprinkler system.
09 Windows...Mostly acceptable....several failed insulated glass units (typical maintenance)
10 Entry doors.
11 Stairwells, railings.
12 generator.
13 Siding: EIFS ...needs repair or assume total replacement (moisture intrusion).
14 Interior Painting.
15 Interior Carpentry: Doors, trim, hardware, finishes, accessories.
16 Rest rooms: finishes, fixtures, cabinetry, partitions.
17 Lobby: flooring, panelling.
18 Interior partitions, walls, drywall, surface treatments.
19 Furnishings.
20 Equipment.
21 Suspended acoustic ceiling.
22 Gas piping.
23 HVAC: Ducts, equipment, registers, controls...(several units on roof apparently need replacement).
24 Gypcrete floors: (apparently some or all need replacement?).
25 Electrical System: Service main panels, distribution panels, wiring, lighting, circuitry, alarms, etc.
26 Communication Equipment & systems.
27 Special Items; Holding cell, lockers, satellite, etc.
28 Blinds,shades.
29 Flooring; Carpet, tile, vinyl, etc. (some might be worn).
30 Plumbing: Water, sewer, storm, fixtures, irrigation.
31 Kitchen appliances, cabinetry, etc.
32 Landscaping, pond, accessories.

As you can see, there are many components to the existing City Hall that are worth keeping and do not need replacement...upgrading and maintenance, yes but not justifiable for abandonment The maintenance issues are typical with any building and appear relatively minor. In view of

the current national and local economy as well as our local financial commitments (sewer interceptor, etc.) it would be prudent to refrain from investing in new civic facilities elsewhere. If you need expanded city office facilities then repair and extend and work with what you already have...get proper citizen support...otherwise you should live with what you have like we in the private sector have to do!

P.S.: As an added consideration...if you as a city wants to "walk-the-talk" regarding green and sustainability then keeping+fixing+expanding the existing City Hall is the most concientious option regarding reduced total life cycle cost!

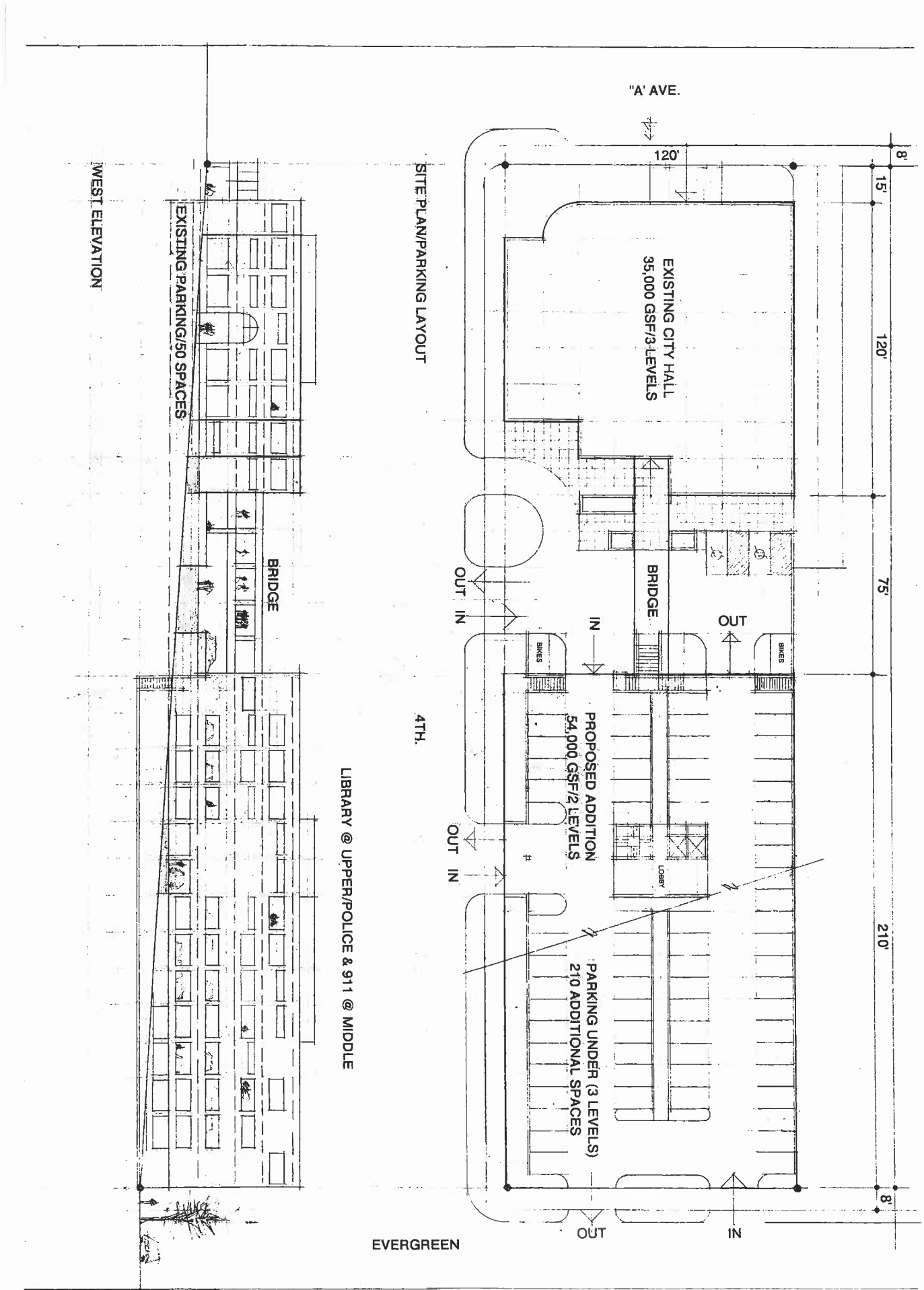
Sincerely: Roy Ettinger/concerned citizen

