

HEALTH CORRIDOR MASTER PLAN AND ECONOMIC FEASIBILITY STUDY

PREPARED FOR



J-U-B ENGINEERS, INC.

DESIGNWORKSHOP



PREPARED FOR



LETTER OF TRANSMITTAL

March 29, 2019

Coeur d'Alene Urban Renewal Agency (ignite cda)
Attn: Tony Berns, Executive Director
105 North First Street, Suite 100
Coeur d'Alene, ID 83814

RE: Health Corridor Master Plan and Economic Feasibility Study

To ignite cda and Selection Committee:

The Health Corridor Master Plan is a gateway project to further define Coeur d'Alene as an iconic hub for economic vibrancy, community-focus and effective planning. The project is a unique opportunity to transform this essential, centrally-located, yet congested area into a comprehensive regional health corridor bustling with life and community identity, and organized with strategic land-use patterns that will propel it into a world-class health center. Based on significant experience in the corridor, a passion to see our community thrive and the drive to be a key part in this game-changing shift, our team is proud to submit this proposal to develop the Health Corridor Master Plan and Economic Feasibility Study.

Our unparalleled team includes an integrated group of experts who have been handpicked for their specific experience and capacity to meet the project goals. The team will be led locally by Senior Project Manager, Brad Marshall (J-U-B ENGINEERS, Inc.) with consultants Robb Berg and Becky Zimmermann (Design Workshop) contributing from a worldwide planning perspective.

Brad is an accomplished project manager, truly understands the Health Corridor, and has successfully executed every step in the creation and expansion of six urban renewal districts in northern Idaho. Brad has facilitated diverse, multi-jurisdiction stakeholders, master planned sites, assisted with agency agreements, interpreted code, and addressed neighborhood and political concerns as he attained approvals for projects. Robb has an extensive track record of creating transformative, implementable and fiscally sound master plans. He understands that to be successful this Health Corridor Master Plan must be equal parts land use, transportation, place making and ultimately substantiated by sound economics. His leadership and participation will help you create a renewed focus for the Health Corridor. Becky Zimmermann, AICP/MBA will provide economic feasibility analysis with a comprehensive view of the market reality for the study area. She is recognized for her work in leading communities, companies and organizations in strategic and business planning, market definition and strategy, development entitlements, real estate economics, facilitation and advisory services. Together they will guide our team through our strategic approach to reach a customized sustainable solution for the Health Corridor.

Created specifically to meet the project goals, our collaborative and transparent approach is flexible for your input yet driven by creative and timely innovations. At the heart the process will be the values and desires of the Agency, City, Kootenai Health, residents, leaders and project stakeholders, which we will identify and extract through a robust and inclusive engagement process. The input will be interwoven with the technical work and findings to help shape the outcomes of each task for an ultimate end product -- master plan and economic feasibility study -- that will no doubt define a path towards an infinitely prosperous Health Corridor.

The results that this team has achieved on similar and significant projects stimulating economic growth and job development and shaping vibrant, cohesive communities speak for themselves. We strongly suggest that you contact our references. Those who have worked with our team members in the past can attest to the positive impacts.



We are excited to be considered for this work and look forward to partnering on this pivotal effort and completing this Master Plan and Feasibility Study by Labor Day 2019. Please do not hesitate to contact us by phone or by email if you have any questions or if we might provide further clarification.

Sincerely,

J-U-B ENGINEERS, Inc.

Brad Marshall, Senior Project Manager
Primary Contact
208.762.8787
bmarshall@jub.com

J-U-B ENGINEERS, Inc.

Stephen P. James, PE
Legally Authorized to Bind
Principal-in-Charge
208.762.8787
sjames@jub.com

DESIGN WORKSHOP

Robb Berg, ASLA, PLA,
Master Planning Lead
Principal-in-Charge
303.623.5186
rberg@designworkshop.com

**Proposal may be released as public information in accordance with the requirements of the laws covering the same.*

***Proposal is valid and binding for one hundred eighty (180) days following the proposal due date and will become part of the contract that is negotiated with the Agency.*

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Image courtesy of Design Workshop

DESCRIPTION OF FIRMS

J-U-B ENGINEERS, Inc., Design Workshop, and Architects West are uniquely talented and distinguished firms who have worked together for 30 years. We are committed to creating an innovative, yet focused and implementable vision for the Health Corridor.

J-U-B, who will serve as the prime consultant, brings unmatched knowledge of the Health Corridor; key stakeholders and agencies; infrastructure (water, sewer, traffic, master planning, public outreach, street, and stormwater design and construction); Idaho and municipal laws and standards; community challenges and perspectives; and area politics, vision, and zoning. Additionally, J-U-B's team members are citizens of Coeur d'Alene and the surrounding areas - living in nearby neighborhoods, thriving in the vibrant environment and charming culture, volunteering at local organizations, and working to contribute to future prosperity.

Design Workshop, an internationally-renowned urban planning firm, will work collaboratively and side-by-side with J-U-B and Architects West to develop the majority of the master plan and economic feasibility study. Design Workshop's ability to execute a seamless, collaborative master planning processes will complement J-U-B's location-specific expertise to form a uniquely experienced partnership with ignite cda to deliver this project.

Architects West will support the team through its extensive local experience in architecture, landscape architecture, master planning, land development and conceptual cost estimating for use in the Economic Feasibility Study. Past projects include healthcare, educational, residential, mixed use, and commercial offerings, many of which have moved through a phased implementation process to completion.



"WE ARE EAGER TO HELP YOU CONNECT WITH YOUR STAKEHOLDERS TO CREATE A TRULY COLLABORATIVE AND DEFENSIBLE MASTER PLAN THAT ENVISIONS AN EXCITING ECONOMIC FUTURE AND PROVIDES CLEAR DIRECTION AND VISION TO INSPIRE THIS NEW URBAN RENEWAL DISTRICT."

- BRAD MARSHALL, SENIOR PROJECT MANAGER
J-U-B ENGINEERS, INC.

ROLE: PRIME CONSULTANT, PROJECT MANAGEMENT, CIVIL ENGINEERING LEAD, AND COMMUNITY ENGAGEMENT

J-U-B IS IDAHO'S LARGEST ENGINEERING FIRM BECAUSE OF THE LOYAL PARTNERSHIPS WE HAVE FORMED WITH OUR CLIENTS OVER THE PAST 65 YEARS

NUMBER OF YEARS IN BUSINESS

65

NUMBER OF EMPLOYEES

400

GEOGRAPHIC RANGE

Idaho: Coeur d'Alene, Boise, Twin Falls, Idaho Falls, Pocatello, Moscow, Lewiston, Sandpoint
Utah: Salt Lake City, Logan, Kaysville, Orem
Washington: Kennewick, Spokane
Oregon: La Grande
Colorado: Ft. Collins, Grand Junction
Wyoming: Evanston

BUSINESS FOCUS

Civil Engineering and Planning

RELEVANT SERVICES

- Master Planning
- Park and Open Space Planning and Design
- Streetscape Planning and Design
- Urban Design and Public Spaces
- Transportation Corridors and Facilities
- Institutional Campus Planning and Design
- Municipal Planning and Design
- Public Engagement/Facilitation
- Funding
- Transportation
 - Roads/Highways
 - Bridges/Overpasses
 - Traffic Analysis
- Engineering and Planning
- Construction
- Water Resources
- Water
 - Wastewater
 - Stormwater
- Surveying/Geomatics
- GIS Mapping/Asset Management

J-U-B ENGINEERS, Inc. (J-U-B) is an employee-owned professional services corporation. Our focus is on improving the quality of life for communities where we live and work by providing high quality planning, engineering, and surveying expertise. We specialize in land use, funding, transportation, municipal, and infrastructure design. To meet the evolving challenges that communities face today, the J-U-B team includes a robust public engagement team, and also offers mapping, environmental, grant writing, funding, landscape architecture, and project development services.

Solid Idaho Roots

J-U-B opened its doors in Nampa, Idaho in 1954. Now headquartered in Boise, J-U-B has expanded to nearly 400 employees and 18 offices throughout Idaho, Oregon, Washington, Utah, Colorado, and Wyoming. We are proud of our Idaho roots and the work we do to help local communities become healthy, desirable places to live. At least 75 percent of J-U-B's work over the last 65 years has been for local public agencies.

Collaborative Planning Approach

J-U-B understands the importance of involving key stakeholders in this planning process and specializes in public involvement, facilitation, and strategic visioning for clients. We are eager to help you connect with your stakeholders to create a truly collaborative master plan that envisions an exciting future and provides clear direction for the Health Corridor. J-U-B has a proven record of successfully working with communities to engage citizens, policy makers, and stakeholders in the community planning process to solve problems and implement solutions.

We are passionate about knowing the communities where we work and live. Our locations throughout Idaho allow J-U-B to have a strong presence and working knowledge of the area and more than sufficient resources to complete this Master Plan and Economic Feasibility Study.



COMMUNITY CENTERED

J-U-B is committed to the success of the communities in which we live and work. We give back by supporting local programs and organizations that provide positive impact. Each year J-U-B employees enthusiastically donate their time, talent, and money to support this endeavor including nearly 500 hours to organizing the Tree Give-Away for all residents of Kootenai County, supporting youth sports, volunteering in classrooms, supporting job fairs, and mentoring future professionals through job shadowing and internships.

Community Programs and Organizations

- ISPE Foundation Math Counts
- Idaho Drug Free Youth
- Edufest
- Post Falls Tree Giveaway
- Relay for Life
- Local food banks
- Youth sports clubs
- Panhandle Parks Foundation
- Children's Village
- Stem Charter Robotics
- Toys for Tots
- Rotary Club of Post Falls Scholarship

3P VISUAL - ADDED VALUE

In addition to our broad range of in-house services, we also provide mapping and geographic information systems (GIS) expertise through our wholly-owned, specialized subsidiary—Gateway Mapping, Inc. Gateway developed an interactive web map, 3P Visual, that allows the public to click on a map and type their concern/input directly to pinpoint location. A link can be emailed or made available on a website and distributed to key stakeholders, residents, agencies, business owners, etc.

3P Visual benefits both the project team and the public. Using this tool, we produce a GIS map illustrating the specific needs and concerns of the public and where they are localized, helping the project team understand the focus of the study. 3P Visual also gives the public a quick, convenient way to provide feedback, giving the project team an opportunity to engage the silent majority, and those that just don't have the time or the means to attend an in-person event. This process has been used to enhance a variety of master plans, municipal public opinion surveys, and politically sensitive projects. Project examples can be viewed at www.3Pvisual.com.

Fifty J-U-B employees benefit from the Health Corridor and contribute to the local economy in a significant way each year. We are eager to help you connect with your stakeholders and the community to create a truly collaborative master plan that envisions an exciting future and provides clear direction for our regional health center to thrive.





Design Workshop is dedicated to creating Legacy projects for our clients, society, and the well-being of our planet.

DESIGN WORKSHOP is an international landscape architecture, land planning, urban design and strategic services firm. We have been providing these services for five decades to developers, property owners, government agencies and other clients engaged in improvements to the land. At Design Workshop, everyone participates. We work together to discover solutions and ask colleagues of varying expertise and experience to critique them. We define problems, set goals, test concepts, seek feedback, iterate and measure outcomes. We include clients and consultant teams in this process. As our name implies, our design approach is process-oriented and collaborative. While the number of employees and locations of the firm have grown over the decades, we remain a workshop. Workshop is a state of the working environment where discovery and communication are an open process. It is a territory of trust, innovation, discernment, refinement and resolution, not once, but again and again, to make projects responsible to the highest measures. It is based on belief, trust and confidence that multiple minds coming together end up with something better.



DESIGNWORKSHOP

ROLE: MASTER PLANNING, LANDSCAPE ARCHITECTURE, ECONOMIC FEASIBILITY ANALYSIS, COMMUNITY ENGAGEMENT

Our Legacy

In the changing world in which we live, achieving a balance of resiliency and stewardship remain central to our work. Our approach includes four guiding elements - Environment, Community, Art, and Economics. We call this process DW Legacy Design®.

Environment

We are stewards of the environment and champions for a sustainable future.

Community

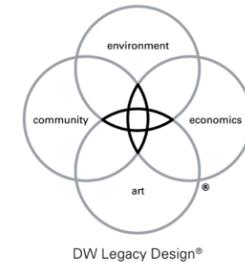
An inclusive engagement process is critical to building the social fabric of the community.

Economics

Projects must be financially sustainable to last generations. We need to consider market reality and return on investment.

Art

Art is an integral part of the human experience; it challenges assumptions and provokes thought while revealing beauty and meaning.



360+
DESIGN +
PLANNING AWARDS

DW Foundation

We are dedicated to giving back to our communities. We have established the DW Foundation, which offers time and materials to select community projects.

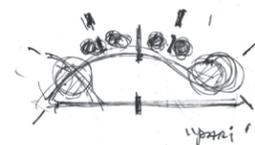
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Precedent DW Projects published by the Landscape Architecture Foundation

Projects in **30+** countries.

THE WORKSHOP

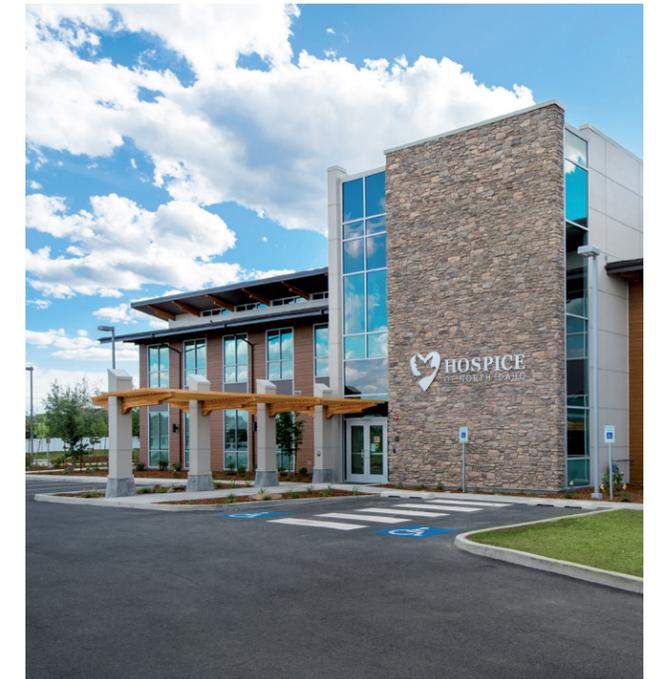
WE SKETCH.
WE MAKE MODELS.
WE BUILD PROTOTYPES.



7
STUDIOS
WITHIN THE U.S.

"AT DESIGN WORKSHOP WE BEGIN WITH THE END IN MIND. THIS IS PARTICULARLY IMPORTANT WHEN MASTER PLANNING COMPLEX URBAN ENVIRONMENTS SUCH AS THE HEALTH CORRIDOR. WE ARE THRILLED TO BE A PART OF THIS INCREDIBLE TEAM TO WORK ALONGSIDE THE AGENCY, CITY AND KEY STAKEHOLDERS TO ESTABLISH AN IMPLEMENTABLE VISION FOR THE FUTURE OF THE HEALTH CORRIDOR."

- ROBB BERG, ASLA
DESIGN WORKSHOP



COMMITTED TO THE PRINCIPLES OF STEWARDSHIP, COMMUNITY, AND THE PURSUIT OF EXCELLENCE

Architects West is an award-winning, regional architecture and land planning firm with a successful 45 year history specializing in the design of public facilities. Having successfully completed a host of similar projects throughout the Inland Northwest, Architects West has earned the trust of our clients and the communities they serve. Our experience in the careful stewardship of community resources in site and building design and continual pursuit of excellence in service delivery, has benefited the end users throughout the Inland Northwest.

While it is significant that we have been in business for 45 years, what has really allowed us to grow and broaden our design practice is our ability to:

- Provide service that is relentless, responsive, efficient, and effective
- Deliver value that reflects well-placed investment of public money, that is also effectively and responsibly used
- Provide engaging design processes that are participatory, enlightening, and destination focused
- Foster meaningful influence on the everyday lives of our clients and end users through the built environment
- Produce a lasting-legacy that results from grounded design matched with responsible design expression
- Advance and project our firm culture allowing us to be servants, advisors, makers and leaders

Architects West offers in-house landscape architectural design as a means to more fully address our clients' needs. This studio is managed by senior professionals who have extensive experience with a myriad of site design projects, having completed numerous works in five western states. These projects include a wide range of public facilities. With a staff of six, our landscape architecture division can respond to the immediate site design production needs of the project, assuring timely completion.

Architects West, located in Coeur d'Alene, Idaho and Spokane, Washington, is incorporated in the State of Washington as an Employee Stock Ownership Plan (ESOP) with 31 employees, governed by a board of directors composed of principals. As shareholders, every member of our team understands that success and failure depend upon the quality of service we provide to our clients.

Areas of Specialization:

- Pre-design studies and surveys
- Needs assessment
- Studies and surveys
- Feasibility studies
- Building condition assessment
- Pre-bond assistance
- Building and site master plans
- New facilities design
- Modernizations and/or additions design
- Facility and campus master plans
- Site assessments
- Land planning
- Landscape architecture
- Entitlements navigation/zoning approvals
- Sports and athletic facilities
- Site development & disturbance management
- Irrigation/planting design
- Stormwater management
- Public space planning and design
- Vehicle circulation and parking studies
- Roofing replacements
- Maintenance projects
- ADA/life safety upgrades
- Cost estimation
- Budget management
- 2D and 3D renderings
- Graphic design and presentations
- Virtual reality/design visualization
- Commercial and mixed-use districts
- Open space planning and design

Of specific relevance to this project is our experience in master planning, land development, architectural design and development of project costs for use in the feasibility study. We have served in both team leadership and in team support on a variety of projects for both private and public clients and with J-U-B. These projects include healthcare, educational, residential, mixed use, and commercial offerings, many of which have moved through a phased implementation process to completion.

