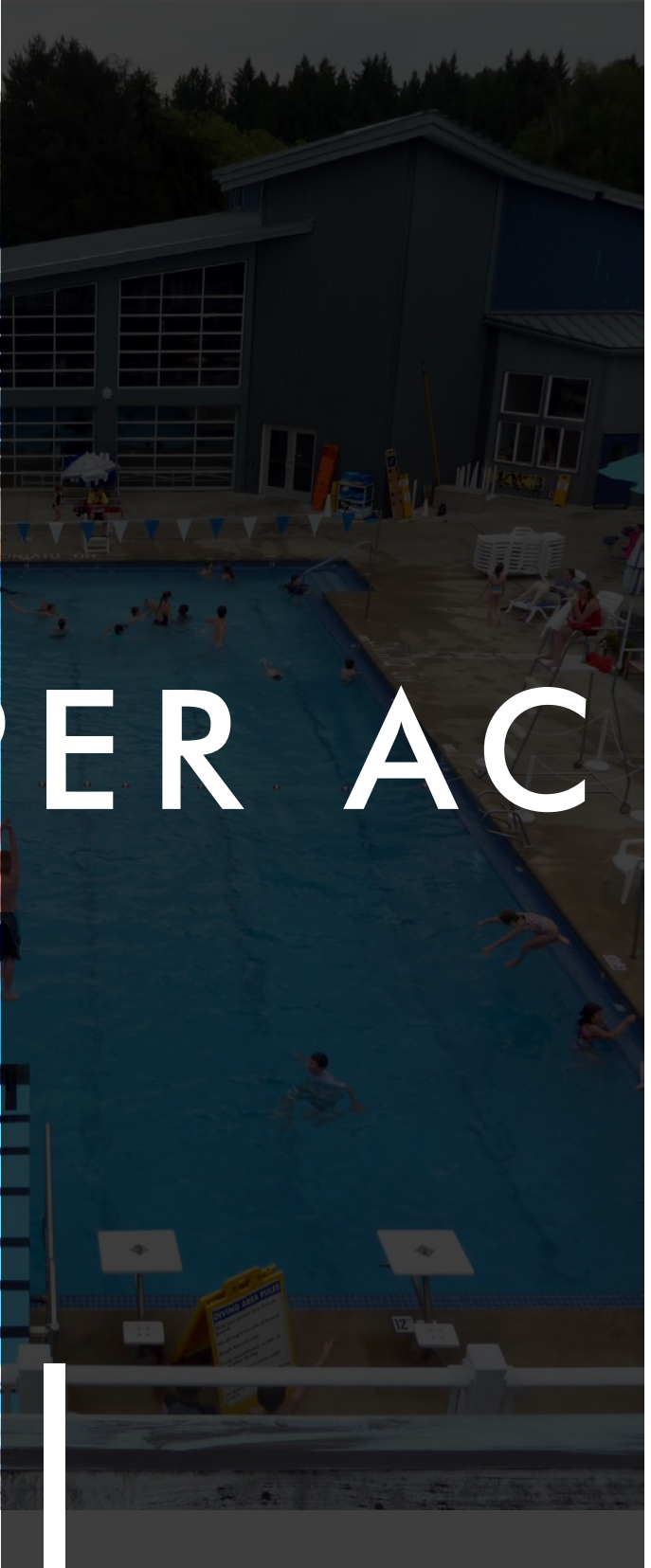


STEMPER AC



STEMPER  **ARCHITECTURE
COLLABORATIVE**

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Our architects consider extending a building's useful life and preserving our clients' resources as essential components of our practice

Headquarters 4 Pierce Transit Building

company profile

Stemper Architecture Collaborative, PLLC

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Stemper AC is a MWBE full-service architectural firm recognized throughout the Puget Sound for providing architectural design expertise for interior and exterior building renovations for municipal, educational, commercial, public, and historic buildings. Our architects consider extending buildings' useful lives and preserving our clients' resources as essential components of our practice

Our firm has continued to grow in Seattle and expand to other areas and markets in Western Washington for years. Melody Leung, President of Stemper 35 over AC, is a leader in management, planning, and design, 27 having built her architecture career over more than years. Scott Stemper, founder and Principal of Stemper AC, is a go-to architect and industry subject matter expert for design of building envelope systems



Samena Swim & Recreation Club

experience

PUBLIC PARKS & POOLS

Our firm has worked with public parks, completing design of pools, community centers and other public facilities, dating back 30+ years. This involves pool design, layout and planning, exterior pool building repairs and renovation, additions, interior design of locker and restrooms, and ADA upgrades. Our experience with public pools has been ongoing since 2008. Stemper AC is currently contracted with Seattle Parks for the Citywide Pools projects, to complete extensive upgrades to 7 pool facilities. We are also the go-to architect for Samena Swim and Recreation Club and are contracted to work through planning and design for the Mount Rainier Pool for Des Moines Parks.