Roy Ettinger
503-701-2618
info@allaboutbuildings.com
www.allaboutbuildings.com

HOUSECHECK L.L.C.

Building Inspection • Residential • Commercial • Industrial • CCB #20462

1907 Mapleleaf Court • Lake Oswego • Oregon • 97034



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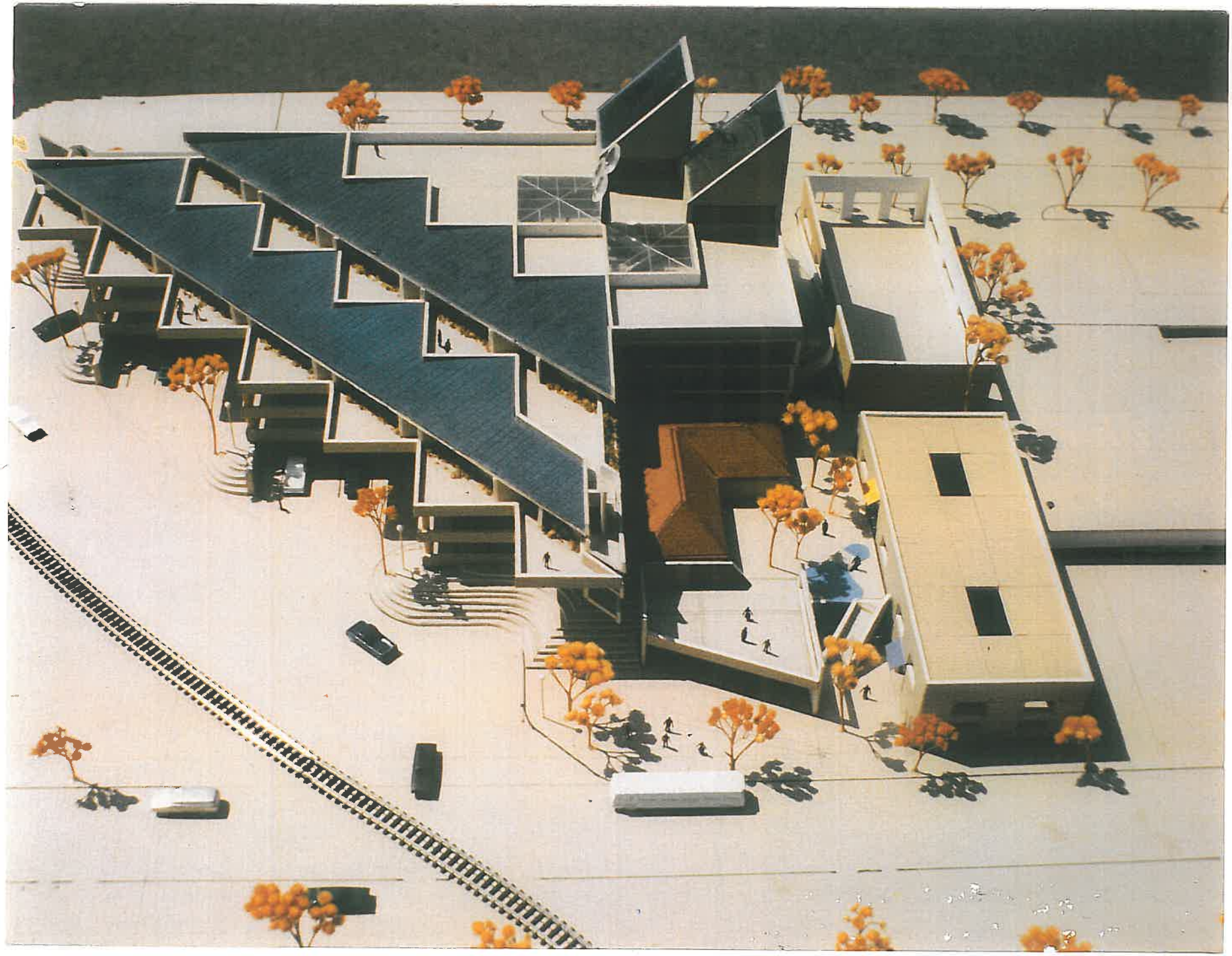
1/16"