"WE ARE EXCITED AT THE PROSPECT OF THIS PROJECT BECAUSE IT IS SO TIMELY AND SMART! THE DEMOGRAPHIC SHIFT UNDERWAY IN AMERICA TODAY CONTINUES TO ROLL ALONG WITH THE RETIREMENT OF THE 'BOOMER' GENERATION. THEIR NEEDS, PLUS THE ADVANCEMENTS IN CRITICAL SECTORS OF MEDICAL RESEARCH AND RELATED SERVICE DELIVERY, NECESSITATE A DYNAMIC, FOCUSED, WELL-POSITIONED MEDICAL ECONOMY AS A CRITICAL UNDERPINNING OF A VIBRANT AND VITALIZED LOCAL ECONOMY."

**- JON MUELLER, FASLA
ARCHITECTS WEST**

PROJECT TEAM

We are a team of local and international experts who have worked together on previous projects with proven experience developing world-class master plans, establishing Idaho urban renewal districts, and executing effective and transparent processes to transform the Health Corridor into a thriving, community-focused district. Our diverse skillsets from visioning to master planning, collaborative engagement to economic analysis, and infrastructure to graphic design makes this a team of strategic intention, formed specifically to exceed the Health Corridor goals and requirements. With two of the best leading the efforts, Brad Marshall of J-U-B and Robb Berg of Design Workshop, we are confident that our team will produce unmatched results to propel the Health Corridor and Coeur d'Alene into a prosperous future.

J-U-B'S LOCAL INFRASTRUCTURE KNOWLEDGE, IN-DEPTH URBAN RENEWAL DISTRICT EXPERIENCE, AND EFFECTIVE, AWARD-WINNING ENGAGEMENT FACILITATORS



DESIGN WORKSHOP'S WORLD-WIDE MASTER PLANNING AND ECONOMIC FEASIBILITY EXPERIENCE



ARCHITECTS WEST'S EXTENSIVE EXPERIENCE IN THE REGIONAL MARKETPLACE WITH PROJECT PLANNING, ESTIMATING, DESIGN AND IMPLEMENTATION



A TEAM UNIQUELY POSITIONED, EMINENTLY QUALIFIED, PASSIONATE, PREPARED, AND FOCUSED ON DELIVERING A VISION THAT THE ENTIRE COMMUNITY CAN SUPPORT, THAT SPARKS INSPIRATION IN BOTH PUBLIC AND PRIVATE LANDOWNERS, AND PROVIDES A CLEAR ROAD MAP TO IMPLEMENTATION BY SEPTEMBER

Health Corridor Master Plan Decision Team



EXECUTIVE DIRECTOR
Tony Berns
ignite cda board

CITY OF COEUR D'ALENE
City Council
Planning Commission



PROJECT MANAGEMENT, LOCAL PLANNING, CIVIL ENGINEERING
MASTER PLANNING AND ECONOMIC FEASIBILITY ANALYSIS
COMMUNITY ENGAGEMENT
ARCHITECTURE AND LANDSCAPE ARCHITECTURE

PROJECT MANAGEMENT, LOCAL PLANNING AND CIVIL ENGINEERING

J-U-B ENGINEERS, Inc.

Brad Marshall | Senior Project Manager
Jay Hassell, PE | Transportation Lead
Steve James, PE | Water Lead/
Principal-in-Charge
Pete Stayton, PE | Wastewater Lead

MASTER PLANNING

DESIGN WORKSHOP

Robb Berg, ASLA, PLA | Master Planning Lead
Chris Geddes, AICP | Planning Project Manager/Community Engagement
Jenna Harris | Landscape Architect
Nino Pero | Wayfinding and Graphic Design

ECONOMIC FEASIBILITY ANALYSIS

DESIGN WORKSHOP

Becky Zimmermann, AICP, MBA | Economic Feasibility Lead
Brooks Cowles | Strategic Services

COMMUNITY ENGAGEMENT

J-U-B ENGINEERS, INC. AND DESIGN WORKSHOP

Gemma Puddy | Community Engagement Lead
Chris Geddes, AICP | Planning Project Manager/Community Engagement

ARCHITECTURE AND LANDSCAPE ARCHITECTURE

ARCHITECTS WEST

Steve Roth, AIA | Architecture Lead
Jon Mueller, FASLA | Landscape Architecture Lead



BRAD MARSHALL, PLANNER
SENIOR PROJECT MANAGER

PROJECT ROLE: Brad Marshall will be responsible for the execution of work, for ensuring that adequate personnel and other resources are made available, and for assuring the quality and timeliness of the team performance. Brad will attend all meetings, track action items, monitor the project scope, schedule and budget frequently and inform the team on new and updated information. He will lead our team's communication with the agencies and work with his team to confirm we are meeting goals, seeing the greater vision, and capturing key input.

Brad's relevant experience facilitating multiple stakeholders for public/private collaboration projects, as he did on the Higher Education Campus and Ironwood Drive Transportation Master Plan, will be instrumental on the Health Corridor Master Plan. He will lead the collective team and be your primary, day-to-day contact through the project's successful conclusion. Brad's abilities as a project manager are evident on both local and regional projects. His experience leading a team of design professionals for multiple agencies on large-scale projects is a testimony of his commitment to building successful projects for our communities. Further, his involvement on local Urban Renewal Districts in Kootenai County, work on the Ironwood Drive Traffic Study/Master Plan, and personal relationships with every agency on this project make him the ideal candidate to meet the project schedule. He is a Senior Project Manager and Land Planner with 28 years of experience. His involvement on Jobs Plus board, and area chambers of commerce, paired with his regional expertise, brings unparalleled value as he has resolved a vast array of relevant challenges.

AVAILABILITY: 50%



ROBB BERG, ASLA
MASTER PLANNING LEAD

PROJECT ROLE: Robb Berg will lead the Design Workshop Master Plan team to create alternative development scenarios that align with the Economic Feasibility Study, Market Assessment and Community Values. He will develop conceptual improvement plans, along with J-U-B, and spearhead the development implementation plan. Robb will work side-by-side with Brad to coordinate with ignite cda and will be in attendance at key milestones throughout the process, as well as via phone at all core team meetings.

Robb has amassed a body of work over the past two decades that includes the art, science and craftsmanship of built landscapes with a unique understanding of development strategies and complex architectural systems. His innovative approach to work and project management has yielded numerous local and national design awards celebrated for their attention to detail combined with an intrinsic passion for quality public spaces. Robb has extensive experience in large scale master planned developments both locally and internationally and brings with him a broad range of development experience and an understanding of complex market situations. His project experience ranges from large transit-oriented, mixed-use developments in California to redevelopment of former industrial sites in Denver. Robb is a Principal in the Denver office of Design Workshop where he has led complex teams working on a diverse range of projects in the US and internationally on large scale campus and city planning projects.

AVAILABILITY: 30%



BECKY ZIMMERMANN, AICP/MBA
ECONOMIC FEASIBILITY LEAD

PROJECT ROLE: Becky Zimmermann, AICP/MBA will lead the team in the economic feasibility study of the project. She will compile and analyze the baseline information and transform it into a comprehensive view of the market reality and projections for the Health Corridor's future. Additionally, with her vast experience across all facets of project development in communities around the continent, she will be a core team member, supporting in strategic planning throughout the approach.

Becky has devoted her career to solving complex issues in the areas of community planning, market and economics, and resorts and tourism. She is recognized for her work in leading communities, companies and organizations in strategic and business planning, market definition and strategy, development entitlements, real estate economics, facilitation and advisory services. She has also been integrally involved in leading community participation processes and facilitation for projects.

AVAILABILITY: 30%



GEMMA PUDDY
COMMUNITY ENGAGEMENT LEAD

PROJECT ROLE: Gemma Puddy will lead the team's community engagement and facilitation processes. With a diverse project audience from the core agencies and municipalities to the key stakeholders and the general public, the Health Corridor deserves an extensive and strategic engagement effort. Gemma will work side-by-side with Brad, Robb and Becky to plan and execute stakeholder meetings and charrettes, online information gathering (3P Visual), and mass outreach. She will attend regular team meetings; plan, host and facilitate outreach events; manage creation of all stakeholder/public-facing messaging and materials; and work directly with Brad to maintain project schedules and both internal and external core team communication.

Gemma has ten years of experience with a skillset that combines communications and graphic design with a background in planning and landscape architecture. She is a talented facilitator, who thrives at connecting stakeholders and the project team on a variety of land development and infrastructure projects in various stages of progress across the Intermountain West and Inland Northwest. She attributes community involvement success to engaging all levels of stakeholders, from political to public, early and often throughout a project's process and understands that for the Health Corridor -- a centrally located, transformative project -- this aspect is crucial to promote proactive problem-solving, provide a holistic perspective on key issues, and help the team make context-appropriate decisions.

AVAILABILITY: 30%



STEVE JAMES, PE
WATER LEAD/PRINCIPAL-IN-CHARGE

PROJECT ROLE: As Water Lead, Steve James will be responsible for gathering, analyzing and providing direction on technical needs pertaining to the current and projected area water systems.

As Principal-in-Charge, Steve provides high level corporate support, quality assurance, and signing authority for J-U-B. As the Coeur d’Alene area manager, he will commit resources to meet your needs. The team will use Steve to brainstorm approaches to specific project and stakeholder concerns. Steve will also serve as an alternate contact for ignite cda and core agencies, should Brad be unavailable. He is committed to leveraging J-U-B’s expertise and team to propel the Health Corridor into a world-class health center and iconic community district.

With almost three decades of experience at J-U-B in Coeur d’Alene, Steve is a well-known and respected leader in the local community. He is deeply connected to the City of Coeur d’Alene and many of your stakeholders through significant work for the City, volunteer activities, and Rotary. Steve developed his technical expertise by identifying key system limitations, selecting and implementing the most cost-effective and flexible solutions, while always keeping an eye on the future. Key areas of expertise include water and wastewater system hydraulics, master planning, industry trends, system funding, and design review. In addition to developing the City’s last two water master plans, Steve also led the 2013 wastewater collection system master plan, bringing knowledge of both utilities to your project. This deep knowledge means Steve’s time can be minimized, while still bringing full value to your master plan.

AVAILABILITY: 20%



JAY HASSELL, PE
TRANSPORTATION LEAD

PROJECT ROLE: Jay Hassell will lead the team for all transportation and civil engineering needs. He will be supported by and work directly with J-U-B’s water and wastewater experts and will serve as the liaison between them and Brad and Design Workshop to streamline communication and keep the team on track to meet critical project milestones. Jay will be involved in project elements relating to infrastructure impacts, concepts, costs and feasibility, drawing from his years of experience in the industry and region.

Jay is a Senior Transportation Engineer with 20 years of experience in transportation planning, permitting, engineering, and construction. You have seen his work through design and quality control on projects in Coeur d’Alene, including the Riverstone, Northwest Boulevard, Midtown, and the Higher Education Campus projects, and throughout the western states on a variety of significant/notable projects. Jay was a key participant in the implementation of Kootenai Health’s infrastructure improvements resulting from the Ironwood Drive Traffic Study/Master Plan and worked collaboratively with the Kootenai Health, local property owners and the City to turn the plan into constructed traffic and pedestrian infrastructure. His leadership, local experience, technical knowledge and dedication to clients and their needs, paired with his regional expertise, brings value to ignite cda.

AVAILABILITY: 20%



PETE STAYTON, PE
WASTEWATER LEAD

PROJECT ROLE: As a project engineer, Pete Stayton will be responsible for gathering, analyzing and providing direction on technical needs pertaining to the current and projected area wastewater systems.

Pete’s experience includes wastewater and stormwater collection system flow monitoring, federal funding, environmental impact reports for municipal water, wastewater and stormwater projects, drinking water systems design and hydraulic computer modeling, water utility rate studies, cost estimation, construction contract document preparation, final construction plans, and construction observation. Most recently, his efforts have benefited the City of Coeur d’Alene through the completion of tens of thousands of feet of collection system improvements including open trench and cured-in-place pipe projects. Pete is a local resident and has been working with the J-U-B team for 11 years.

AVAILABILITY: 20%



CHRIS GEDDES, AICP
PLANNING PROJECT MANAGER/COMMUNITY ENGAGEMENT

PROJECT ROLE: Chris Geddes will serve as Design Workshop's Project Manager, coordinating interactions with the larger team and maintaining schedule, deliverables and budget while also providing planning and urban design leadership for the Client. Chris has managed similar projects for health care and university clients, including the Stillwater (OK) Medical Center, University of Colorado Anschutz Medical Campus, and Platte Valley Medical Center in Brighton, Colorado.

As planner and urban designer, Chris' experience includes master planning and site design for higher education, government and private development clients. Chris has the unique ability to listen to and understand client needs, and to effectively communicate those expectations through a rigorous design process tailored to each individual project. His design and management experience include district master planning, entitlements, site and landscape design, and creation of design guidelines and standards.

AVAILABILITY: 40%



NINO PERO
WAYFINDING AND GRAPHIC DESIGN

PROJECT ROLE: Nino Pero will lead the wayfinding and graphics team, guiding the overall visual system for project documents, presentations and other communication materials. He will review all graphic products for informational clarity and aesthetic quality to assure ideas are effectively communicated. Nino will also advise on digital file management to support the efficient creation and production of graphic deliverables.

Nino has developed numerous comprehensive identity systems for both public and private projects. Since 2001 he has produced a range of communication materials for urban design and planning efforts, including master plan documents and renderings, technical graphics, design guidelines, public facilitation websites, and many types of printed collateral. He is driven toward relevant solutions that are based on a project's core goals, and is focused on enlightening rather than merely decorating. Nino presents technical information with clarity, while also expressing the character and spirit of the project vision to generate excitement and momentum.

With an approach centered on collaboration and strong project management, Nino brings a thorough understanding of the tools and processes required to successfully bring a project from concept to completion.

AVAILABILITY: 25%



BROOKS COWLES
STRATEGIC SERVICES

PROJECT ROLE: Brooks Cowles will work closely with Becky to generate market research and develop the economic feasibility study. He serve a key role in analyzing the baseline information and translating it in a written and visual sense to show future projection's of the Health Corridor and proposed master plan.

As a key member of Design Workshop's Strategic Service group, Brooks works with developers, governing agencies and land owners in both public and private sectors to identify strategic land use development opportunities. Brooks supports both economic development and operations management with thorough market research, financial modeling and business valuation.

AVAILABILITY: 40%



JENNA HARRIS
LANDSCAPE ARCHITECT

PROJECT ROLE: As a landscape architect with substantial engagement experience, Jenna Harris will play an integral support role to both the master planning and engagement teams. Her skills allow her to dive into graphic or written tasks, as needed, to help the team with consistency, quality control and staying on schedule.

Jenna brings her extensive community engagement experience to this team having participated in a number of complex and diverse engagement events. She is known for her creativity, diligence and thoroughness as she works with stakeholders, communities and neighborhood groups to ensure solutions are representative and supported by the community.

AVAILABILITY: 25%



JONATHAN MUELLER, FASLA
LANDSCAPE ARCHITECTURE LEAD

PROJECT ROLE: Jon Mueller will be the lead local landscape architect on the project. He will provide cost estimates and local site design requirements knowledge to the team for use in the Economic Feasibility Study.

Jon is a licensed landscape architect in the State of Idaho. Jon will serve as a local planning and design resource to the project team as it relates to open space planning and design, connectivity and public space development. With over 40 years experience in practice in the Intermountain West, he brings a wealth of project experience both from project-supporting roles as well as from team leadership roles in which he has served. This experience includes master planning for healthcare, residential, commercial, resort, education, and parks and open space projects.

Jon has a successful long-standing relationship with J-U-B completing numerous transportation, education and public space projects over the last 30 years. These include the Lakeside and Sherman Avenue Projects, the Northwest Boulevard Project, and more recently, the Education Corridor development projects on the North Idaho College campus in addition to the initial five phases of the North Idaho Centennial Trail. This partnership has produced project recognitions and awards for the above noted work from the American Society of Landscape Architects (ASLA), the American Society of Civil Engineers (ASCE) and Idaho Smart Growth.