PRE-DESIGN, COST ESTIMATES, FEASIBILITY

Stemper AC has performed a range of pre-design projects and feasibility studies, including:

Pre-Design for Citywide Pools

Pre-design for the 7 pools involved comprehensive analysis of all building systems, reviews of the existing conditions, and cost estimates to determine remaining life cycle and economic practicality for repairs and upgrades.

Seattle Parks Six Pools ADA Upgrades Predesign Study (Current)

We are currently working with Seattle Parks to complete a detailed design review and assessment and ROM estimate of six existing natatoriums to address an ADA Barrier Removals condition survey by Seattle Parks.

POOL ROJECTS

Seattle Parks & Recreation

- Citywide Pools - Renovations of 7 Pool Facilities
 - Ballard Pool
 - Meadowbrook Pool
 - Medgar Evers Pool
 - Mounser Pool
 - Queen Anne Pool
 - Southwest Pool
 - Helene Madison Pool
- Southwest Pool and Community Center Reroof

Samena Swim & Recreation Club

- Aquatic Center Building (6 Phases) 2008-Ongoing

Des Moines Metro Parks District

- Mount Rainier Pool Master Plan

PUBLIC PARKS PROJECTS

Seattle Parks & Recreation

- Magnolia Community Center Renovation
- Queen Anne Community Center Renovation
- Ballard Community Center Cladding
- Hutchinson & Alki Community Centers & Daycare
- Magnuson Park Building 30 (Historic) Renovation
- Magnuson Park Building 406 "The Brig" Reroof & Interior Renovation
- Seattle Asian Art Museum Renovation

Bellevue Parks & Recreation

- North Bellevue Community Center ADA & Interiors
- Northwest Arts Center ADA & Interiors

pool projects



Location: Seattle, WA
Year: 2016-Current
Role: Prime

SEATTLE PARKS & RECREATION

Citywide Pools Exterior & Interior Renovations for 7 Pools

Stemper AC has worked with Seattle Parks & Recreation for several years to renovate multiple public pool facilities. Our team surveyed existing building conditions at the seven pools. The primary focus was on design for upgrades and repairs, structural/ seismic improvements, building envelope repairs, life safety, ADA compliance, and interiors.

Ballard Pool: We completed upgrades for both exterior and interior conditions such as the roof and wall assemblies, concrete paving, handrails, joint sealants, drainage systems, pool deck, and main structure.

Meadowbrook Pool: Our team completed replacement of the original exterior cedar siding in conjunction with structural seismic improvements, and replacement of aging equipment such as the HVAC system and pool piping. Other areas such as the locker room facilities were reviewed for ADA accessibility and safety.

Medgar Evers Pool: Medgar Evers is a concrete structure located partially below grade. Aging and long term effects from weathering caused significant cracking and allowed water to intrude in to the interior spaces. We completed replacement of the pool deck and waterproofing of the elevated pool deck slab, and replaced the pool tile.

Mounger Pool: This facility houses two pools; a large teaching pool, and a smaller spa pool. The scope included mechanical equipment maintenance such as boiler room ventilation and make up water valve replacements, and pool maintenance items related to the plaster liner condition and gutter covers.

Queen Anne Pool: Our team performed waterproofing and roof repair design, structural improvements regarding seismic support at the roof and walls, and interior concrete beams. Areas of the building were updated for ADA accessibility, and the pool deck and locker room flooring was replaced.

Southwest Pool: The pool is part of the community center and gymnasium. We addressed pool repairs including new pool plaster liner and minor structural repairs.

Helene Madison Pool: Our team completed full building envelope upgrades: insulation upgrades, roof repairs, window replacements, stucco cladding, rainscreen cladding, and re-cladding using a unique metal shingle cladding system. The interior lobby was renovated, including an improved employee spaces, an open lounge area, upgraded vending spaces, lighting improvements, and new flooring.

pool projects



Location: Seattle, WA
Year: 2008-Ongoing
Role: Prime

SAMENA SWIM & RECREATION CLUB *Modernization Phases I-VI*

The Samena Swim and Recreation Club (SSRC) has served the Samena Neighborhood Community in East Bellevue/Lake Hills for fifty (50) years. The club includes two pools, an exercise room, hot tub, locker rooms, administration/rented meeting space, a playground/park, parking lots and other publicly used facilities.

History: In the early 1990's SSRC completed a Master Plan that identified the need for upgrades to the entire facility to retain and attract members. Several phases of upgrades were planned and Stemper AC was hired. During the 1990's, Stemper AC completed Renovation Phases I - IV including expansion of the administration and office; new multipurpose room; new pre-school and fitness room; and adult locker rooms.

Phase V, the Natatorium (covered aquatics facility), was completed in 2009 and included a permanent building to house the indoor pool; new expanded multi-purpose room; and installation of a spa/hot tub. We also

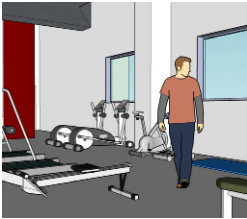
completed a roof replacement project for the Administration/Conference meeting building.

Phase VI, completely upgraded the Mens/ Womens Locker Rooms, providing ADA and accessibility upgrades to the toilets, showers, and lockers.