LAKE OSWEGO CITY HALL
EXPANSION CONCEPT

GEOMETRIX: ARCHITECTURE/CONSTRUCTION

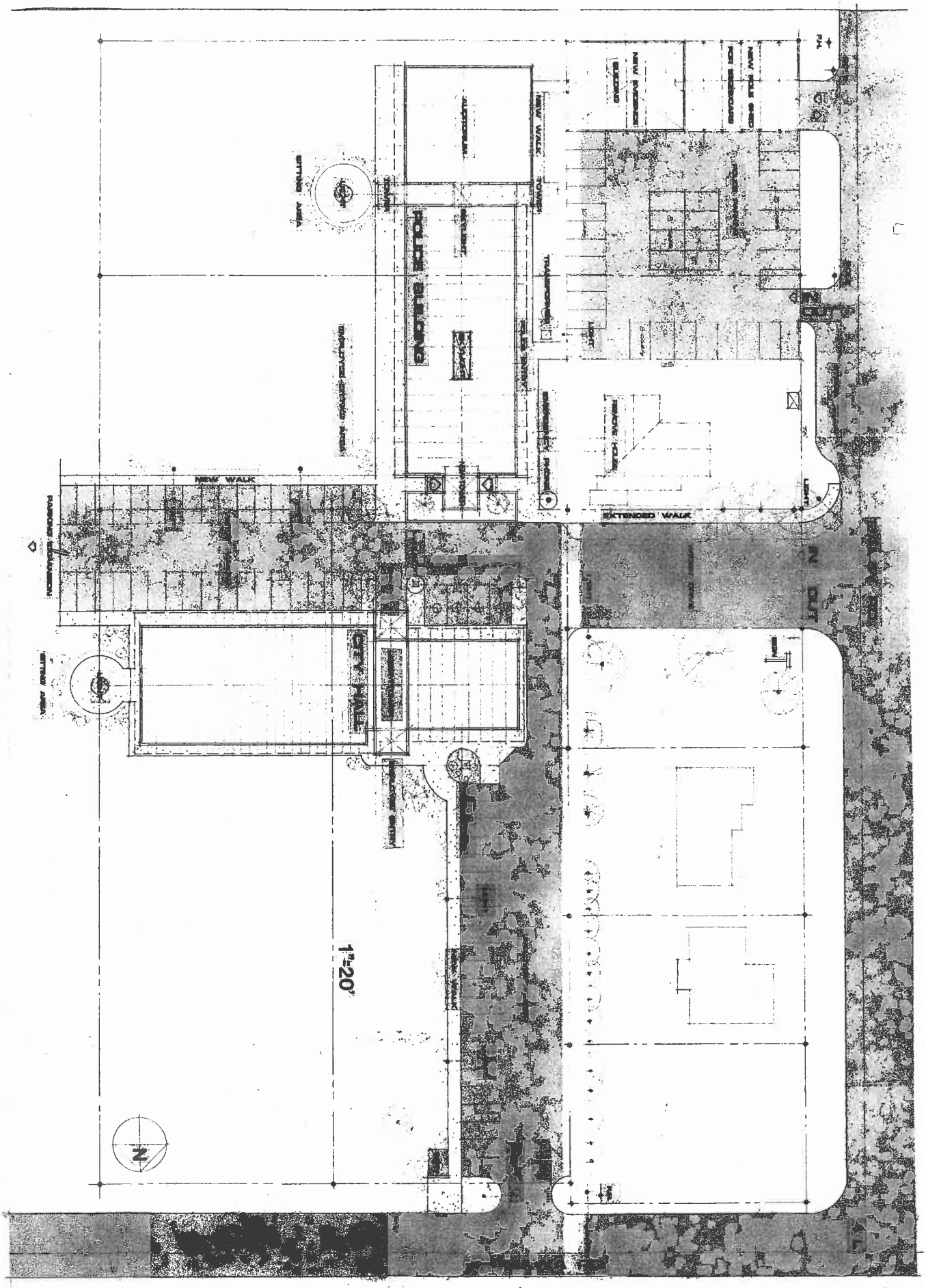
LAKE OSWEGO, OREGON, 97034 503-636-1216

REGISTERED ARCHITECT
STATE OF OREGON



© '95/GEOMETRIX: ARCHITECTURE

CITY HALL PROPOSAL, LAKE OSWEGO, OREGON, 1975, 30,000 S.F. 