AVAILABILITY: 20%



STEVE ROTH, AIA
ARCHITECTURE LEAD

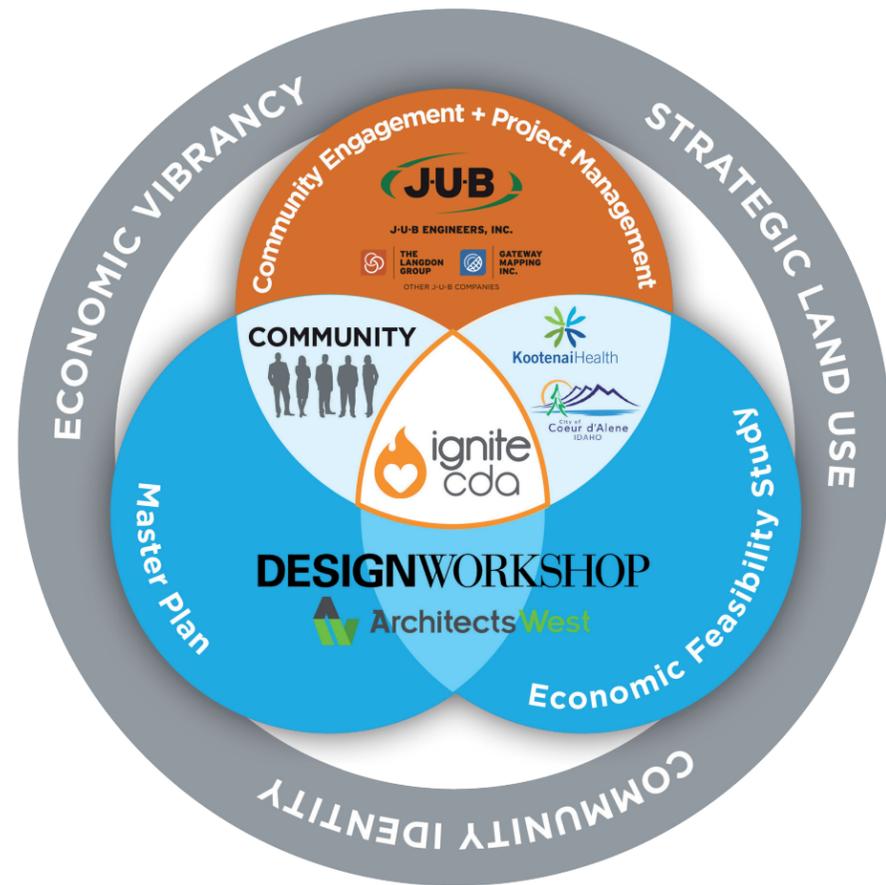
PROJECT ROLE: Steve Roth will perform the role of lead architect on the project. He will provide cost estimations and local building requirements insight to the team. His role, like that of Jon Mueller, will be to act as a local planning and design resource for the project team in support of identifying, confirming and costing new medical offerings for any new proposed Health Corridor buildings or structures related to revenue forecasting and the establishment of financial models.

Steve is a licensed architect in the State of Idaho and a senior professional with Architects West. His specialty is commercial development including medical, retail, hospitality, military and professional offerings of varying scope and scale in the marketplace. In addition, he also has recent experience with local government/headquarters projects and brings that expertise to our effort. Steve recently collaborated with Jon on the successful completion of the Spokane Valley City Hall project which represented the first step in the planning and establishment of a new civic core for this recently established city. As noted, his ongoing commercial work and his recent and ongoing efforts on behalf of North Idaho Hospice provide real-time grounding in costing of new facilities and project related improvements that may be considered.

AVAILABILITY: 10%



STATEMENT OF PHILOSOPHY AND UNDERSTANDING



The vision for the Health Corridor is to create a community-focused district that emphasizes and supports the health of the environment, the health of infrastructure systems, and the health of people. Our team will tap into the potential for economic development while creating a sense of place where employees and patrons alike feel safe, connected, and renewed. Completion of a feasibility study and master plan will drive the creation of high-quality public spaces with strategic land-use patterns that respond to the specific goals of the corridor and the ever-important regional stakeholders.

PROJECT APPROACH AND SCOPE OF WORK

Task 1 - Community Meeting Assistance

Visioning

The development potential within the Health Corridor has tremendous opportunity to catalyze the next era of this district and further define it as a major healthcare, economic and employment hub in the region. To realize the project's potential, alignment of key stakeholders and early buy-in is vital.

Strategic Kick-off Meeting & Project Start Up

The project will begin with a strategic kick-off meeting to introduce the project team and explore the Steering Committee's and Agency's critical success factors and key stakeholders for the Health Corridor. The meeting will elaborate on their values and aspirations for the project beyond the RFP, while also identifying potential risks early in the planning stage. The project manager will also work with the Agency and Steering Committee to refine the schedule and establish key milestones to verify the project is delivered within the proposed seven-month timeline.

Steering Committee

A Steering Committee of core representatives from ignite CDA, the City of Coeur d'Alene and Kootenai Health will be an integral part of this process. J-U-B will plan, host and facilitate a monthly meeting with the group to keep them apprised of project progress, and seek their expertise and insights.

Research & Related Plan Review

The Consultant team will further delve into a comprehensive review of previous planning work that impacts the project area, confirm both a project boundary and an influencing area. As a multi-faceted development project whose influence spans from culture to commerce, the project team will review a broad spectrum of planning efforts, including the October 2017 ULI: Technical Assistance Panel Report, Urban Renewal District Eligibility Report, Transportation Master Plan, Kootenai Health Facility Plan, City Planning and Kootenai Metropolitan Planning Organization documents and beyond. In tandem with this effort, the team will identify potential metrics and baselines for the project based off localized knowledge of Health Corridor and research on global best practices.

Community Meeting #1: Community Alignment Charrette

Firmly substantiated in the planning context and Agency expectations, the Consultant team will host the first of three community meetings: 1) Community Alignment Charrette, 2) Design Alternatives Charrette, and 3) Preferred Alternative Open House. The intent of this first charrette is for the team and Steering Committee to meet face-to-face with key changemakers in the Health Corridor as well as the greater public, to explore key opportunities and challenges facing the corridor, and to understand how the community envisions the corridor developing as a key component in the future of their community. We understand that the Urban Land Institute Vision Document and Urban Renewal Eligibility Report provide direction for this process, but readdressing past findings and avoiding assumptions will be key to a successful project. The outcomes of this charrette will establish the Community Values for the corridor. The charrette will be co-hosted by leadership of Design Workshop, J-U-B, and Architects West leveraging the team's local and international expertise.

Ongoing Community Engagement

Beyond the community events, the Consultant Team will work with the Steering Committee and key stakeholders to disseminate project information, updates and alternative methods to be involved via existing communication channels to the community. 3P Visual is an effective online comment mapping tool that J-U-B has used as a research tool to understand challenges and opportunities for the new district. The tool allows the community to pinpoint their comments to targeted question to a specific location on an area map. Whether it's 3P Visual or more classic methods, our team understands the importance of varied and ongoing outreach methods to effectively reach the community and develop a plan that everyone will be proud of and excited for.

Project Visioning

From here, the project team will take a deep dive into project visioning. The team will work closely with the Agency's project manager to confirm alignment and delivery of materials at key milestones. Design Workshop has authored some of the industry's most rigorous Project Management and Quality Control standards and will continuously work with ignite and the Steering Committee to verify quality. The culmination of the visioning phase will be a vision document that summarizes the previous stages of work and provides key messaging, and early concept images and visualizations. J-U-B will work closely with the Design Workshop and Architects West teams to hone the language and ground truth key messages within the context of Coeur d'Alene. Concurrent with the development of the vision document, the Strategic Services team will test the feasibility of a preliminary action plan that will ultimately inform the action plan.

Task 2 - Site Development, Market Analysis and Financial Review

Design

With the vision set, the design team will set out to understand the intricacies of the Health Corridor's urban fabric and explore design alternatives for the District. In close collaboration with the Steering Committee, the Design team will vet and refine recommendations, culminating in a preferred alternative.

Inventory & Analysis of Existing Conditions

The design phase will begin with a rigorous exploration of the existing conditions. This will include a thorough inventory and analysis of traffic patterns, road cross sections, adjacent development, and the quality of the current environment. Design Workshop and the engineering team at J-U-B will work with the team at the City to incorporate all base files with the most recent data. This phase of inquiry will lean on the regional knowledge of J-U-B, whose Coeur d'Alene office has worked on several major transportation projects within the corridor. The team will perform an opportunities and constraints assessment that will provide information to drive the designs.

Economic Feasibility Study & Market Assessment

A comprehensive evaluation of the market forces that will impact the corridor will be identified and measured in the Economic Feasibility Study. Current economic conditions such as land sale comparisons by use, rents, vacancy, pipeline projects, absorption rates and leakage will be considered

and the Study will be justified locally through conversations with the development community, the city, county and state economic development offices. Estimated annual property tax revenues and estimated discrete project costs for a yet to be determined time frame not to exceed 20 years will also be identified. This information will provide baseline models for critical financial analyses and validation of various development scenarios.

Design Alternatives

Supported by the realities of the site and armed with the Community Values, Economic Feasibility Study and funding needs, the Design team will take to developing alternative scenarios for the Health Corridor. Factors that will be addressed will include but not limited to land-use types, locations and mixes, minimizing site development costs, road cross sections, placemaking opportunities, intersections, parking scenarios, public realm activation strategies and alternative mobility options. A financial analysis of each scenario will test its feasibility against baseline economic models and the alternatives will highlight the potential tradeoffs between development and community objectives. At key points in the design alternatives stage, the Agency project manager will provide quality-control reviews to ensure alignment with the City's vision.

Preliminary Public Space Concept Plans

Pulled from key areas for creating unique public spaces on the site plan alternatives, Design Workshop will develop preliminary concepts that organize and depict proposed layouts and features. Community values will drive the designs to define the spaces.

Community Meeting #2: Design Alternatives Charrette & Refinement

With design alternatives complete and economic feasibility study in hand, the team plan and host the second community charrette. The purpose will be to work with the Steering Committee, key stakeholders and community to refine the alternatives to one preferred alternative. At this charrette the team will begin by walking through the outcomes of the economic feasibility study, review the Community values and the opportunities and constraints assessment and explain how these factors have informed the design alternatives.

Community Meeting #3: Preferred Alternative Open House

With feedback from key stakeholders, the community and the Agency, the Design team will present the preferred alternative. Compelling graphics and promotional materials will be created to energize the community. J-U-B will lead this third round of public outreach, disseminating imagery and key messaging on the selected project.

Task 3 - Development of Implementation Strategy

Implementation

This phase explores the feasibility of the preferred alternative and identifies action items for the short and long term. The Strategic Services team will explore phasing, financing and development, resulting in an implementation plan with probable cost estimates prepared by J-U-B and Architects West.

Action Plan

To maintain the momentum of the project, identifying a list of short-term action items is essential. The Design team will work with Design Workshop's Strategic Services team to author an action plan with designated "quick win" actions to be completed in the first calendar year.

Phasing, Development & Financing Strategies

The Strategic Service team will lead the charge in vetting feasibility of the preferred alternative and developing a phasing and financing strategy that leverages allocated public funds such as tax increment financing, L.I.D, loans, grants, etc., as well as private investment opportunities, which the J-U-B team is intimately familiar with from past experiences. This will also include an acquisition strategy for any ancillary parcels identified in the Design Phase.

Site Development Implementation Plan

With financing options explored, the Strategic Services team will work with the overall team to finalize a written implementation plan. This will include an evaluation of a full range of financing sources and strategies for the proposed improvements and defining the critical roles for the City, Agency, project stakeholders and the private sector.

Presentation of Final Plan and Study to ignite cda and City Council

With the project complete, the team will initiate project closeout. This stage allows the team to reflect and identify next steps for moving the project into implementation, including final design, funding, and construction of priority projects benefitting the Health Corridor. The team will present the final Health Corridor Master Plan and Economic Feasibility Study to ignite and the Coeur d'Alene City Council.



Image courtesy of Design Workshop

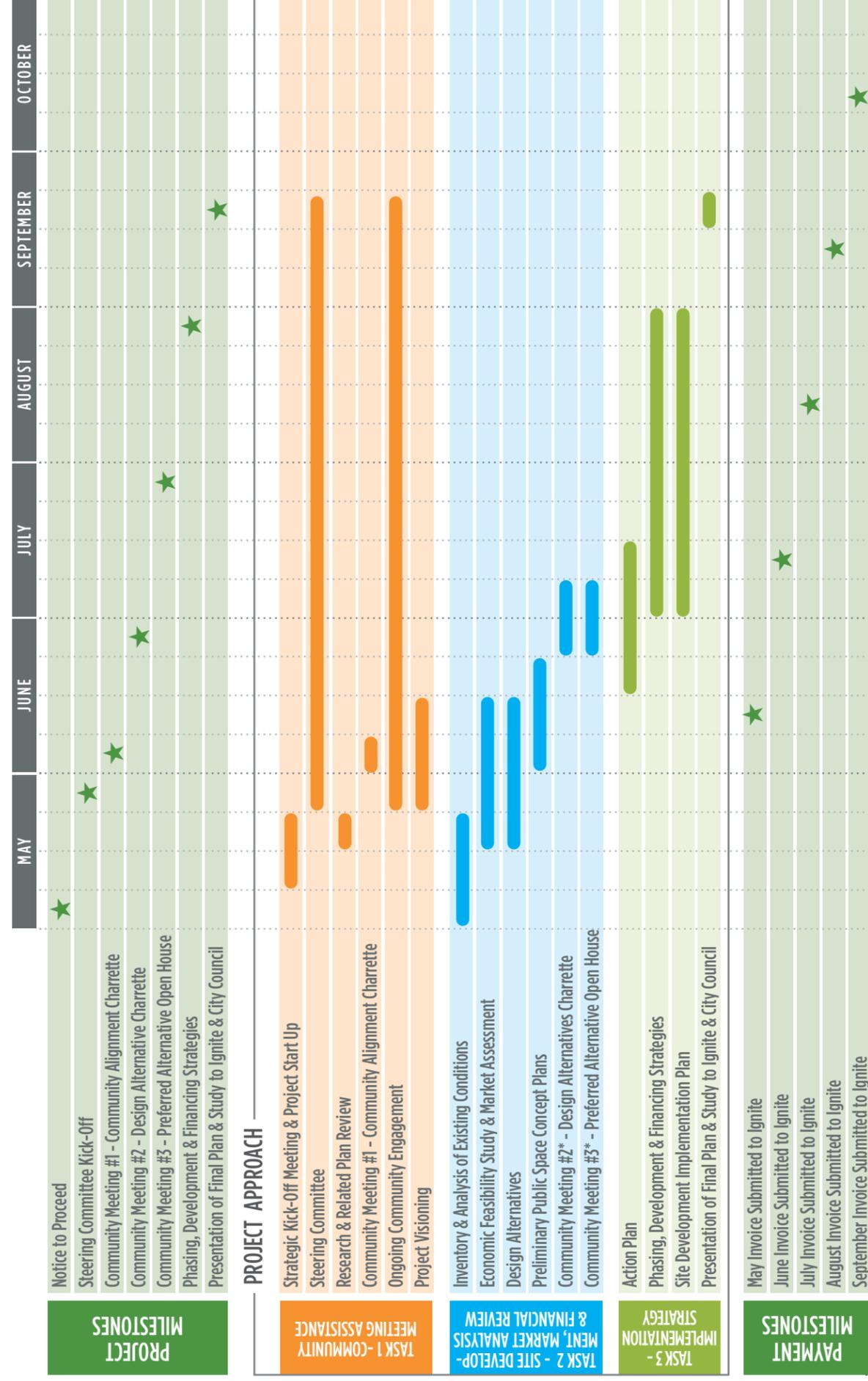
PROPOSED TIMELINE

Our approach and timeline have been crafted to meet the specific goals, requests and time restraints of the Health Corridor. The team understands that successfully completing the Master Plan and Economic Feasibility Study on time, in 2019, and with a high degree of quality, is essential to the creation of the entire urban renewal district. The timeline graphic illustrates the key milestones as they relate to our approach.

J-U-B's standard invoicing policy is fully addressed in our Agreement for Professional Services Agreement which is included in the Draft Agreement section of this proposal. J-U-B submits statements for work completed and expenses incurred on a monthly basis.



Proposed Timeline and Payment Milestones



*Note: Community Meeting 2 and 3 could be held back to back, as a two-day charrette, with Master Plan Alternatives presented the first evening, refined the next day, and the preferred Alternative presented the second evening to streamline the process.



Image courtesy of Design Workshop

PROJECT EXAMPLES

Our team of local and international experts has substantial experience completing renowned projects that directly relate to the needs and goals of the Health Corridor Master Plan and Economic Feasibility Study. Our project descriptions highlight the specific services, purpose and outcomes, and, more importantly, how the experience and lessons learned will directly benefit the Health Corridor. We're proud of our past experiences and excited for you to get to know our capabilities better.

J-U-B ENGINEERS' HIGHLIGHTED PROJECTS

1	Ironwood Drive and Medical Campus Traffic Engineering Study and Transportation Master Plan
2	Post Falls Technology District Urban Renewal Plan
3	Greensferry Overpass
4	Higher Education Campus
5	Urban Renewal Districts Creation and Expansion Projects

DESIGN WORKSHOP'S HIGHLIGHTED PROJECTS

1	Fitzsimons Bioscience Campus
2	Southwestern Medical District Urban Streetscape
3	I-25 & Erie Parkway Conceptual Land Use Plan and Market Study
4	Christus St. Michael Health System Real Estate Study
5	Taza Park

ARCHITECTS WEST'S HIGHLIGHTED PROJECTS

1	Hospice Community Building
2	Spokane Valley City Hall
3	Colville Tribal Government Center
4	North Idaho College Green Core
5	Dutch Woods Master Plan

IRONWOOD DRIVE AND MEDICAL CAMPUS TRAFFIC ENGINEERING STUDY AND TRANSPORTATION MASTER PLAN

Kootenai Health | Coeur d'Alene, Idaho



Upon completion of a Master Facility Plan in 2014, Kootenai Health identified, short and mid-term growth and related corridor planning and facilities expansion. Along with the plan to expand came the understanding of the potential impact to the area transportation network. J-U-B was retained to complete a traffic engineering study which included transportation functionality, road configuration, safety, and operational capacity. The results of the study equipped Kootenai Health to continue with immediate plans to accommodate the medical campus growth. The traffic study completed by J-U-B included development of alternative solutions and conceptual cost estimates. J-U-B was selected to design and complete several of the short and mid-term alternatives including:

- US-95 and Ironwood Intersection Widening and Traffic Signal
- US-95 and Emma Intersection Traffic Signal
- Ironwood and Medina Intersection Traffic Signal
- Interlake Medical Building US-95 Access Improvements

How This Project Relates to the Health Corridor

The Traffic Engineering Study considered short- and mid-term alternatives and solutions for the Kootenai Health campus. This Health Corridor Master Plan project will build upon this foundation and lay the groundwork for the long-term vision of this vital service and economic center of the community. Through the course of this project, potential future urban renewal district boundaries were envisioned.