For all phases, Stemper AC provided predesign, design, and construction administration services for core and shell improvements, interiors, lighting upgrades, fire alarm, sprinkler and electrical system installations.

Sustainable Upgrades: Roll-up doors on each end of the pool building provide cross ventilation in the summer that reduces energy use. The Heat Recovery System recaptures warm air and circulates it to heat the pool, and fabric ducts were installed to withstand the corrosive pool environment and to distribute air more evenly.

pool projects



Location: Seattle, WA
Year: 2008
Role: Prime



SEATTLE PARKS & RECREATION *Southwest Community Center & Pool*

Southwest Community Center & Pool offers a wide array of aquatic events and activities serving the local community. The center also provides meeting space for neighborhood groups and is governed by the Southwest Advisory Council. Stemper AC met with stakeholders, facility users, and maintenance staff to address each of their distinct needs. Overall Project Upgrades Included:

- Plumbing replacements
- Energy code upgrades
- Fire alarm replacement
- Automatic fire sprinkler system revisions
- ADA restrooms & ADA accessibility
- HVAC replacement

- Power distribution and lighting system replacements
- Roof & Skylight Replacement

Roof & Skylight Replacement: The SW Community Center has a very complex roofing system and was experiencing interior leaking from the roof. Stemper AC and subconsultants investigated and surveyed the roof system and a new roof system was designed and skylights replaced.

Construction Monitoring: Our team provided quality assurance and technical monitoring during construction, and conducted water-testing for the new skylight systems.



Location: Seattle, WA
Year: 2006
Role: Prime

CENTRAL KITSAP SCHOOL DISTRICT *Olympic High School Natatorium*

Comprehensive investigation of facility documenting, testing and assessing the extent of water intrusion damage. A phased improvement plan was scheduled with:

Phase I addressing the most chronic sections and roof and wall cladding repairs were made to the school facility.

Phase II involved replacing the roof and performing repairs to the school's Natatorium.

Phase III involved envelope repairs and modernizing the Forum. Repairs included:

- Application of a waterproof/ anti-graffiti coating to masonry and unpainted concrete walls
- Installation of a prefabricated metal shelter
- Installation of roof protection walk pads
- Miscellaneous mechanical/electrical improvements, and Renovation of the campus' Forum.

interior renovations



Location: Lakewood,
WA
Year: 2022
Role: Prime



PIERCE TRANSIT *Headquarters Interior Remodel*

Pierce Transit took Stemper AC on as an on-call architect in 2016, and we have since worked consistently with PT as a consultant for interior renovation and elevator modernization projects. Building 4 serves as the Administration Headquarters for Pierce Transit's operations. Our tenant improvement work extended from predesign through CA for the entire building.

The SOW includes 24,000 sf, and encompassed interior lobby renovation, security upgrades, tenant improvement of office spaces, full ceiling system replacement, HVAC modernization, lighting replacement, and exterior building coating treatment. The construction phase for the lobby design was completed in early 2022.



Location: Lakewood,
WA
Year: 2016
Role: Prime

PIERCE TRANSIT *Operator's Lounge Tenant Improvements*

In our first project at the Pierce Transit Headquarters building in 2017, the Operator's Lounge was renovated to meet management's desires to improve its functionality, flow, and aesthetic features.

In anticipation of growth to 500+ operators, we worked with Pierce Transit to redesign the 5,600 sf space and entirely transformed it with

new flooring, counters, cabinets, lighting, furnishings, upgraded security, TV monitors, dispatch area, lounge, kitchen/self-serve vending (switched from a catered type style), assistant manager offices, quiet room, computer lab, exercise room, and renovated restrooms, and new mailboxes. The SOW also included the addition of locker rooms and a private room for nursing mothers.

interior renovations



Location: Tumwater, WA
Year: 2022
Role: Prime

L&I HEADQUARTERS

Elevator Modernization and Lobby Renovations

In 2016, we were hired by DES to complete upgrades to elevators. We prepared a pre-design report to determine the scope of modernizing all six elevators in L&I's Tumwater building. The report included cost estimates, estimated construction schedule, and options for intermediate repairs to improve short-term elevator operation without duplicating costs of replacing parts in the future modernization.

In 2018, our team completed design to modernize the 6 elevators. We prepared full construction documents and performed construction administration, working closely with the GC to appropriately phase the work to remain on schedule with minimal disruption to building occupants. The elevator project and all lobbies completed construction in March of 2022.



Location: Bellevue, WA
Year: 2020
Role: Prime

CITY OF BELLEVUE PARKS (ON-CALL)

Northwest Arts Center (NWAC) and Bellevue North Community Center

As part of an on-call contract with the City of Bellevue, Stemper AC designed upgrades to interiors for both the Northwest Arts Center and the North Bellevue Community Center. The scope of work for both buildings includes ADA restroom upgrades, interior renovation with selective demolition of interior walls and installation of new plumbing fixtures, new

interior finishes with associated mechanical, electrical and structural modifications to facilitate ADA restroom remodel.

Stemper AC provided design services and construction documents for the defined Scope of Work, cost estimating, and permit acquisition.