2-STORIES OVER 3 LEVELS OF UNDERGROUND PARKING



1

KEIZER POLICE DEPT.
LOBBY REMODEL
SITE PLAN

GEOMETRIX: ARCHITECTURE/CONSTRUCTION
44 STATE STREET, LAKE OSWEGO, OREGON, 97034 503-636-1216

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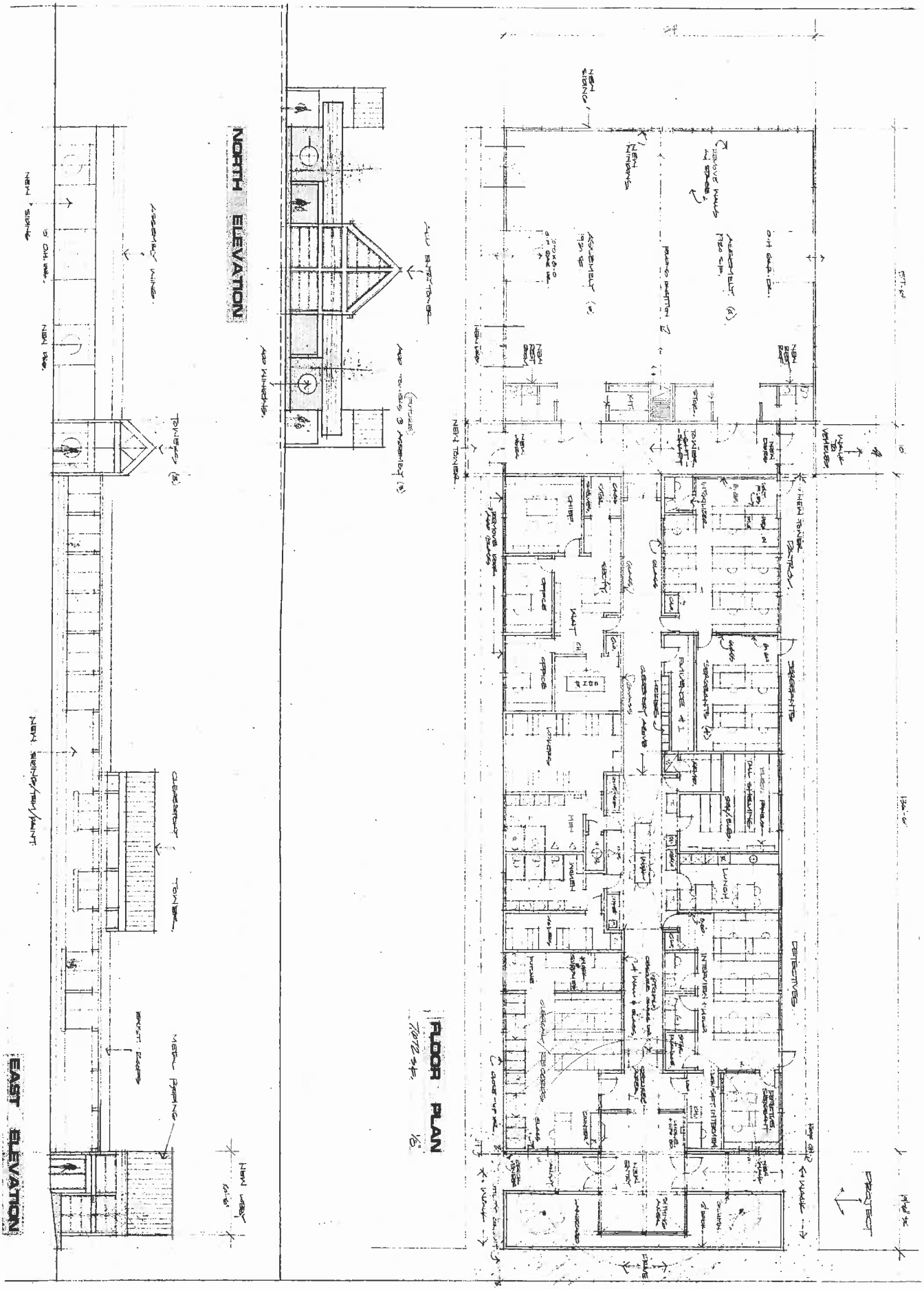