U.S. Highway 95 Improvements, Coeur d'Alene
OPENHOUSE

September 15, 2015 | 4 to 7 pm | Old Council Chambers, Coeur d'Alene City Hall, 710 E. Mullan Drive

PUBLIC OPEN HOUSE
Date: Sept. 15, 2015
Time: 4:00 to 7:00 p.m.
Location:
Old Council Chambers
Coeur d'Alene City Hall
710 E. Mullan Drive

The Public Meeting will feature displays of the highway corridor and Ironwood intersection with details on accident history, level of service and proposed improvements. The public will have the opportunity to learn more about the projects, ask questions of Idaho Transportation Department and J-U-B ENGINEERS, Inc. staff, and share comments and concerns.

ABOUT THE PROJECTS
District 1 of the Idaho Transportation Department, City of Coeur d'Alene and Kootenai Health are in the design process of two separate improvement projects on U.S. Highway 95 between Northwest Boulevard and Ironwood Drive in Coeur d'Alene.
Improvements to U.S. 95 between Ironwood and Northwest Boulevard are part of the U.S. 95 Corridor Study. Improvements to the U.S. 95 and Ironwood intersection are part of the Ironwood Drive and Medical Campus Traffic Engineering Study.
The Public Open House has been scheduled to share information with property and business owners and the general public on the project objectives, and to seek public input on issues and concerns related to improving this portion of U.S. 95.

QUESTIONS?
For the U.S. 95 Corridor Study contact Scotty Fellom, ITD Administrative Services Manager at 208-772-1200
For the Ironwood Intersection project contact Brad Marshall, J-U-B ENGINEERS, Inc. at 208-762-8787

Services Provided

- Community Engagement
- Alternative Scenarios
- Conceptual Plans
- Opinions of Cost
- Site Development Plans
- Public Space and Mixed-Use Trails
- Implementation Plans
- Coordination with Multiple-Agencies

Dates of Involvement

- 2015 through 2019

Probable Costs

- \$590,000

Team Members Involved

- Brad Marshall, Jay Hassell

Link to Final Document

<https://cda-proposals.jub.com/2019/health-corridor/1-JUB-KH-Traffic-Engineering-Study-Transportation-Plan.pdf>

POST FALLS TECHNOLOGY DISTRICT URBAN RENEWAL PLAN

Beyond Green Development, Inc. | Post Falls, Idaho



Services provided for this project included development of a 350-acre, mixed-use light industrial, commercial, business park and shopping center on the north end of the City of Post and development of a new urban renewal district. Tasks completed by J-U-B included:

- An amendment to the City's Comprehensive Plan
- Created a new technology mixed
- Prepared Eligibility Report as a basis for creation of a new 831-acre Urban Renewal District
- Assisted with completion of the Economic Feasibility Analysis.
- Conceptual site and infrastructure Planning
- Land development
- Public involvement
- Multi-agency coordination and public engagement including Post Falls Urban Renewal Agency, Idaho Transportation Department, City road, water and wastewater departments

How This Project Relates to the Health Corridor

The purposes and major goals for this project are nearly identical to the Health Corridor project including:

- Stimulate the economy
- Create and expand public infrastructure and public facilities within a new Urban Renewal District
- Improve transportation routes within the District to support future development
- Provide commercial and recreational facilities for residents and visitors
- Upon completion of development these projects will create over 3,000,000 square feet of building space and 5,000-10,000 jobs

Services Provided

- Master Plan
- Community Engagement
- Economic Feasibility Analysis
- Market Assessment
- Alternative Scenarios
- Conceptual Plans
- Opinions of Cost
- Site Development Plan
- Public Space and Mixed-Use Trails
- Implementation Plan
- Coordination with Multiple-Agencies
- Urban Renewal District Development

Dates of Involvement

- 2017 through 2018

Probable Costs

- \$200,000

Team Members Involved

- Brad Marshall, Jay Hassell, Steve James, Gemma Puddy

Link to Final Document

<https://cda-proposals.jub.com/2019/health-corridor/2-PFTechPark.pdf>

GREENSFERRY OVERPASS

Post Falls Urban Renewal Agency and City of Post Falls | Post Falls, Idaho



J-U-B was retained by the Post Falls Urban Renewal Agency (PFURA) to provide a connection over I-90 in Post Falls at Greensferry Road. The J-U-B team assisted the City and PFURA with an extensive preliminary design effort. This multi-year project included expansion of the existing urban renewal district boundary, which allowed right-of-way acquisition so the project could move forward. The Greensferry Overpass is an infrastructure project that created a link across I-90 to better connect business and residential districts with the City of Post Falls. Public involvement, facilitation and management helped build public support for the project. Ongoing communication with the public throughout the planning and construction period kept stakeholders and businesses informed of activities.

How This Project Relates to the Health Corridor

Based on further study, a major infrastructure project in the Health Corridor may be a mid-block overpass of I-90 from Ironwood Drive to Appleway to alleviate traffic congestion at Northwest Boulevard, US-95, and I-90. The mid-block overpass would be very similar to the Greensferry Overpass between SH-41 and Seltice in Post Falls. J-U-B's experience with design, community engagement, feasibility, multi-agency permitting, urban renewal financing, and construction of the project would benefit development of the Health Corridor Master Plan. J-U-B partnered with the PFURA to guide development of the project using an alternative project delivery method, combined with increment financing and a bank loan. The success of this PFURA district is anticipated to pay off the loans and close early.

The District has attracted many new commercial developments including the Idaho Department of Labor, Garden Plaza Retirement Home, Spokane Teacher's Credit Union, Stan-Craft Boat, North Idaho Advanced Care Rehabilitation Hospital, Steel Structures of America and Walmart. As of March 2018 the District's assessed value has increased over \$219.7 million.

Source: Post Falls Urban Renewal Agency

Award:

American Council of Engineering Companies/
Engineering Excellence Transportation Award



HIGHER EDUCATION CAMPUS

ignite cda and City of Coeur d'Alene | Coeur d'Alene, Idaho



The Higher Education Campus is the result of planning efforts that spanned decades. When the lumber mill adjacent to North Idaho College vacated, partnerships were formed with the college, the City of Coeur d'Alene, and ignite cda to develop the property into a corridor for higher education. J-U-B was selected to guide the stakeholder committee, including colleges, universities, and public agencies, through a design and public involvement process, ending with a concept accepted by the entire steering committee. The final design contract was awarded to J-U-B. The design included two traffic signals, three roundabouts, one mile of urban road design, utilities, private utility relocation coordination, aesthetic hardscape, and landscape treatments.

How This Project Relates to the Health Corridor

The services provided by J-U-B for the Higher Education Corridor Campus mirror those required to complete the Health Corridor Master Plan and Economic Feasibility Study. The J-U-B team facilitated a steering committee representing ignite cda, the City of Coeur d'Alene, and North Idaho College to review previous studies of the project area. The J-U-B team then prepared design alternatives and facilitated the steering committee in the selection of a preferred alternative, which was presented to the public through a robust engagement process. The J-U-B team completed final infrastructure and open space plans, opinions of cost, permitting, and assisted with construction. J-U-B's successful Education Corridor experience with the multi-agency stakeholders, design, community engagement, feasibility, permitting, urban renewal financing and construction of the project relates well with the Health Corridor project.

Awards:

Idaho Smart Growth/Grow Smart Award
American Council of Engineering Companies/
Engineering Excellence Transportation Award
Merit Award, Idaho-Montana Chapter of the ASLA



Services Provided

- Extensive Community Engagement
- Economic Feasibility Analysis
- Alternative Scenarios
- Conceptual Plans
- Opinions of Cost
- Site Development Plan
- Public Space and Mixed-Use Trails
- Implementation Plan
- Coordination with Multiple-Agencies
- Existing Urban Renewal District Amendment

Dates of Involvement

- 2012 through 2016

Probable Costs

- \$1,300,000

Team Members Involved

- Brad Marshall, Jay Hassell

Link to Final Document

https://cda-proposals.jub.com/2019/health-corridor/_3-JUB-Greensferry-Overpass.pdf

Services Provided

- Master Plan
- Community Engagement
- Alternative Scenarios
- Conceptual Plans
- Opinions of Cost
- Site Development Plan
- Implementation Plan
- Public Space and Mixed-Use Trails
- Coordination with Multiple-Agencies
- Urban Renewal Agency Collaboration

Dates of Involvement

- 2010 through 2014

Probable Costs

- \$1,200,000

Team Members Involved

- Brad Marshall, Jay Hassell, Steve James

Link to Final Document

https://cda-proposals.jub.com/2019/health-corridor/_4-JUB-NIC-Corridor.pdf



URBAN RENEWAL DISTRICT CREATION AND EXPANSION PROJECTS

Post Falls Urban Renewal Agency | Post Falls, Idaho



East Post Falls Urban Renewal District

This project included a 972-acre expansion to an existing urban renewal district to improve deteriorating conditions related to public infrastructure, serve new development, and create new jobs to benefit area residents and businesses. The District has successfully attracted many new commercial developments. The Post Falls URA extended sewer lines throughout this District and enhanced water distribution. Additional streets have been constructed to enhance circulation and expand the opportunity for frontage commercial development along Highway 41. Additional traffic improvements and major roadways were planned and constructed, including the new Greensferry Overpass. All public improvements completed to date have been dedicated to the City of Post Falls. The pre-urban renewal assessed value of the area was \$62.4 million. As of March 2019 the District's assessed value has increased over \$261.6 million.

Center Point Urban Renewal District

This 48-acre expansion assisted in the extension of sewer, water and public utilities to serve this District and Stateline Business Park. Improvements were made to Seltice Way and interior thoroughfares. Streets have been constructed, including sidewalks, drainage and other public improvements to support major commercial development in this District. The District attracted large employers including Walmart and Cabela's. As of March 2019 the District's assessed value has increased over \$69.2 million.

How This Project Relates to the Health Corridor

These projects demonstrate J-U-B's experience and knowledge related to the formation and expansion of local urban renewal districts to help stimulate our local economy with high-paying jobs, supported by new infrastructure and open space.

Services Provided

- Master Plan
- Community Engagement
- Economic Feasibility Analysis
- Market Assessment
- Alternative Scenarios
- Conceptual Plans
- Opinions of Cost
- Site Development Plan
- Implementation Plan
- Public Space and Mixed-Use Trails
- Coordination with Multiple-Agencies
- Urban Renewal Agency Collaboration

Dates of Involvement

- 2005 through 2019

Probable Costs

- \$100,000

Team Members Involved

- Brad Marshall, Jay Hassell

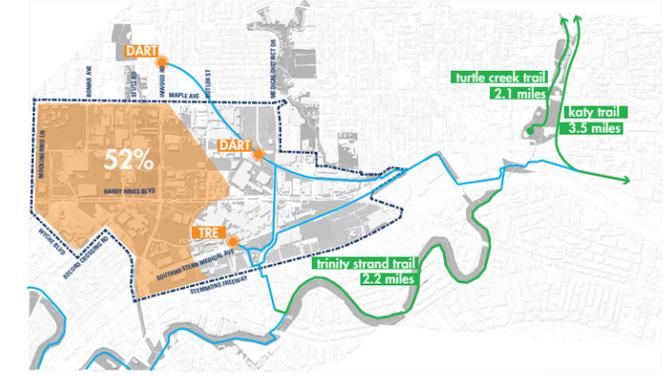
Link to Final Document

https://cda-proposals.jub.com/2019/health-corridor/_5-jub-center-point-urd-boundary-map.pdf



SOUTHWESTERN MEDICAL DISTRICT URBAN STREETScape MASTER PLAN

Texas Trees Foundation | Dallas, Texas



The Southwestern Medical District (SWMD) is comprised of three renowned world-class medical institutions: UT Southwestern Medical Center, Parkland Health and Hospital Systems and Children's Medical Center Dallas. Covering 390 acres and bordered by portions of Mockingbird Lane, Harry Hines Boulevard Medical District Drive, Stemmons Freeway (I-35) and Maple Avenue, the SWMD is located in a highly urbanized area of Dallas. The proposed plan will address urban connectivity through the implementation of six strategies across the district. The six strategies will mitigate urban heat island effect, improve onsite stormwater management, diversify the landscape, and support the communities wellness initiative by improving safety. The first project identified from the plan is the green heart. A land bridge designed to connect all three medical institutions and to serve as a multi-modal destination for the district.

How This Project Relates to the Health Corridor

ULI's TAP report for the area highlights traffic and transportation issues as a major concern and urban connectivity strategies, such as those used for the Southwestern Medical District, can address these issues. Design Workshop has vast experience in creating mobility solutions and will utilize our knowledge to be certain the Plan addresses traffic congestion, uncontrolled intersections and pedestrian/bicycle safety and connectivity to remove impediments to future growth.

Services Provided

- Site Master Planning
- Urban Design
- Design Guidelines
- Community Outreach

Dates of Involvement

- 2015 through 2017

Probable Costs

- \$185,000

Team Members Involved

- Design Workshop

Link to Final Document

<https://texastrees.blob.core.windows.net/static/SWMD-Final-Project-Book.pdf>

FITZSIMONS BIOSCIENCE CAMPUS

University of Colorado Health Science Center | Aurora, Colorado



The former Fitzsimons Army Medical Center was closed on June 30, 1999. The Fitzsimons Redevelopment Authority acquired 332 acres of property from the United States Army for redevelopment into a bioscience park. Additional property at Fitzsimons has been acquired by the University of Colorado for redevelopment as the school's Health Sciences Center. The two adjoining campuses are being planned to function interdependently as one of the world's premier facilities of its kind.

Design Workshop completed a master plan and development guidelines for the bioscience park that emphasizes a mix of uses, live/work opportunities, a vital public realm and a strong relationship to the University of Colorado campus and adjoining city fabric.

The Fitzsimons Redevelopment will address redevelopment opportunities along its edges. The redevelopment will be organized to function as a catalyst, with the perimeter of the campus planned with a strong interface along the Colfax commercial corridor. The City of Aurora Urban Renewal Department has identified three target urban renewal sites: a site between Potomac Street and Interstate 225, a site straddling the Ursula axis south of Fitzsimons and a site immediately west of Peoria. Development planning for these and other sites will be aimed directly at the needs of the Health Sciences Center and Bioscience Park but will be balanced with a program of the neighborhood services also. Design Workshop completed the master plan for the City of Aurora Urban Renewal Department.

How This Project Relates to the Health Corridor

The catalytic functionality of the Fitzsimons redevelopment will be applied to the Health Corridor Master Plan by driving design to create strong interfaces throughout the corridor. The juxtaposition of infrastructure and various land uses creates an opportunity to plan for supportive land uses that stabilize and enhance the entire area.

Services Provided

- Master Planning
- Land Planning

Dates of Involvement

- 2001 through 2002

Probable Costs

- \$195,000

Team Members Involved

- Design Workshop

Link to Final Document

None Available

CHRISTUS ST. MICHAEL REAL ESTATE STUDY

Christus St. Michael Health System | Texarkana, Texas



In order to fulfill the demands of a growing health care market and to understand the influences of surrounding development pressures, Christus St. Michael Health System retained Design Workshop to assist the health system in understanding the development potential of their undeveloped land and to prepare a campus master plan. Of particular interest, was to provide a ground lease for others to develop medical office buildings in proximity to the hospital. The armature for the plan is the natural drainage system that winds through the landscape dividing the campus into zones that focus on the holistic mission of the hospital: mind (research), body (fitness), and spirit (soul). After the natural systems were identified, the street network was established by extending streets into the fabric of the city's existing road system. Based on the concept of a growing campus, blocks were designed for flexibility, to accept a variety of health care facilities, and to allow for vertical expansion. Research of comparable projects provided the foundation for seven specific recommendations for Christus St. Michael.

How This Project Relates to the Health Corridor

Hospitals and health systems operate differently than other types of businesses. This project gave Design Workshop direct knowledge of decision-making processes and financial opportunities and challenges relating to development and growth of healthcare and hospital systems.

Services Provided

- Economic Feasibility Study
- Market Analysis
- Master Planning
- Urban Design

Dates of Involvement

- 2006

Probable Costs

- \$28,000

Team Members Involved

- Becky Zimmermann

Link to Final Document

None Available

TAZA PARK

TsuuT'ina Nation 145 | Alberta, Canada



Taza is a first-of-its kind, First Nations-led development at the Western edge of Calgary, Alberta. The 1,100-acre development consists of three mixed-use villages that align the natural potential of the land with the values of the Tsuut'ina Nation. Counter to suburban development models that place open space in undevelopable and undesirable locations, the project preserves high-value ecological and cultural assets to create a framework for urbanized development that is highly amenitized.

Additionally, Taza delivers the same development yields as a conventional project because it puts more people on less while also supporting the long-term resiliency of the Nation. The result is an eco-conscious development featuring an innovation district, commercial core and a range of residential neighborhoods. The development abuts a new ring road, offering access to Downtown Calgary in under 15 minutes. Bordering the Tsuut'ina Nation to the West, Taza offers unprecedented views of the Rocky Mountains, access to major rivers and integration with natural areas on the Nation's land.

How This Project Relates to the Health Corridor

The Agency emphasized the importance of community values being heard, considered and addressed throughout the life of the project. Design Workshop's community engagement success is highlighted in the Taza Park project as alignment of land use with the Nation's values was paramount to its success. The same approach will be applied to the Health Corridor so the Plan is grounded locally and reflects the desires of community.

Services Provided

- Master Planning
- Parks and Open Space Planning
- Urban Design
- Landscape Architecture

Dates of Involvement

- 2017 and ongoing

Probable Costs

- \$3,000,000

Team Members Involved

- Design Workshop

Link to Final Document

None Available

I-25 & Erie Parkway Conceptual Land Use Plan & Market Study

Town of Erie | Erie, Colorado



Renderings created in collaboration with Gensler

Design Workshop assembled a highly skilled team and led the effort to complete a market study and conceptual land use plan for a mixed-use district that would catalyze Erie's broader vision for economic development while complementing town values. The market study and evaluated the current conditions, trends, opportunities and identified key economic engines to inform a land use plan for a vibrant, active mixed-use district meeting the community's criteria.

How This Project Relates to the Health Corridor

The project exemplifies Design Workshop's role in assisting municipalities in leveraging its assets, understanding the feasibility of the market and validating development alternatives from a fiduciary perspective that aligns with community values.

Additional Northern Idaho/Eastern Washington Experience:

In addition to the highlighted project examples on these pages, Design Workshop has completed numerous master planning and economic feasibility projects in northern Idaho and eastern Washington including:

- Kendall Yards | Spokane, Washington
- Sun Valley Ketchum CVB Affordable Housing Study | Ketchum, Idaho
- Warm Springs Ranch | Ketchum, Idaho
- Downtown Spokane Mixed Use | Spokane, Washington
- The Club at Black Rock | Coeur d'Alene, Idaho
- North Idaho College Planning | Coeur d'Alene, Idaho
- Coeur d'Alene Place | Coeur d'Alene, Idaho
- Montrose | Post Falls, Idaho
- River District | Liberty Lake, Washington

Services Provided

- Master Plan
- Community Engagement
- Market Analysis
- Developed Alternative Scenarios
- Coordination with Multiple Agencies
- Urban Renewal Development

Dates of Involvement

- 2017 through 2018

Probable Costs

- \$450,000

Team Members Involved

- Design Workshop

Link to Final Document

<https://erieco.gov/DocumentCenter/View/11327/Erie-Gateway-Developer-Book>

HOSPICE COMMUNITY BUILDING

Hospice of North Idaho | Coeur d'Alene, Idaho



This new 15,000 square foot, two-story community building was part of a master plan for the Hospice Campus. The first floor has a lobby/waiting area upon entry with central receptionist station, multi-purpose room designed with the ability to be divided into three individual spaces, training room, learning lab, counseling rooms, bereavement/library space, restrooms, and locker/showers. The second floor has both open and private office spaces, conference rooms, private phone use rooms, kitchen/staff break room, restrooms and work and storage space.

Site development for the Hospice Community Building was focused on creating a large outdoor plaza and landscape to blend in with the existing Hospice house. The plaza would allow users to open the doors from multi-purpose rooms and spill out into an area programmed to suit many needs. Within the 5,000 square foot concrete plaza are building overhangs, pergola, and sweeping seat walls that frame views out over a one-acre park. The park adjacent to the building has an illuminated concrete walking path that connects the two buildings and creates an opportunity for exercise and fresh air.

Currently, Architects West is in the design phase to add a 6,000 square foot addition to the Hospice House. This project will add six to eight more patient rooms. Construction is scheduled to begin spring 2019 with an estimated cost of \$2M.

How This Project Relates to the Health Corridor

The project began with creation of a campus master plan for medical and office buildings, with consideration for staff, patients, visitors, and space allocation for future buildings defining a private campus.

**Services Provided**

- Master Plan
- Community Engagement
- Alternative Scenarios
- Conceptual Plans
- Opinions of Cost
- Site Development Plan
- Implementation Plan
- Open Space and Mixed-Use Trails

Dates of Involvement

- 2016 through 2018

Probable Costs

- \$352,219

Team Members Involved

- Steve Roth, Jonathan Mueller, Jay Hassell

Link to Final Document

https://cda-proposals.jub.com/2019/health-corridor/_11-AW-HONI.pdf

SPOKANE VALLEY CITY HALL

City of Spokane Valley | Spokane Valley, Washington



The new City Hall is a 65,172 square foot, three-story structure with a full basement. The building is designed to be energy efficient, helping minimize the cost of operations. The City Hall features a central reception area, permitting, public works, community and economic development, administrative offices, legal department, human resources, and a large council chamber with seating for 198. The basement level includes storage space and electrical and mechanical equipment.

The larger planning effort involved an analysis/evaluation by Architects West at the development of a "City Core" which was to include the new city hall, library, park, and public safety facility. Considerations included Appleway Trail linkages, transit stops/stations, and streetscape improvements to enhance pedestrian safety and connectivity.

With this larger look at site development in hand, the 3.3 acre grayfield site was planned and developed with two entrances in mind. The western entrance with support parking is envisioned as the everyday entrance where ease of access to both building and staff are emphasized suggesting that the City is open for and responsive to the needs of the business concerns located in the greater Spokane Valley.

The eastern, or civic entrance, was developed with a generous plaza to emphasize a more formal public entrance for the resident and visitor alike. The plaza, supported by adjacent green space, is envisioned as a place for community events and celebrations where several hundred can gather. Landscape treatments include the planting of a 'remembrance orchard' as homage to the agricultural heritage of the valley. Use of large river and valley field stone provides a link to the natural history of the region.

How This Project Relates to the Health Corridor

The Health Corridor planning effort is similar to what was accomplished with the visioning of a larger civic core for the City of Spokane Valley. The initial development steps were calibrated to this larger vision which was accepted by staff and City Council for future buildings defining a private campus.

**Services Provided**

- Master Plan
- Community Engagement
- Alternative Scenarios
- Conceptual Plans
- Opinions of Cost
- Site Development Plan
- Implementation Plan
- Open Space and Mixed-Use Trails

Dates of Involvement

- 2015 through 2017

Probable Costs

- \$996,673

Team Members Involved

- Steve Roth, Jonathan Mueller

Link to Final Document

<http://www.spokanevalley.org/CityHall>

TRIBAL GOVERNMENT CENTER

Confederated Tribes of the Colville Reservation | Nespelem, Washington



This new 166,706 square foot Tribal Government Center replaced one destroyed by fire and consolidated administrative and tribal member services into a common facility. Prior, all government functions for the Confederated Tribes were in separate buildings. The facility includes offices and support spaces for the Colville Business Council, public safety, land and property management, member services, finance, and administration departments. It also includes education services for the Colville Tribal College and a fitness/wellness center for tribal members.

One of the biggest challenges was to meet with staff members representing twelve tribes and 50 different departments to develop a program for the building. Through the process of meeting with these various departments, consolidation, coordinating their needs, and combining support spaces together for use by multiple departments, we were able to reduce the initial programmed square footage down from 270,000 square feet to 166,706 square feet.

Despite the significant effort required to bring the program within budget, the design documents were completed within the aggressive fast-track schedule. The project was completed via the General Contractor/Construction Manager project delivery method, including multiple bid packages.

Adequate space is provided in the land planning to allow for outdoor gatherings and monument displays with convenient and efficient flow. The landscape of the site was designed to create cohesive compositions speaking to the geometric land forms of the region. Research was given to the appropriate use of native materials responsive to the region and climate in the landscape design.

How This Project Relates to the Health Corridor

The design team met with staff members representing twelve tribes and 50 different departments to develop a program for this building. Productive meetings yielded a consolidation and coordination that resulted in the needs of each department being met. The building and site were developed to capture broad and directional views out toward the landscape, which continues to play a significant role in the life of the community and shows respect for the unique surroundings.



Services Provided

- Master Plan
- Community Engagement
- Economic Feasibility Study
- Market Analysis
- Alternative Scenarios
- Conceptual Plans
- Opinions of Cost
- Site Development Plan
- Implementation Plan
- Multiple-Agency Coordination
- Open Space and Mixed-Use Trails

Dates of Involvement

- 2013 through 2016

Probable Costs

- \$2,160,000

Team Members Involved

- Steve Roth, Jonathan Mueller, Jay Hassell

Link to Final Document

https://cda-proposals.jub.com/2019/health-corridor/_13-AW-Colville-Tribal-Govt-Center.pdf

NORTH IDAHO COLLEGE GREEN CORE

North Idaho College | Coeur d'Alene, Idaho



This project entailed a study of development of a central green campus core to better organize campus access along with bike and pedestrian movement. Phased implementation and project costing were included along with recommendations on land acquisition in relative time. This project is an outgrowth of the Higher Education Corridor.

How This Project Relates to the Health Corridor

This was a study included a large-scale reconfiguration of access, parking, pedestrian, and bicycle movement to and through the campus. This is not unlike what will be considered for the Health Corridor district.



Services Provided

- Master Plan
- Community Engagement
- Conceptual Plans
- Opinions of Cost
- Site Development Plan
- Implementation Plan
- Open Space and Mixed-Use Trails
- Urban Renewal Development

Dates of Involvement

- 2017 through 2018

Probable Costs

- \$12,500

Team Members Involved

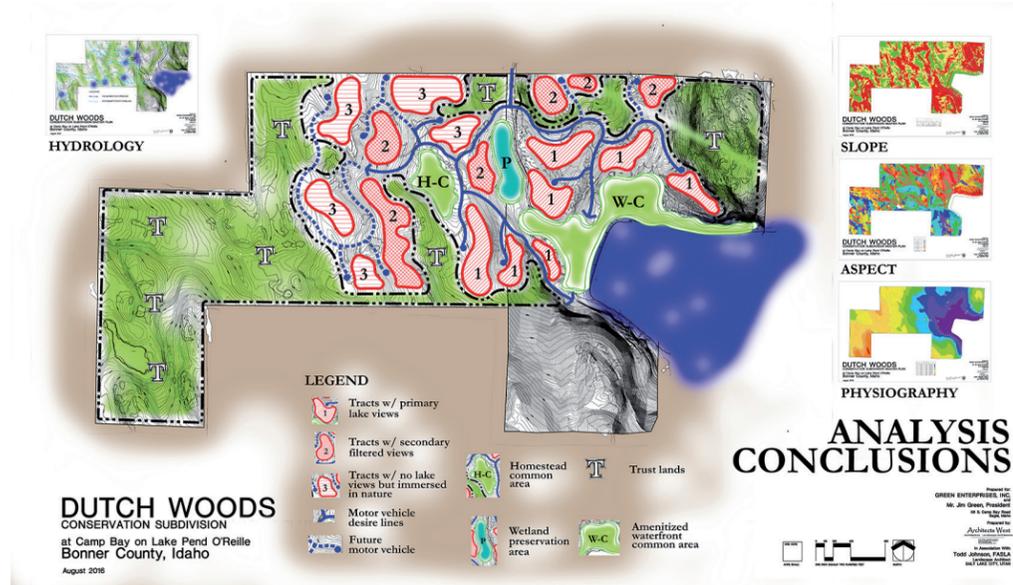
- Jonathan Mueller

Link to Final Document

https://www.nic.edu/modules/images/websites/159/file/NorthIdahoCollege_FacilitiesMasterPlan%206%2012%2018.pdf
(Pages 59- 66)

DUTCH WOODS MASTER PLAN

Lake Pend Oreille | Clarkston, Washington



Architects West developed a master plan vision for the potential development of this approximately 400-acre site, originally a family homestead ranch overlooking Lake Pend Oreille.

Conservation-oriented residential development with an optimal number of units/lots and as much as 80 to 90 percent of the acreage preserved as open space, or held as reserve, was a priority. Housing will include both single family lots and cluster development. The plan also includes removal of homes and restoration of the north shoreline of Camp Bay.

The site analysis conclusions document included the opportunities and constraints of the site. Three site development alternatives were prepared. Upon final acceptance of the master plan, development of Design Guidelines and CC&Rs, as well as coordination with all authorities having jurisdiction commenced.

How This Project Relates to the Health Corridor

The planning effort early on considered sustainability and an integrated open space network as key components of a final plan. Phased implementation allowed for completion of initial steps with offering of full service parcels for lease and sale.

Services Provided

- Master Plan
- Economic Feasibility Study
- Alternative Scenarios
- Conceptual Plans
- Opinions of Cost
- Site Development Plan
- Implementation Plan
- Multiple-Agency Coordination
- Open Space and Mixed-Use Trails

Dates of Involvement

- 2012 through 2015

Probable Costs

- \$65,000

Team Members Involved

- Jonathan Mueller

Link to Final Document

https://cda-proposals.jub.com/2019/health-corridor/_15-AW-Dutch-Woods.pdf





Image courtesy of Architects west

REFERENCES

References are provided for J-U-B, Design Workshop, and Architects West. We encourage you to contact these references to learn firsthand about the benefits our team has delivered to our clients on similar efforts, after all, the best predictor of future performance is past performance on similar work!

- 1** **IRONWOOD DRIVE AND MEDICAL CAMPUS TRAFFIC ENGINEERING STUDY AND TRANSPORTATION PLAN**
 Jeremy Evans, Kootenai Health Executive Vice President
 208.625.4002
 jevans@kh.org
- 2** **POST FALLS TECHNOLOGY URBAN RENEWAL PLAN**
 Diane Fountain, Post Falls Urban Renewal Agency Executive Director
 208.777.8151
 dianepfura@gmail.com
- 3** **GREENSFERRY OVERPASS**
 Shelly Enderud, City of Post Falls City Administrator
 208.457.3307
 senderud@postfallsidaho.org
- 4** **HIGHER EDUCATION CAMPUS**
 Tony Berns, ignite cda Executive Director
 208.292.1630
 tonyb@ignitecda.org
- 5** **URBAN RENEWAL DISTRICTS CREATION AND EXPANSION PROJECTS GREENSFERRY OVERPASS**
 Diane Fountain, Post Falls Urban Renewal Agency Executive Director
 208.777.8151
 dianepfura@gmail.com

- 1** **SOUTHWESTERN MEDICAL DISTRICT URBAN STREETScape**
 Janette Monear, Texas Tree Foundation President & CEO
 214.273.6688
 janette@texastrees.org
- 2** **FITZSIMONS BIOSCIENCE CAMPUS**
 Kathy McNally, University of Colorado, Health Science Center
 303.724.0755
- 3** **ERIE GATEWAY MARKET STUDY**
 Ben Pratt, Town of Erie Economic Development Manager
 303.926.2700
 bpratt@erieco.gov
- 4** **TAZA PARK**
 Canderel Development
 Dan Van Leeuwen, President & CEO
 403.452.4067
 dvanleeuwen@newurbanconsulting.com

- 1** **HOSPICE COMMUNITY BUILDING**
 Kim Ransier, Executive Director
 208.772.7994
 ransierk@honi.org
- 2** **SPOKANE VALLEY CITY HALL**
 John Hohman, Deputy City Manager
 509.720.5300
 jhohman@spokanevalley.org
- 3** **NORTH IDAHO COLLEGE GREEN CORE**
 Chris Martin, Vice President for Finance and Business
 208.769.3342
 cmartin@nic.edu
- 4** **TRIBAL GOVERNMENT CENTER**
 Paul Tillman, Facilities Maintenance Manager
 509.634.2402
 paul.tillman@colvilletribes.com
- 5** **DUTCH WOODS**
 Jim Green, Owner
 208.255.4814
 igreen@synpdx.com



Image courtesy of Architects West

DRAFT AGREEMENT

This Draft Agreement outlines J-U-B's professional services agreement with terms and conditions. Design Workshop and Architects West will be contractually bound to these same terms and conditions through a J-U-B Subconsultant Agreement.



J-U-B ENGINEERS, Inc. AGREEMENT FOR PROFESSIONAL SERVICES

J-U-B Project No.: _____
J-U-B Project Manager: _____

This Agreement entered into and effective this ____ day of ____ 20____, between _____, hereinafter referred to as the "CLIENT" and J-U-B ENGINEERS, Inc., an Idaho corporation, hereinafter referred to as "J-U-B".

WITNESSETH:

WHEREAS the CLIENT intends to: _____ hereinafter referred to as the "Project". The Services to be performed by J-U-B are hereinafter referred to as the "Services."

NOW, THEREFORE, the CLIENT and J-U-B, in consideration of their mutual covenants herein, agree as set forth below:

CLIENT INFORMATION AND RESPONSIBILITIES

The CLIENT will provide to J-U-B all criteria and full information as to CLIENT's requirements for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations; and furnish copies of all design and construction standards, rules and laws which CLIENT or others will require to be included in the drawings and specifications, and upon which J-U-B can rely for completeness and accuracy.

The CLIENT will furnish to J-U-B all data, documents, and other items in CLIENT's possession, or reasonably obtainable by CLIENT, including, without limitation: 1) borings, probings and subsurface explorations, hydrographic surveys, laboratory tests and inspections of samples, materials and equipment; 2) appropriate professional interpretations of all of the foregoing; 3) environmental assessment and impact statements; 4) surveys of record, property descriptions, zoning, deeds and other land use restrictions, rules and laws; and 5) other special data or consultations, all of which J-U-B may use and rely upon in performing Services under this Agreement.

The CLIENT will obtain, arrange and pay for all advertisements for bids, permits and licenses, and similar fees and charges required by authorities, and provide all land, easements, rights-of-ways and access necessary for J-U-B's Services and the Project.

In addition, the CLIENT will furnish to J-U-B those items described in **Attachment 1**.

PROJECT REPRESENTATIVES

The CLIENT and J-U-B hereby designate their authorized representatives to act on their behalf with respect to the Services and responsibilities under this Agreement. The following designated representatives are authorized to receive notices, transmit information, and make decisions regarding the Project and Services on behalf of their respective parties, except as expressly limited herein. These representatives are not authorized to alter or modify the TERMS AND CONDITIONS of this Agreement.