2 KEIZER POLICE DEPT.
LOBBY REMODEL
PROPOSED CONCEPT

GEOMETRIX: ARCHITECTURE/CONSTRUCTION
44 STATE STREET, LAKE OSWEGO, OREGON, 97034 503-636-1216

ALL IDEAS, CONCEPTS, DESIGNS, DETAILS AND SPECIFICATIONS SHOWN ON THESE DOCUMENTS ARE THE ORIGINAL AND UNPUBLISHED WORK OF ROY THOMAS ETTINGER, ARCHITECT. THEY ARE INTENDED FOR EXCLUSIVE USE ON A SINGLE PROJECT ON A SPECIFIC SITE. THEY ARE TO BE HELD CONFIDENTIALLY BY THOSE INVOLVED WITH THIS SPECIFIC APPLICATION AND ARE NOT TO BE DISCLOSED, REVISED, COPIED, REPRODUCED OR CIRCULATED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ALL DOCUMENTS SHALL BE RETURNED TO THE ARCHITECT UPON COMPLETION OR ABANDONMENT OF THE PROJECT. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. THE CONTRACTOR HAS FULL RESPONSIBILITY FOR GENERAL SITE CONDITIONS, CASTING, SHIPPING, SCHEDULING, STORING AND HANDLING MATERIALS, CONSTRUCTION METHODS AND TECHNIQUES, SAFETY PROCEDURES, WEATHER COORDINATION AND CODE COMPLIANCE.

5-1-73

CITY OF KEIZER
CITY HALL BUILDING
PRELIMINARY PROPOSAL

GEOMETRIX: ARCHITECTURE

Robert Evenson Associates

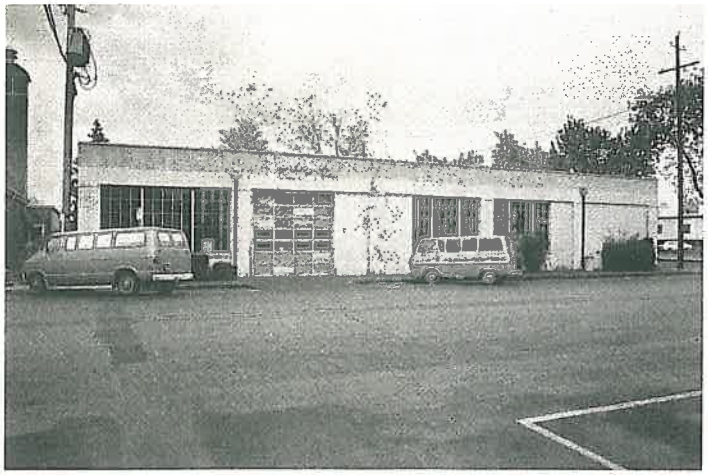
Architects AIA

Redesign and rehabilitate a 70-year-old vacant and run-down garage into a modern police department headquarters for the City of Canby, Oregon

Program

The City of Canby owned a 6,000 sq. ft. garage located adjacent to City Hall. Many officials were in favor of demolishing the building to erect a new 6,000 sq. ft. police headquarters that the city needed.

The City interviewed six architects to discuss economical ideas for renovation versus demolition. Based on our ideas we were selected.



Solution

Although the existing masonry walls and roof structure were sound, all other mechanical, electrical, and plumbing systems were unusable.

Working closely with City officials we developed a floor plan and construction solution that was economical, efficient and provided the highest degree of security for buildings of this type and budget.

New exterior window systems were installed and the exterior was coated with a synthetic plaster system to better insulate and protect the masonry from further deterioration.

Data

Completed	**— Spring, 1986**
Client	**— City of Canby, Oregon**
Contractor	**— Calibre Corporation, Tigard**
Construction Cost	**— Approx. $35.00 per sq. ft.**

City of Canby, Police Headquarters

Robert Evenson Associates

Architects AIA

Design a building shell that satisfies all of the U.S. Postal Service design and energy standards and relates to the small town environment.

Program

Develop the design for a 12,000 square foot Main Post Office building that responds to some unique traffic flow and site orientation constraints. Document a 5-part life cycle cost analysis for the structural, electrical, roofing and exterior wall systems to substantiate all design recommendations. Create a solution that meets all of the Federal design standards economically; is unique, modern and yet doesn't overwhelm the residential character of the neighborhood.

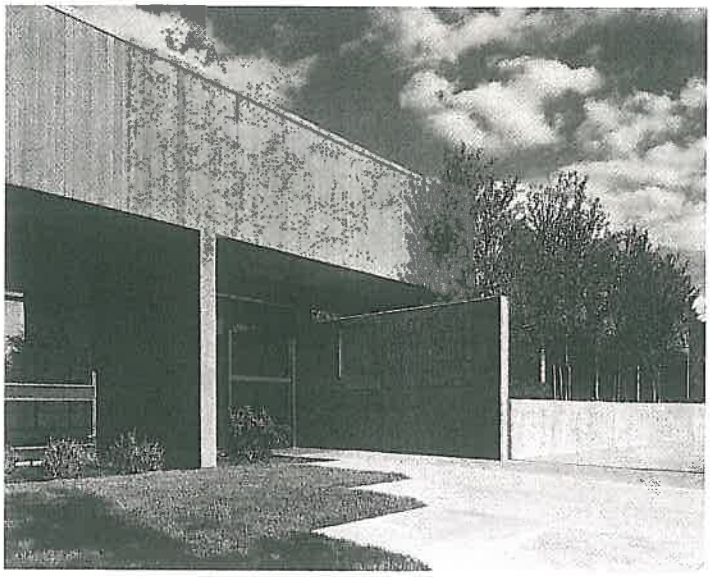
Solution

By dividing the building into a series of smaller building elements, we were able to scale down the building mass and make it seem less institutional to users and customers. The use of a stained exterior wood siding was cost effective and related well to the residential character of a small farming town. The abundant use of landscaping at the main entry and around the building serves to soften the impact of the building mass and asphalt surfaces of the parking areas. By utilizing standard building systems and materials throughout, we were able to build this project for about 16% under the original federal budget.

Data

Building	**— 12,000 square feet**
Completed	**— Summer, 1981**
Location	**— McMinnville, Oregon**
Client	**— United States Postal Service**