For the CLIENT:

1. Name _____ Work telephone _____
Address _____ Home/cell phone _____
_____ FAX telephone _____
_____ E-mail address _____

For J-U-B:

1. Name _____ Work telephone _____
Address _____ Cell phone _____
_____ FAX telephone _____
_____ E-mail address _____

In the event any changes are made to the authorized representatives or other information listed above, the CLIENT and J-U-B agree to furnish each other timely, written notice of such changes.

SERVICES TO BE PERFORMED BY J-U-B ("Services")

J-U-B will perform the Services described in **Attachment 1** in a manner consistent with the applicable standard of care. J-U-B's services shall be limited to those expressly set forth therein, and J-U-B shall have no other obligations, duties, or responsibilities for the Project except as provided in this Agreement.

SCHEDULE OF SERVICES TO BE PERFORMED

J-U-B will perform said Services in accordance with the schedule described in **Attachment 1** in a manner consistent with the applicable standard of care. This schedule shall be equitably adjusted as the Project progresses, allowing for changes in scope, character or size of the Project requested by the CLIENT or for delays or other causes beyond J-U-B's control.

BASIS OF FEE

The CLIENT will pay J-U-B for their Services at J-U-B's standard hourly rates and reimbursable expenses described in **Attachment 1**. A ten percent administrative fee will be applied to sub-consultant invoices.

Other work that J-U-B performs in relation to the Project at the written request or acquiescence of the CLIENT, which are not defined as Services, shall be considered "Additional Services" and subject to the express terms and conditions of this Agreement. Unless otherwise agreed, the CLIENT will pay J-U-B for Additional Services on a time and materials basis. Resetting of survey and/or construction stakes shall constitute Additional Services.

File Folder Title: _____
Remarks: _____

The Notice to Proceed, by the CLIENT, verbal or written, or execution of the Agreement shall constitute acceptance of the terms of this Agreement. THE TERMS AND CONDITIONS ON PAGES 3 AND 4, INCLUDING RISK ALLOCATION, ARE PART OF THIS AGREEMENT. THE CLIENT AGREES TO SAID TERMS AND CONDITIONS FOR ALL SERVICES AND ADDITIONAL SERVICES. Special Provisions that modify these TERMS AND CONDITIONS, if any, are included in Attachment 2. All other modifications to these terms and conditions must be in writing and signed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written. These parties represent and acknowledge that they have authority to execute this Agreement.

CLIENT:	J-U-B ENGINEERS, Inc.:
NAME _____	STREET _____
STREET _____	CITY / STATE / ZIP CODE _____
CITY / STATE / ZIP CODE _____	BY (Signature) _____
BY (Signature) _____	NAME / TITLE _____
NAME / TITLE _____	<input type="checkbox"/> Attachment 1 – Scope of Services, Schedule, and Basis of Fee
BY (Signature) _____	<input type="checkbox"/> Attachment 2 – Special Provisions
ADDITIONAL NAME / TITLE _____	<input type="checkbox"/> Standard Exhibit A – Construction Phase Services

DISTRIBUTION: Accounting; Project File; CLIENT

REV: 1/19

J-U-B ENGINEERS, Inc. TERMS AND CONDITIONS

GENERAL

All J-U-B Services shall be covered by this Agreement. The Services will be performed in accordance with the care and skill ordinarily used by members of the subject profession practicing under like circumstances at the same time and in the same locality. **J-U-B MAKES NO WARRANTY EITHER EXPRESS OR IMPLIED ON BEHALF OF IT OR OTHERS.** Nothing herein shall create a fiduciary duty between the parties.

The CLIENT acknowledges and agrees that requirements governing the Project may be ambiguous and otherwise subject to various and possibly contradictory interpretations and J-U-B is, therefore, only responsible to use its reasonable professional efforts and judgment to interpret such requirements. Accordingly, CLIENT should prepare and plan for clarifications or modifications which may impact both the cost and schedule of the Project.

J-U-B shall not be responsible for acts or omissions of any other party involved in the Project, including but not limited to the following: the failure of CLIENT or a third party to follow J-U-B's recommendations; the means, methods, techniques, sequences or procedures of construction; safety programs and precautions selected by third parties; compliance by CLIENT or third parties with laws, rules, regulations, ordinances, codes, orders or authority; and delays caused by CLIENT or third parties;. CLIENT, therefore, releases and shall indemnify, defend and hold J-U-B harmless from the acts, errors, or omissions of CLIENT or third parties involved in the Project.

J-U-B shall not be required to execute any documents, no matter by whom requested, that would result in J-U-B's having to certify, guarantee or warrant the existence of conditions. CLIENT acknowledges that subsurface conditions can vary widely between adjacent samples and test points, and therefore J-U-B makes no warranty or other representation regarding soil investigations and characterization of subsurface conditions for the Project.

Any sales tax or other tax on the Services rendered under this Agreement, additional costs due to changes in regulation, and fees for credit card payment transactions shall be paid by the CLIENT.

CLIENT grants J-U-B and its subsidiaries the unrestricted right to take, use, and publish images, or edited images, of the project site and workers for J-U-B's purposes including, but not limited to, website, intranet, and marketing. This right shall survive the termination of this Agreement.

REUSE OF DOCUMENTS

Documents that may be relied upon by CLIENT as instruments of service under this Agreement are limited to the printed copies (also known as hard copies) that are signed or sealed by J-U-B (including non-vector PDF facsimiles thereof). All printed materials or other communication or information ("Documents") that may be prepared or furnished by J-U-B pursuant to this Agreement are instruments of service with respect to the Project. J-U-B grants CLIENT a limited license to use the Documents on the Project subject to receipt by J-U-B of full payment for all Services related to preparation of the Documents.

Although CLIENT may make and retain copies of Documents for reference, J-U-B shall retain all common law, statutory and other reserved rights, including the copyright thereto, and the same shall not be reused on this Project or any other Project without J-U-B's prior written consent. Submission or distribution of Documents to meet regulatory or permitting requirements, or for similar purposes, in connection with the Project, including but not limited to distribution to contractors or subcontractors for the performance of their work, is not to be construed as publication adversely affecting the reserved rights of J-U-B.

Any reuse without written consent by J-U-B, or without verification or adoption by J-U-B for the specific purpose intended by the reuse, will be at CLIENT's sole risk and without liability or legal exposure to J-U-B. The CLIENT shall release, defend, indemnify, and hold J-U-B harmless from any claims, damages, actions or causes of action, losses, and expenses, including reasonable attorneys' and expert fees, arising out of or resulting from such reuse.

CONSTRUCTION PHASE SERVICES

It is understood and agreed that J-U-B does not have control over, and neither the professional activities of J-U-B nor the presence of J-U-B at the Project Site shall give, J-U-B control over contractor(s) work nor shall J-U-B have authority over or responsibility for the means, methods, techniques, sequences or procedures of construction selected by contractor(s), for safety precautions and programs incident to the work of

the contractor(s) or for any failure of contractor(s) to comply with laws, rules, regulations, ordinances, codes or orders applicable to contractor(s) furnishing and performing their work or providing any health and safety precautions required by any regulatory agencies. Accordingly, J-U-B does not guarantee or warrant the performance of the construction contracts by contractor(s), nor assume responsibility of contractor(s)' failure to furnish and perform their work in accordance with the Contract Documents.

The CLIENT agrees that the general contractor shall be solely responsible for jobsite safety, and CLIENT agrees that this intent shall be set forth in the CLIENT's contract with the general contractor. The CLIENT also agrees that the CLIENT, J-U-B, and J-U-B's subconsultants shall be indemnified by the general contractor in the event of general contractor's failure to assure jobsite safety and shall be made additional insureds under the general contractor's policies of general liability insurance.

If **Standard Exhibit A** – Construction Phase Services is attached, the additional terms contained therein apply to this Agreement.

OPINIONS OF COST AND PROJECT FINANCIAL INFORMATION

CLIENT understands that J-U-B has no control over the cost of labor, materials, equipment or services furnished by others, the contractor(s)' methods of determining prices, nor bidding or market conditions. J-U-B's opinions of probable Project costs and construction, if any, are to be made on the basis of J-U-B's experience, and represent J-U-B's best judgment as a professional engineer, familiar with the construction industry.

CLIENT understands and acknowledges that J-U-B cannot and does not guarantee that proposals, bids or actual Project or construction costs will not vary from opinions of probable cost prepared by J-U-B. J-U-B's Services to modify the Project to bring the construction costs within any limitation established by the CLIENT will be considered Additional Services and paid for as such by the CLIENT in accordance with the terms herein.

CLIENT agrees that J-U-B is not acting as a financial advisor to the CLIENT and does not owe CLIENT or any third party a fiduciary duty pursuant to Section 15B of the Exchange Act with respect to J-U-B's professional Services. J-U-B will not give advice or make specific recommendations regarding municipal securities or investments and is therefore exempt from registration with the SEC under the municipal advisors rule. CLIENT agrees to retain a registered financial municipal advisor as appropriate for Project financing and implementation.

TIMES OF PAYMENTS

J-U-B shall submit monthly statements for Services rendered and for expenses incurred, which statements are due on presentation. CLIENT shall make prompt monthly payments. If CLIENT fails to make any payment in full within thirty (30) days after receipt of J-U-B's statement, the amounts due J-U-B will accrue interest at the rate of 1% per month from said thirtieth day or at the maximum interest rate allowed by law, whichever is less.

If the CLIENT fails to make payments when due or otherwise is in breach of this Agreement, J-U-B may suspend performance of Services upon five (5) days' notice to the CLIENT. J-U-B shall have no liability whatsoever to the CLIENT for any costs or damages as a result of such suspension caused by any breach of the Agreement by the CLIENT. Upon cure of breach or payment in full by the CLIENT within thirty (30) days of the date breach occurred or payment is due, J-U-B shall resume Services under the Agreement, and the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension, plus any other reasonable time and expense necessary for J-U-B to resume performance. If the CLIENT fails to make payment as provided herein and cure any other breach of this Agreement within thirty (30) days after suspension of Services, such failure shall constitute a material breach of this Agreement and shall be cause for termination of this Agreement by J-U-B.

CLIENT shall promptly review J-U-B's invoices and shall notify J-U-B in writing of any dispute with said invoice, or portion thereof, within thirty (30) days of receipt. Failure to provide notice to J-U-B of any dispute as required herein shall constitute a waiver of any such dispute. CLIENT shall pay all undisputed portions of such invoice as required by this Agreement. Client shall not withhold any payment or portion thereof as an offset to any current or prospective claim.

TERMINATION

The obligation to provide further Services under the Agreement may be terminated by either party upon thirty (30) days' written notice. If this Agreement is terminated by either party, J-U-B will be paid for Services and Additional Services rendered and for expenses incurred. In addition to any other remedies at law or equity, if the Agreement is terminated by the CLIENT for reasons other than J-U-B's material breach of this Agreement, or is terminated by J-U-B for CLIENT's material breach of this Agreement, J-U-B shall be paid a termination fee which shall include: the cost and expense J-U-B incurs in withdrawing its labor and resources from the Project, the costs and expense incurred by J-U-B to obtain and engage in a new Project with the labor and resources withdrawn from the Project, and the lost profit on the remainder of the work.

RISK ALLOCATION

In recognition and equitable allocation of relative risks and benefits of the Project, CLIENT limits the total aggregate liability of J-U-B and its employees and consultants, whether in tort or in contract, for any cause of action, as follows: 1) for insured liabilities, to the amount of insurance then available to fund any settlement, award, or verdict, or 2) if no such insurance coverage is held or available with respect to the cause of action, twenty five thousand dollars (\$25,000.00) or one hundred percent (100%) of the fee paid to J-U-B under this Agreement, whichever is less. J-U-B shall provide certificates evidencing insurance coverage at the request of the CLIENT. For purposes of this section, attorney fees, expert fees and other costs incurred by J-U-B, its employees, consultants, insurance carriers in the defense of such claim shall be included in calculating the total aggregate liability.

The CLIENT agrees that J-U-B is not responsible for damages arising directly or indirectly from any delays for causes beyond J-U-B's control. For purposes of this Agreement, such causes include, but are not limited to, strikes or other labor disputes; emergencies or acts of God; failure of any government agency or other third party to act in a timely manner; failure of performance by the CLIENT or the CLIENT's contractors or consultants; or discovery of any hazardous substance or differing site conditions. In addition, if the delays resulting from any such causes increase the cost or time required by J-U-B to perform its Services in an orderly and efficient manner, J-U-B shall be entitled to an equitable adjustment in schedule and compensation.

Notwithstanding any other provision contained within this Agreement, nothing shall be construed so as to void, vitiate, or adversely affect any insurance coverage held by either party to this Agreement. The CLIENT further agrees that, to the fullest extent permitted by law, no shareholder, officer, director, or employee of J-U-B shall have personal liability under this Agreement, or for any matter in connection with the professional services provided in connection with the Project.

Neither CLIENT nor J-U-B shall be responsible for incidental, indirect, or consequential damages.

HAZARDOUS WASTE, ASBESTOS, AND TOXIC MATERIALS

The CLIENT agrees, notwithstanding any other provision of this Agreement, to the fullest extent permitted by law, to indemnify and hold harmless J-U-B, its officers, employees, successors, partners, heirs and assigns (collectively, J-U-B) from and against any and all claims, suits, demands, liabilities, losses, damages or costs, including reasonable attorneys' fees and defense costs arising out of or in any way connected with the detection, presence, handling, removal, abatement, or disposal of any asbestos or hazardous or toxic substances, products or materials that exist on, about or adjacent to the Project location, whether liability arises under breach of contract or warranty, tort, including negligence, strict liability or statutory liability or any other cause of action, except for the sole negligence or willful misconduct of J-U-B.

RIGHT OF ENTRY

The CLIENT shall provide J-U-B adequate and timely access to all property reasonably necessary to the performance of J-U-B and its subconsultant's services. The CLIENT understands that use of testing or other equipment may unavoidably cause some damage, the correction of which, or compensation for, is expressly disclaimed by J-U-B. Any such costs incurred are CLIENT's sole responsibility.

MEDIATION BEFORE LITIGATION

Any and all disputes arising out of or related to the Agreement, except for the payment of J-U-B's fees, shall be submitted to nonbinding mediation before a mutually-acceptable mediator as a condition precedent to litigation or other binding adjudicative procedure unless the parties

mutually agree otherwise. The CLIENT further agrees to include a similar mediation provision in all agreements with independent contractors, consultants, subcontractors, subconsultants, suppliers and fabricators on the Project, thereby providing for mediation as the primary method for dispute resolution among all the parties involved in the Project. In the event the parties are unable to agree on a mediator, said mediator shall be appointed by a court of competent jurisdiction or, if not possible, the American Arbitration Association. If a dispute relates to, or is the subject of a lien arising out of J-U-B's Services, J-U-B or its subconsultants may proceed in accordance with applicable law to comply with the lien notice and filing deadlines prior to submission of the matter by mediation.

LIMITATION PERIODS

For statutes of limitation or repose purposes, any and all CLIENT claims shall be deemed to have accrued no later than the date of substantial completion of J-U-B's Services.

LEGAL FEES

For any action arising out of or relating to this Agreement, the Services, or the Project, each party shall bear its own attorneys fees and costs.

SURVIVAL

All express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion or termination for any reason.

EXTENT OF AGREEMENT

In entering into this Agreement, neither party has relied upon any statement, estimate, forecast, projection, representation, warranty, action, or agreement of the other party except for those expressly contained in this Agreement. CLIENT shall include a similar provision in its contracts with any contractor, subcontractor, or consultant stating that any such contractor, subcontractor, or consultant is not relying upon any statement, estimate, forecast, projection, representation, warranty, action, or agreement of J-U-B when entering into its agreement with CLIENT.

This Agreement represents the entire and integrated agreement between the CLIENT and J-U-B and supersedes all prior negotiations, representations or agreements, either written or oral. The Agreement may be amended only by written instrument signed by both CLIENT and J-U-B.

In the event any provision herein or portion thereof is invalid or unenforceable, the remaining provisions shall remain valid and enforceable. Waiver or a breach of any provision is not a waiver of a subsequent breach of the same of any other provision.

SUCCESSORS AND ASSIGNS

Neither party shall assign, sublet, or transfer any rights or interest (including, without limitation, moneys that are due or may become due) or claims under this Agreement without the prior, express, written consent of the other, except to the extent that any assignment, subletting, or transfer is mandated or restricted by law. Unless specifically stated in any written consent to an assignment, no assignment will release the assignor from any obligations under this Agreement.

No third party beneficiary rights are intended or created under this Agreement, nor does this Agreement create any cause of action in favor of any third party hereto. J-U-B's Services under this Agreement are being performed solely for the CLIENT's benefit, and no other party or entity shall have any claim against J-U-B because of this Agreement or the performance or nonperformance of Services hereunder. In the event of such third party claim, CLIENT agrees to indemnify and hold J-U-B harmless from the same. The CLIENT agrees to require a similar provision in all contracts with contractors, subcontractors, consultants, vendors and other entities involved in the Project to carry out the intent of this provision to make express to third parties that they are not third party beneficiaries.

CONTROLLING LAW, JURISDICTION, AND VENUE

This Agreement shall be interpreted and enforced in and according to the laws of the state in which the Project is primarily located. Venue of any dispute resolution process arising out of or related to this Agreement shall be in the state in which the Project is primarily located and subject to the exclusive jurisdiction of said state.