McMinnville Post Office



Project designed under previous firm name of Evenson Lundgren Larson Monaghan

Robert Evenson Associates

Architects AIA

Partial List of Projects and Clients

Commercial, Retail and Corporate Office Facilities

Portland General Electric Company
Northwest Natural Gas Company
U.S. National Bank of Oregon
Parkrose Water District Headquarters
Tillamook Cheese Factory
Portland Homebuilders Association Headquarters
Leupold & Stevens, Inc.
Equities Northwest, George Killian
Moyer Theaters, Inc.
Kitchen Kaboodle Stores, Inc.
Bill Naito
Roses Restaurant and Bakery
Zeller Office Building
Mountain Park Professional Building
Steel Management, Inc.
Meridian Wood Products, Inc.
United Nuclear, Inc.
Edwards Industries, Inc.
Farmers Insurance Co.
Marco Dental Products
West Union Industrial Park
Brand 'S' Lumber Co.
Rothman/Tilbury
Ward Cook
Alder Park Office Buiding
Lithex Printing Inc.
Portland Typewriter Headquarters
Greenhouse Square Shopping Center
Reidel International
National Video Inc.
Oil Can Henry
The Dunham Company, Gary Dunham
Ear Medical Group, Dave Wilson M.D.
Cedar Hills Dental Group
T.L. Brandt Company
Pacific Northwest Bell
State of Oregon Commission for the Blind
Carpeteria Stores
Beaverton Foods, Inc.
Scappoose Shopping Center
Cascade Technical Staffing
Auburndale Properties

Governmental, Medical and Educational Facilities

City of Portland
City of Milwaukie
City of Tigard
City of Canby
City of Tualatin
Bonneville Power Administration
State of Oregon General Services Department
Portland Development Commission
State of Oregon Corrections Division
Washington County Community Corrections
Multnomah County Facilities Management
United States Postal Service
Willow Creek Elementary School
Valley Christian Elementary School
Oregon Health Sciences University
St. Elizabeth Hospital
Redland Elementary School
Stites Gymnastics School
Saeger Dental Clinic
Ostrow Dental Clinic
Cedar Mill Medical Office Building
Portland YMCA
Baker YMCA
Lake Grove Chiropractic Clinic
Beaverton Physical Therapy
Kahn Clinic

Condominiums and Apartments

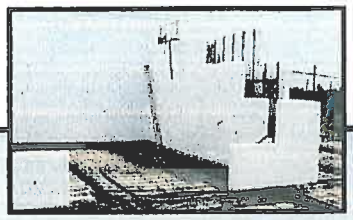
Ashram Builders, Inc. 98 Units
Thunder Development Co. 57 Units
Landura Corporation 150 Units
Part Investment Corp. 35 Units
Randall Company 108 Units
Shelter Properties, Inc. 16 Units
Sundstrom Company 212 Units
Vista Ardmore Townhouses 6 Units
Westland Properties 22 Units
Taiki Corp. 16 Units
Skyline Development 96 Units
Fireside Motel 100 Units
St. Helen's Townhouses 24 Units

Various Projects designed under previous firm name of Evenson Lundgren Larson Monaghan

INTEGRASPEC®

"The User Friendly ICF"

FEATURE PROJECT



Project: Comfort Inn and Suites Hotel — Tifton, Georgia

Engineer: Truman P. Young and Associates — Cincinnati, Ohio

ICF Pros: Tom Boardman (GA); Eldon Howe (MI); Bob Duren (FL); Scott Woulf (WI) Mark Ross (OH/CAN)

Owner: Williams Investment Company — Adel, Georgia

Features: 110 unit, four storey hotel. Speedfloor concrete composite floors. Exterior walls 6" IntegraSpec® ICF reinforced concrete core and 5" concrete core interior demising/load bearing walls. IntegraBucks used for window and door openings. Stucco exterior.

Benefits: Fast accurate construction without an on site crane. Twelve man crew completed: reinforced concrete walls with foam board stucco ready; super insulated, strapped/furred ready for sheetrock, vapour barrier, and air barrier; reinforced concrete composite Speedfloor monolithic pour with interior IntegraSpec® walls; in twelve weeks at a lower cost than block and plank construction! Stucco applied directly to IntegraSpec® panels with no control/expansion joints, which are mechanically attached to the reinforced core via dovetail grooves on the inside/concrete face. Unique IntegraBuck system with 1¾ furring strips ensures a single material substrate for extended stucco warranties. Quiet accommodation for all guests notwithstanding proximity to I-75. IntegraSpec® and Speedfloor combination meets and exceeds all fire codes. IntegraSpec® exterior panels require no additional bulkheading for Speedfloor concrete placement.

"IntegraSpec®, Speedfloor, and the stucco exterior was a dramatic and successful combination of concrete technologies. We trusted IntegraSpec®'s legendary strength three and four storeys up with no shoring, and were not disappointed once! We poured the Speedfloor decks and IntegraSpec® interior walls simultaneously, utilizing 2½" vibrators with no adverse effects on the formwork. The five foot tower on the fourth storey roof was poured prior to the Speedfloor roof deck! In a single 10 hour day, our 12 man crew poured over 1,500 lineal feet of 9'6" tall walls AND 14,000 square feet of flat work; that's almost 400 yards of concrete!! This truly independent panel form shores itself...an impossible feat with any block system. IntegraSpec® self aligned so well, the building is within ¼" ± tolerances plumb, level, and in plane over the entire structure, FAR MORE ACCURATE THAN ANY CONCRETE FORMING SYSTEM ON THE MARKET. This was an unprecedented feat for ICFs and concrete construction. After fifteen years of ICF research and construction, and having installed well in excess of a thousand projects utilizing well over 30 different ICF brands, we proudly displayed the versatility, speed, and strength of IntegraSpec® ICF!"

- Mark Ross B.Sci. - President,
Power Smart Building

Specify Integrity in your next project:

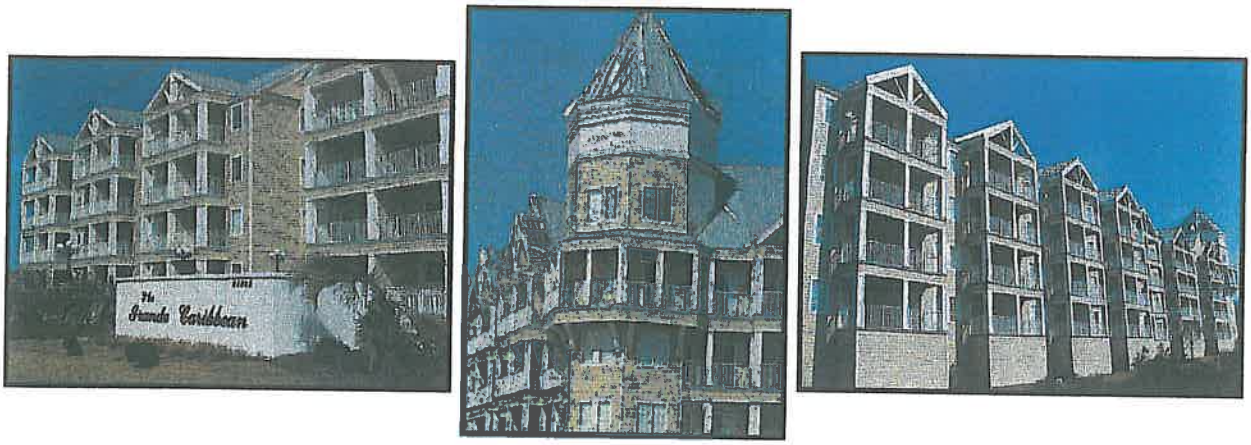
Please visit us at www.integraspec.com

Award Winning ICF

INTEGRASPEC®

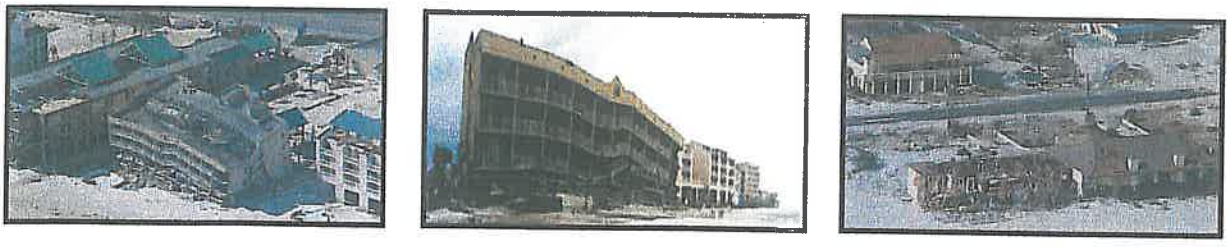
"The User Friendly ICF"

Ivan the Terrible versus IntegraSpec®
Orange Beach, Alabama - October 2004



IntegraSpec® Gulfsouth's Grande Caribbean Condo Project in Orange Beach, Alabama goes ten rounds with Ivan the Terrible and wins with only minor roof panel injuries.

Ivan's wrath was devastating to various traditionally constructed buildings on Orange Beach.



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Please visit us at www.integraspec.com

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