APPENDIX

RESUMES

Our team has been handpicked to develop a comprehensive regional health corridor, bustling with life and community identity and organized using strategic land-use patterns, in an economically feasible manner. Each member's expertise in everything from visioning to master planning, collaborative engagement to economic tactic, and infrastructure to graphic design is outlined these resumes. We are proud to present you with a team of such caliber to help transform the Health Corridor into a world class center.





BRAD MARSHALL, PLANNER

Senior Project Manager



Brad is a Senior Project Manager/Planner responsible for land use planning, development design, permitting, public participation, and project management. Based with J U B ENGINEERS in Coeur d'Alene, Idaho, he has 28 years of experience in private and public planning. He has been with J-U-B since 2005. Brad has managed both municipal and private projects from raw land, to initial feasibility study

through master planning, preliminary and final design, permitting, and construction. Brad has represented clients in seven states and over a dozen jurisdictions. His specialties are planning, public involvement, and project administration. Brad has extensive experience with tax increment financing and has completed projects for municipalities, institutions, and private developers throughout the region. Brad is a great team player and problem solver adept at all issues related to land use planning, public involvement, permitting, and construction.

RELEVANT PROJECT EXPERIENCE

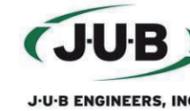
- **Kootenai Health.** Kootenai Health Traffic Engineering Study and Transportation Master Plan
- **City of Coeur d'Alene, Idaho Transportation Department, and Kootenai Health.**
 - Ironwood Drive and Medina Avenue Intersection
 - Ironwood Drive and US-95 Intersection
 - US-95 and Emma Avenue Intersection
- **Post Falls Urban Renewal Agency and City of Post Falls.** Greensferry Overpass
- **City of Post Falls,** City Center District Urban Renewal District Eligibility Report
- **Rathdrum Urban Renewal Agency,** Urban Renewal District Eligibility Report
- **ignite cda, North Idaho College, and City of Coeur d'Alene.** Higher Education Campus Planning, Design and Construction
- **Parkwood Business Properties.** Interlake Building Access to US-95
- **Lake Canyon Development, LLC/Coeur d'Alene Tribe.** Conceptual Site and Utility Plan for the Corner of Ramsey Road and Appleway
- **City of Rathdrum,** Public Involvement for Rathdrum Mountain City Property
- **North Idaho College.** Career Technical Education Building
- **Lakes Highway District.** Transportation Master Plan
- **Hayden Area Regional Sewer Board.** Treatment and Disposal Master Plan
- **Kootenai Technical Education Campus, North Idaho College, Lakeland School District, Meyer Family.** Land Annexation and Master Planning
- **City of Post Falls,** Inland Northwest Technology Park Annexation and Urban Renewal District
- **Stateline Business Park, LLC.** Development of new Urban Renewal District

Education

- Planning and Development - BA, 1991
California State University Chico, California
- Geddie Leadership Development Program

Professional Affiliations

- Jobs Plus, Chairman
- Kootenai Perspectives, Chairman
- American Planning Association
- Idaho Planning Association
- Chamber of Commerce; Cities of Coeur d'Alene, Post Falls, and Spokane



GEMMA PUDDY

Community Engagement Lead



Gemma Puddy has a skillset that combines communications and graphic design with a background in planning and landscape architecture. She is a talented facilitator, who thrives at connecting stakeholders and the project team, and enjoys visually explaining complex issues. She has experience working with private and public agencies to plan and execute public involvement (PI) efforts throughout environmental, design and construction processes. These efforts included branding, media planning, boots-on-the-ground, public meetings and community presentations. She attributes public involvement success to engaging all levels of stakeholders, from political to public, early and often throughout a project's process. This approach ultimately promotes proactive problem-solving, provides a holistic perspective on key issues, and helps the team make context-appropriate decisions

RELEVANT PROJECT EXPERIENCE

- **City of Brewster, WA,** Public facilitator for Anderson Field Airport Master Plan.
- **City of Chelan, WA,** Public facilitator for Lake Chelan Airport Master Plan.
- **City of Coeur d'Alene, ID,** Public facilitator for the N. Government Way widening project from Hanley Avenue to Prairie Avenue Project.
- **City of Sandpoint, ID,** Public facilitator, public outreach, stakeholder interviews, coordination for the Wastewater Treatment Plant Facility Plan.
- **David Evans & Associates,** Public facilitator for the Idaho Transportation Department (ITD) realignment of SH 53 and Old Highway 95 near the intersection with US 95
- **Idaho Department of Health and Welfare,** Boise, ID, Developed infographics for Hepatitis Situational Analysis and logo for the Idaho AIDS Coalition.
- **Kearns & West, Inc.,** Washington D.C., prepared for and facilitated Bureau of Lands Management (BLM) Solar and Wind Forum for the Southern Nevada March BLM Workshop.
- **Park City, UT,** Developed messaging and outreach materials, including brochures, billing insert, public service announcements (PSAs) and an informative video for the Municipal Separate Storm Sewer System (MS4).
- **Payette Lakes Recreational Water and Sewer District (PLRWSD),** McCall, ID, created public hearing boards and infographics for reuse engineering, revised logo, assisted with website development and design, and designed signs for the PLRWSD.
- **Penna, Powers, Brian & Haynes,** Salt Lake City, UT, strategic communication planning and assistance with open house preparation and set-up for the I-15 12300 South to SR 201 Project.
- **RSCI,** Boise, ID, Public Involvement for the St. Joe River and St. Maries Railroad bridges including facilitation of a community advisory group.
- **Utah Transit Authority,** Salt Lake City, UT, Assisted with development of community relations program through stakeholder interviews.

Education

- Master of Professional Communications - MPC, 2013
Westminster College
Salt Lake City, Utah
- Landscape Architecture - BS, 2008
Kansas State University
Manhattan, Kansas

Professional Affiliations

- Coeur d'Alene 2030 Marketing Committee, Member (2017-Present)
- International Association for Public Participation, Local Chapter - Vice President (2017-Present)
- Secretary (2013-2016)
- Women's Transportation Seminar, Member (2014-2016)

Certifications/Training

- 40-Hour Basic Mediation Training, Utah Dispute Resolution (2018)
- Foundations in Public Participation: Planning and Techniques, International Association for Public Participation (2016)
- Public Involvement in Transportation Decision-making, National Transit Institute (2016)
- Emotion, Outrage and Public Participation, International Association for Public Participation (2014)



STEPHEN P. JAMES, PE
Water Lead/Principal-in-Charge



Steve James specializes in water and wastewater utility support. He has been with J-U-B since 1992. He is a Vice President of the company and serves as the Coeur d'Alene Area Manager. Project execution expertise includes water and wastewater system master planning, evaluation, design, and construction. Key areas of planning expertise include industry trends, permitting, TMDL support, funding, low energy treatment options, and design review. His work has included membrane and granular media filtration, corrosion control, pumping systems, large municipal wells, activated sludge, constructed wetlands, land application, solids handling, biosolids management, pumping stations, ultraviolet disinfection, and chemical feed systems. His construction roles have included construction management, start-up, operation and maintenance training, and project closeout.

Education

- Civil Engineering ME, 1995
University of Idaho
Moscow, Idaho
- Civil Engineering BS, 1989
University of Idaho
Moscow, Idaho

Professional Registrations

- Professional Engineer. Idaho, 1995, #7768
- Professional Engineer. Washington, 1997, #33985
- Professional Engineer. Montana, 2010, #19873

Professional Affiliations

- Water Environment Federation
- Pacific Northwest Clean Water Association
President (2006)
Board of Directors (2003-2006)
- American Water Works Association

RELEVANT PROJECT EXPERIENCE

- **City of Coeur d'Alene, ID.** Water System Master Plan, Water Model and Capital Improvement Plan
- **City of Winchester, ID.** Emergency water supply planning evaluation. 100% grant funded. Full system facility plan plus environmental and property acquisition.
- **City of Brewster, WA**
 - Water Supply Manganese Removal Evaluation
 - Water Tanks
- **Central Shoshone County Water District, ID.** GWUDI evaluation, well corrosion control, pipeline corrosion, master planning, and rate evaluation
- **Riverside Independent Water District, ID.** Preliminary engineering report
- **City of Priest River, ID.** Water system master plan
- **Kingston Water District, ID.** GWUDI evaluation and system master plan
- **City of Post Falls, ID.** Water system master plan
- **Hayden Lake Irrigation District, ID.** Water system master plan
- **City of Kennewick, WA.** Water model and system evaluation
- **City of Harrison, ID.** Water system evaluation (including water supply, storage, and distribution)
- **City of Troy, ID.** Water system master plan (supply, storage, and distribution analysis)
- **City of Nezperce, ID.** Water system preliminary engineering report (supply and storage improvements analyzed to meet future demands)
- **City of Twin Falls, ID.** Water system master plan pressure irrigation analysis (network model)
- **City of Nampa, ID.** Water system master plan (including comprehensive model)
- **City of Glenns Ferry, ID.** Water system preliminary engineering report
- **City of Cascade, ID.** Water system preliminary engineering report
- **City of Wilder, ID.** Water system preliminary engineering report



JAY HASSELL, PE
Transportation Lead



Jay Hassell is J-U-B's Coeur d'Alene office Transportation Group Manager. He has experience in site, commercial development, civil and transportation engineering in Idaho, Washington, and Utah. He has been with J-U-B since 1999. He has completed numerous site plans, and urban and rural roadway design studies, following local agency, State, and Federal standards. Jay has practical field experience from active involvement in construction of this work. Furthermore, Jay has been

instrumental in a number of site plans, as well as water, wastewater, stormwater, buildings, and environmental projects. He is adept at effective communications with project team members and stakeholders.

RELEVANT PROJECT EXPERIENCE

- **Kootenai Health.** Traffic Engineering Services Master Plan
- **Post Falls Urban Renewal Agency and City of Post Falls.** Greensferry Overpass
- **City of Coeur d'Alene, Idaho Transportation Department, and Kootenai Health.**
 - Ironwood Drive and Medina Avenue Intersection
 - US-95 and Ironwood Drive Intersection
 - US-95 and Emma Avenue Intersection
- **ignite cda, North Idaho College, and City of Coeur d'Alene.** Higher Education Campus Planning, Roadway Design and Construction
- **Parkwood Business Properties.** Interlake Building Access to US-95
- **Bonner County, ID, County and USFS,** road reconstruction and widening projects (5 road projects)
- **Kootenai Tribe of Idaho**
 - Project Manager, Cemetery Rd Access
 - Project Manager, Frontier Village Road
- **City of Hayden, ID**
 - Hayden Avenue Corridor Phase I and II
- **City of Post Falls, ID**
 - Highway 41 Pedestrian Trail
 - Spokane and Poleline Roundabout
 - 15th Avenue Pedestrian/Bicycle Project
 - Urban Street Design, Bay Street Extension and RR Crossing
 - Urban Street Design for 3rd Avenue
- **City of Sandpoint, ID**
 - Schweitzer Cut-off Road Reconstruction and Bridge Replacement
 - Bridge Street Pedestrian Bridge
- **Worley Highway District, ID**
 - Transportation Master Plan
- **City of Bonners Ferry, ID**
 - Transportation Master Plan
- **Independent Highway District, ID**
 - Schweitzer Area Transportation Master Plan

Education

- Martin-Simonds Leadership Development Program, 2008-2009
- Civil Engineering - BS, 1999
- University of Washington Seattle, WA

Professional Registrations

- Professional Engineer Idaho, 2005, #11806
- Professional Engineer Washington, 2006, #42457
- Professional Engineer. Oregon, 2016, #90881

Professional Affiliations

- Idaho Society of Professional Engineers Foundation Board Member (2008-Present)
- Idaho Society of Professional Engineers, Northern Chapter Director (2012-Present)
- Idaho Society of Professional Engineers, State President (2010-2011)
- Idaho Society of Professional Engineers, State President Elect (2009-2010)
- Idaho Society of Professional Engineers, Northern Chapter President (2006-2007)
- Idaho Society of Professional Engineers, Northern Chapter Vice-President (2005-2006)



Pete Stayton, P.E. is a Project Manager and Process Design Engineer with broad experience in water and wastewater system design, planning and construction management. He has been with J-U-B since 2006. Key project experience and expertise includes full-spectrum wastewater treatment process design; water reuse and NPDES planning and permitting; process and equipment startup, commissioning and troubleshooting; construction contract administration; integrated infrastructure asset management; GIS data management; and trenchless and open cut utility rehabilitation. His water projects include drinking water systems design, planning, and utility rate studies; distribution system hydraulic and chemical residual modeling; pumping systems; and storage reservoirs.

RELEVANT PROJECT EXPERIENCE

- **City of Coeur d'Alene, ID.** Sewer System Master Plan.
- **City of Priest River, ID.** Water System Master Plan.
- **Lewiston Orchards Irrigation District, Lewiston, ID.** Water System Master Plan.
- **City of Coeur d'Alene, ID.**
 - Wastewater and stormwater pump station design.
 - Collection system projects: cured-in-place pipe rehabilitation, pipe bursting and open trench replacements, GIS mapping and infrastructure asset management.
 - Collection system projects: cured-in-place pipe rehabilitation, open trench replacements, and GIS mapping and infrastructure management database maintenance.
- **City of Blackfoot, ID.** Wastewater Treatment Facility Phase 1.
- **City of Brewster, WA.** Phase II wastewater collection and treatment upgrade.
- **City of Buhl, ID.** Mechanical process design for an activated sludge Wastewater Treatment.
- **City of Chubbuck, ID.** Sewer rehabilitation feasibility and evaluation study.
- **City of Nampa, ID.** Design and construction of cured-in-place pipe sewer rehabilitation.
- **City of Post Falls, ID.** Mechanical process design for Water Reclamation Facility.
- **City of Sandpoint, ID.**
 - Sand Creek transmission water main.
 - South Boyer Lift Station retrofit.
 - Inflow and infiltration (I/I) reduction project.
 - Rehabilitated sanitary sewer main
 - Cured-in-place pipe rehabilitation.
 - Infiltration and inflow (I/I) collection system plan.
 - National Environmental Policy Act (NEPA) Environmental Information Document for wastewater treatment facility improvements.
- **City of Walla Walla, WA.** Mechanical process design for influent equalization storage pumping system.
- **City of Wendell, ID.** Wastewater facility and collection system improvements.
- **Hayden Area Regional Sewer Board, Hayden, ID.** Design and construction of new headworks facility including influent flow measurement, fine screening, and grit removal, flow equalization, biological nutrient reduction (BNR), and clarifier retrofits.

PETE STAYTON, PE

Wastewater Lead

Professional Registration

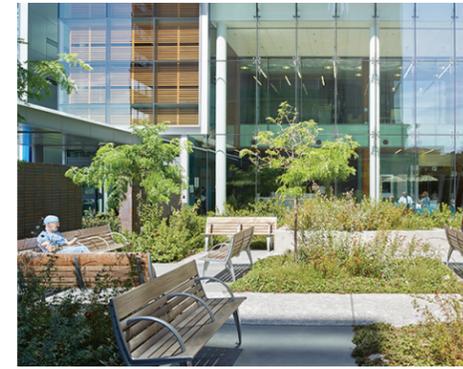
- Professional Engineer. Idaho, 2011, #14693

Education

- Environmental Engineering ME, 2017 Johns Hopkins University Baltimore, Maryland
- Civil Engineering BS, 2006 University of Idaho Moscow, Idaho

Professional Affiliations

- Leadership Coeur d'Alene, Chamber of Commerce, 2015
- Coeur d'Alene 2030 Vision Action Planning Committee, Committee Member 2014
- City of Coeur d'Alene Urban Forestry Committee, Committee Member 2014-Present
- Pacific Northwest Clean Water Association (PNCWA), Member 2011-Present



Education

Bachelor of Landscape Architecture, Iowa State University, College of Design

Certificate Program in Design Entrepreneurship (CDE)

Immersion I Workshop Masters Class

Licensure and Certifications

Registered Landscape Architect: State of Colorado; Texas, Nebraska, Kentucky

Construction Specifications Institute Construction Document Technologist Certification

CLARB

Professional Affiliations

American Society of Landscape Architects (ASLA) Board of Trustees
Urban Land Institute (ULI)

Recent Awards and Honors

2016: Post Oak Blvd, ASLA Texas, General Design

2015: NOAA Inouye Regional Center, AIA San Francisco

2014: HK Tamar Complex, ASLA St. Louis, General Design

2008: Sunnen Station, ASLA Colorado, General Design

DESIGNWORKSHOP

Robb Berg

MASTER PLANNING LEAD, PLA

As a Board member of Design Workshop, Robb Berg has worked diligently to continue the focus on innovation in sustainable and resilient development and environmental stewardship that the firm began nearly a half century ago. Over the past two decades his work has focused on the art, science and craftsmanship of built landscapes. His design work is influenced by place, an appreciation for function and guided by a landscape narrative centered on the natural systems to create lasting places of that evoke emotion and inspire.

Robb has led the designs of a broad range of projects in the US and abroad. His innovative approach to work has yielded numerous local and national design awards celebrated for their attention to detail combined with an intrinsic passion for quality public spaces. This list includes; large scale master plan for cultural and civic institutions to site development and specific design projects incorporating extensive green infrastructure and historic and natural landscape restorations. Most recently Robb has led the City of Ogden Downtown Master Plan. This plan is focused on establishing episodic development patterns and identifying catalytic projects that will provide sustainable tax revenue while being equally sensitive to the specific social and cultural characteristics of Ogden that make it a special place to live.

Selected Project Experience

City of Ogden Utah Downtown Master Plan - Ogden Utah

Ogden Utah is similar in size to Coeur d'Alene and is facing many similar challenges managing growth and economic development.

Kaiser Permanente Hospital Master Plan - Redwood City, California

The Redwood City medical master plan focused on revitalizing a underdeveloped portion of Redwood City by including Kaiser Permanente's new medical campus.

University of Utah Intermountain Healthcare - Salt Lake City, Utah

Intermountain Health's first, multi-phased development on the University of Utah's campus.



Education

Master of Business Administration;
University of Colorado, Denver

Bachelors of Communications/
Journalism and Business
Administration; Trinity University, San
Antonio

Facilitation Training by Leadership
Strategies, Atlanta

Licensure and Certifications

AICP, American Planning Association
Certified Planner

Professional Affiliations

Young Presidents Organization
(YPO Gold)

Universidad de Francisco Marroquin,
Real Estate Graduate Studies, Real
Estate Marketing Professor

ULI Travel Experience & Trends
Council, Co-Chair

Recent Awards and Honors

Who's Who in Construction,
Architecture & Engineering, Denver
Business Journal

Merit Award, ASLA, Clark County
Wetlands Master Plan

National ASLA Merit Award, North
Lake Tahoe Tourism Plan

Becky Zimmermann

ECONOMIC FEASIBILITY LEAD, AICP

Becky has devoted her career to solving complex issues in the areas of community planning, market and economics, and resorts and tourism. She is recognized for her work in leading communities, companies and organizations in strategic and business planning, market definition and strategy, development entitlements, real estate economics, facilitation and advisory services. She has also been integrally involved in leading community participation processes and facilitation for projects.

Becky is a frequent keynote speaker for a variety of conferences including the Urban Land Institute Placemaking Conference, Union of British Columbia Municipalities Conference on Sustainability, and the Brown Fields Gray Water Symposium hosted by the Harvard Graduate School of Design. Her work has been published in Metropolis magazine, Landscape Architecture Magazine, Urban Land, and a variety of local periodicals. She has served on the Denver Mayor's Commission for Disabilities and the Leadership Advisory Council for the Colorado Nonprofit Association.

Selected Project Experience

Economic Development Plan – Cottonwood Heights, Utah

The economic development strategic plan evaluates the City's available economic resources and establishes a roadmap for how such resources can be enhanced to encourage business growth and entrepreneurship.

Lower Park Avenue Redevelopment Plan – Park City, Utah

Assisted the City to understand economic potential of this area of town by analyzing potential year-round economic generators, creating neighborhood-specific development scenarios, determining public policy implications and presenting conclusions to the City County.

Schweitzer Engineering Laboratories (SEL) Corporate Campus – Pullman, Washington

Prepare marketing investigation and concept plan to determine feasibility for a 92-acre mixed-use center and residential neighborhood.

River Run Master Plan, Annexation and URA – Ketchum, Idaho

Prepared a detailed development master plan, led annexation process into the City of Ketchum, and analyzed economic feasibility for the Urban Renewal Area for a 140-acre parcel at the south end of town, adjacent to the Big Wood River.



Education

Master in Urban & Regional Planning,
Highest Honors, University of
Colorado, Denver

Bachelor of Science in Civil
Engineering, University of Colorado,
Boulder

Licensure and Certifications

American Institute of Certified
Planners

Professional Affiliations

Downtown Denver Leadership
Program, 2009

Downtown Denver Partnership

American Planning Association

Recent Awards and Honors

Creighton University California Street
Pedestrian Mall Redevelopment,
Omaha, NE

Merit Award, Colorado Chapter
American Society of Landscape
Architects (CCASLA)

Landscape Architecture Citation
Award, American School & University,
Architectural Portfolio

Creighton University Campus Master
Plan, Omaha, NE 2005 Outstanding
Campus Master Planning Award,
American School & University,
Architectural Portfolio

Chris Geddes

PLANNING PROJECT MANAGER, AICP

As planner and urban designer, Chris Geddes has significant experience relative to master planning and site design for higher education, government and private development clients in campus, urban infill and redevelopment environments. Chris has the unique ability to listen to and understand client needs, and to clearly and effectively communicate those expectations through a rigorous design process tailored to each individual project. His design and management experience includes long-range master planning, development planning, land entitlements, site and landscape design, and creation of design guidelines and standards.

Chris has a long history of leading and managing campus planning and site design projects around the country, including multiple projects at the University of Colorado Anschutz Medical Campus, Stillwater Medical Center and Platte Valley Medical Center. Using an approach that assesses the unique needs of the institution, Chris has helped create plans that have proved useful over the long term and outdoor spaces that contribute to healthy, active and inspiring campuses.

Selected Project Experience

University of Colorado Anschutz Medical Campus – Aurora, CO*

The Anschutz Medical Campus is home to the medical school and teaching hospital for the University of Colorado and the flagship of Children's Hospital Colorado. Chris's involvement in this project includes master planning of the entire campus and site/landscape design for the Skaggs School of Pharmaceutical Sciences and the Children's Hospital East Tower Expansion.

Stillwater Medical Center – Stillwater, OK*

Chris led the master planning of Stillwater Medical Center's new Administrative and Outpatient campus. The plan organized the campus into two development pods focussed on clear programmatic adjacencies and a axial framework that connected all campus buildings to active landscapes at the core and remnant agricultural landscape to the periphery.

* denotes projects that were completed prior to Chris' tenure at Design Workshop

DESIGNWORKSHOP



Education

Associate of Applied Science Degree
in Visual Communications, Art
Institute of Colorado - Denver

Recent Awards and Honors

Award of Distinction for the Complete
Branding Systems of Denver
International Airport, Airport City
Denver; American Graphic Design +
Advertising 28 Awards

NDOT Landscape + Aesthetics
Corridor Plan; Project of the Year,
Nevada Chapter of ASLA

Honor Award: Union Park Design
Guidelines; Colorado Chapter
of ASLA

Print

Identity + Logo Development
Technical Diagramming
Informational + Concept Graphics
Brochures + Print Collateral
Illustrative Renderings

Digital

Responsive Website Design
Information Architecture
User interface Design
Interactive Mapping
(Google API + Native HTML/CSS)
W3C Accessibility
Section 508 Compliance
Google Analytics

Nino Pero

WAYFINDING & GRAPHIC DESIGN EXPERT

Nino has developed numerous comprehensive identity systems for both public and private projects. Since 2001 he has produced a range of communication materials for urban design and planning efforts, including master plan documents and renderings, technical graphics, design guidelines, public facilitation websites, and many types of printed collateral. He is driven toward relevant solutions that are based on a project's core goals, and is focused on enlightening rather than merely decorating. Nino presents technical information with clarity, while also expressing the character and spirit of the project vision to generate excitement and momentum.

With an approach centered on collaboration and strong project management, Nino brings a thorough understanding of the tools and processes required to successfully bring a project from concept to completion.

Selected Project Experience

Branson Comprehensive Plan - Branson, Missouri

The Comprehensive Plan for Branson addresses growth management, economic development and redevelopment, and provides a framework and guidebook to enhance a vibrant community and multi-faceted tourism economy for the next ten plus years.

Open Space, Parks & Trails Master Plan - Adams County, Colorado

Design Workshop led the planning process to create a county-wide plan for natural resource preservation, outdoor recreation, nature education, wildlife habitat protection, farmland conservation, trail networks and land acquisition for Adams County.

Los Alamos Tourism Strategic Plan - Los Alamos County, New Mexico

In order to manage and enhance the growth of the tourism economy, Los Alamos County hired Design Workshop to prepare a strategic, collaborative plan closely linked to existing economic development initiatives and goals that considers all tourism assets, marketing efforts and impacts.

DESIGNWORKSHOP



Education

Bachelor of Science in Finance,
Louisiana State University

Awards and Honors

E.J. Ourso Finance Academy Member

Golden Oaks Scholar

Sigma Chi: President

Community Service

Habitat for Humanity

Denver Urban Scholars

Brooks Cowles

STRATEGIC SERVICES

Brooks joined the Strategic Services team at Design Workshop in 2018 with a Bachelors of Science and Honors Distinction in Finance from Louisiana State University. Brooks has a diverse background ranging from institutional banking to real estate development. At Design Workshop, Brooks works with developers, governing entities, resorts, and other land owners in both public and private sectors to identify strategic land use and development opportunities. Brooks supports both economic development and financial efforts with thorough market research, financial modeling, and business valuation. With a background in finance, hospitality, branding, marketing, sales, and writing, Brooks brings a versatile skill set, entrepreneurial mindset, and an affinity for unconventional solutions to all tasks.

Selected Project Experience

Erie Parkway & I-25 Master Plan and Market Study - Erie, CO

Brooks led the effort to conduct a comprehensive market study to inform the conceptual plan for a catalytic mixed-use area in the town of Erie that will drive economic development and complement the town's values.

Al-Ula Strategic Regional Master Plan - Al-Ula, Saudi Arabia

Brooks completed the economic and financial feasibility analysis for the proposed \$25 billion project to revitalize the historic City, promote tourism and boost economic development. His work identified key economic engines, market conditions and international trends to inform recommendations for the most feasible development investments.

CMC Aspen Campus Market Feasibility Study - Aspen, CO

This site analysis and market investigation evaluates market realities to recommend the highest and best use of open space and facilities for the esteemed educational institution

Hood River Cliffs Disposition/Redevelopment Analysis - Hood River, OR

This financial analysis evaluated economic conditions to inform the creation of pro formas that detailed the return on investment for various disposition and redevelopment scenarios of the multi-family property.

DESIGNWORKSHOP



Jonathan Mueller, FASLA, PLA
Landscape Architecture Lead



Architects West



With over 40 years in practice, Mr. Mueller's experience includes education, parks & recreation planning and design, urban planning, campus planning, and public space design projects. His project experience includes programming, analysis, concept development, design development, construction documents, construction observation, and contract administration. He has also played an active role in the management of numerous land use planning projects including consultant management, permitting, public involvement, opposition encounter workshops, and agency coordination.

Education

Master of Landscape Architecture,
University of Virginia

Bachelor of Art in History and Studio
Art, Macalester College, Magna Cum
Laude

Licensure and Certifications

Registered Landscape Architect:
State of Colorado

Professional Affiliations

American Society of Landscape
Architects, Associate Member

Urban Land Institute, Associate
Member

Recent Awards and Honors

Anova Sketch Competition, ASLA
National Grant Winner, 2018

Stanley and Helen Abbott Award and
Endowed Scholarship, UVA, 2015

ASLA Merit Award, 2015

Jenna Harris

LANDSCAPE ARCHITECT, PLA, ASLA

Jenna Harris is a licensed Landscape Architect at Design Workshop with previous experience at Civitas and Nelson, Byrd, Wolz Landscape Architects.

Jenna's background in the arts brings a strong aesthetic sense to her design work, combining a love of art, history, culture and the outdoors through Landscape Architecture. Jenna has a deep interest in improving the quality of the human experience, creating places that are true to their context, and improving site ecology through design. Jenna, originally from Cincinnati, Ohio, is greatly influenced by the geography of the Ohio River Valley and its watershed, which includes Bardstown, Kentucky.

Since joining Design Workshop, Jenna has gained experience with a variety of different projects types and scales. She is currently working on design for a demonstration, green infrastructure streetscape in front of the American Society of Landscape Architects in Washington. D.C. She is also the designer for the amenity and roof decks for a new biophilic, high-rise building in the heart of RINO, Denver's former industrial area and fastest growing neighborhood.

Selected Project Experience

¡Todos Activos! Playground Conceptual Design – Denver, Colorado

The ¡Todos Activos! Playground is part of a Colorado Health Foundation grant to work with youth between the ages of ten and fourteen to design a play area to increase activity and help fight teenage obesity.

Aurora Central Recreation Center - Denver, Colorado

Design Workshop, in collaboration with Populous, designed and is in the process of constructing the 12-acre Central Recreation Center and grounds.

Festival Park - Castle Rock, Colorado

Design Workshop recently completed a \$7M renovation of Festival Park in Castle Rock, Colorado. This park, the centerpiece of downtown, is situated along a regional trail and gulch system.

EDUCATIONAL BACKGROUND:

University of Idaho,
Bachelor of Landscape
Architecture, 1978

REGISTRATION:

Licensed Landscape
Architect in the States of
Idaho & Washington

PROFESSIONAL EXPERIENCE:

Years with Architects West:
26

Total Years in Landscape
Architecture: 40

ORGANIZATIONS:

American Society of
Landscape Architects (ASLA)
Member and Fellow Member
National President
2010 - 2011;
National Vice President
Government Affairs
2008 - 2009

AWARDS:

Idaho Smart Growth:

North Idaho College
Educational Corridor -
Grown Smart Award

Master Planning & Site Development with Open Space Component:

Dutch Woods Residential Community, Sagle, ID
Turning Pointe Business Park, Clarkston, WA
North Idaho College Green Core, Coeur d'Alene, ID
Bella Terra Residential Community, Spokane, WA
Education Corridor Planning Project, Coeur d'Alene, ID
Tshimakin Meadows Residential Development, Wellpinit, WA
Mader Ranch Residential Development, Pullman, WA
Ridge at Cougar Bay, Coeur d'Alene, ID
Hidden Lakes Golf Community, Hope, Idaho
Twin Lakes Village Golf Community, Twin Lakes, ID
Rockford Bay County Club Golf Community, Fighting Creek, ID
University of Idaho Research Park Master Plan, Post Falls, ID
Great Basin College Vision Plan, Elko, NV

Master Planning & Site Development with Open Space Component (with other firms):

Riverstone Mixed Use Development Master Plan, Coeur d'Alene, ID
Fieldstone Residential Community, Post Falls, ID
Sunshine Meadows Residential Neighborhood, Coeur d'Alene, ID
Hawks Nest Residential Neighborhood, Coeur d'Alene, ID
Foxtail Residential Development, Post Falls, ID
Stoddard Meadow Residential Development, Hayden, ID
Strawberry Field Residential Development, Hayden, ID
Reno Gold Ranch, Reno, NV
Lee Canyon Resort, Las Vegas, NV
Teton Pines Golf Community, Jackson, WY
Jackson Hole Racquet Club Resort O.S. Plan, Jackson, WY
Colstrip Townsite Expansion, Colstrip, MT
North Idaho College North Campus Vision Plan, Coeur d'Alene, ID
University Place Master Plan, Idaho Falls, ID



Steve Roth, AIA, LEED™ AP

Architecture Lead



Mr. Roth is an architect and project manager with over 20 years of experience, including engineering, construction, surveying, and design of many building types. He is experienced in all phases of design and construction, and has been responsible for projects throughout the Pacific Northwest, across the nation, and overseas. He has been heavily involved in the local community, volunteering his time to various boards and organizations. Steve believes that a high level of service, excellent design, and strong relationships are the foundation of architectural practice. Of particular relevance to this project is his recent experience with medical, governmental and commercial related development which will be of great value in the development of building costs and the resulting financial scenarios within the context of increment generation for a proposed URD district.

EDUCATIONAL BACKGROUND:

Washington State University:
Bachelor of Architecture – 1995;
Bachelor of Science in Architectural Studies – 1995

REGISTRATION:

Licensed Architect in the States of Idaho and Washington

CERTIFICATION:

LEED™ Accredited Professional

PROFESSIONAL EXPERIENCE:

Years with Architects West: 5

Total Years in Architecture: 25

ORGANIZATIONS:

American Institute of Architects (AIA), North Idaho Chapter, Past President as well as Treasurer, and State Board Member

COMMUNITY SERVICE:

Leadership Coeur d'Alene 2010 Graduate

Medical, Institutional, Corporate and Governmental Projects:

Hospice of North Idaho Schneidmiller House Addition, Coeur d'Alene, ID
Hospice of North Idaho Community Building, Coeur d'Alene, ID
Memorial Grandstands Renovation, Coeur d'Alene, ID
Prosser High School, Prosser, WA
City of Spokane Valley New City Hall, Spokane Valley, WA
Town of Twisp New Town Hall, Twisp, WA
Town of Twisp Maintenance Shop, Twisp, WA
Idaho Department of Lands, Demo Mica Area Office and Expand Coeur d'Alene Staff Office, Coeur d'Alene, ID
Confederated Tribes of the Colville Reservation Government Center, Nespelem, WA
U.S. Department of Fish & Wildlife: Kootenai Fish & Wildlife Shop Remodel, Bonners Ferry, ID; and Fire Sprinkler, Alarm Systems, and Miscellaneous Repairs, to 12 Fish Hatchery Facilities, Regional
Spokane Valley Tech Phase 2, Spokane Valley, WA
Ground Force Worldwide Corporate Headquarters Design, Post Falls, ID
Ednetics Corporate Office, Issaquah, WA

Medical, Institutional, Corporate and Governmental Projects (with other firms):

Spokane County Courthouse Tower Historic Restoration, Spokane, WA
Moses Lake City Maintenance Shops Complex, Moses Lake, WA
Schweitzer Engineering Laboratories Campus Master Planning, Pullman, WA
Schweitzer Engineering Laboratories Electronics Manufacturing Facility, Pullman, WA
Schweitzer Engineering Laboratories Prototype Office Building, Pullman, WA
Mansfield Crossing Office Building, Spokane Valley, WA
YMCA, Spokane Valley, WA
Graham Road Landfill Design and Surveying, Spokane, WA
Medical Lake Sewer Force Main Surveying and Design, Medical Lake, WA
Road Re-construction, Springdale, WA
City of George New Water and Sewer Systems, George, WA
State of Idaho DPW Misc. Small Projects and Re-Roofing projects, 2-year contract:
University of Idaho Memorial Gymnasium Re-roofing, Moscow, ID
Grant County PUD Headquarters, Quincy, WA