



**tva architects inc.**

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# University of Oregon Pacific Hall Renovation

RFQ Response



October 21, 2015 Dear Members of the Selection Team:

**Fred Tepfer**  
**Program Manager**  
ftepfer@uoregon.edu

**Office of Campus  
Design and Construction**  
1276 University of Oregon  
Eugene, OR 97403-1276

**Request for Qualifications**  
**Pacific Hall Renovation**  
**Basement and First Floor Laboratories**

We are very pleased to present our qualifications to provide architectural services to renovate Pacific Hall and develop flexible laboratory space of the highest quality to support faculty research in the departments of Anthropology, Human Physiology and Psychology.

As an Alumni of the University of Oregon's architecture program, it has always been a personal aspiration of mine to work on a project for the University. My 180 and 280 studios were held in Pacific Hall and after many late nights, I am very familiar with this building. Therefore, this project is both an opportunity and a challenge that I find exciting. I believe that my career since graduating from the UO has uniquely prepared me to work with this team and deliver this project successfully.

**TVA Architects Leadership**

**Principals**

Robert Thompson, FAIA  
Marc Labadie, LEED AP, CSI  
Tim Wybenga, LEED AP  
Pamela Saftler, AIA, IIDA  
Mandy Butler, AIA, LEED BD+C

**Senior Associates**

Richard Rapp  
Mark Williams  
Susan Hargrave  
Eric Li  
Pearse O'Moore  
John Eidman

**Associates:**

Elisa Rocha  
Bonnie Chiu  
Zach Pennell  
Jessica Pearre  
Nick Williams  
Kelly Cady

Prior to deciding to study architecture at the UO, I was studying to become a physical therapist. In 2000, I took a position at ZGF where I worked on my first large-scale hospital project. It was the exposure to that project type which blended science and medicine with architecture that allowed me to find my niche. After five years of dedicated work in the healthcare practice at ZGF, I joined a consulting firm that specializes in the programming, planning and design of laboratories. I spent the next seven years of my career learning everything that I could about teaching, research and clinical labs in addition to growing the healthcare planning and design side of that business. I was then presented with the unique opportunity to start my own business with a five-year contract as the medical planner of record for Asante Health System in Southern Oregon. This contract was in partnership with TVA Architects who was selected as the architect of record for the same period. A condition of the contract was that our offices be collocated. Three years later, I accepted a position as a Principal at TVA. My goal and responsibility being to take our eight year history of working together as a team, our broad healthcare portfolio and my previous experience as a laboratory planner and develop TVA's Science and Technology market sector.

Typically, I would not send a cover letter that was so personally focussed. However, in this case, I feel that it is important to share with you my background because, as a firm, we don't meet the prescriptive requirements of the RFQ in terms of having completed a specific number of equivalent projects. We do, however, have the in-house expertise and the desire to successfully complete this project with you. We are proud of both the Matthew Knight Arena and the Ford Alumni Center. We value our history and connection to the University of Oregon and we hope to build on those successful projects and continue to develop our relationship with the UO. We want to do this work. We want to be a part of the continued success of the University that prepared so many of us to be successful in our own careers.

Should you have any questions regarding this proposal, please do not hesitate to contact us. We look forward to discussing this project in greater detail, and are very excited about the opportunity to work with you and your team.

Sincerely,

Mandy Butler, Principal, AIA, LEED BD+C



**FIRM NAME, ADDRESS & PHONE**

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Suite 1500  
Portland, OR 97204  
(503) 220-0668

**FIRM CONTACT NAME & E-MAIL**

Mandy Butler  
mandy.butler@tvaarchitects.com



**LIST OF PERSONNEL BY DISCIPLINE**

Principal	Mandy Butler
Designer	Pam Saftler
Project Manager	John Heinen
Project Architect	Jessica Pearre
Interior Designer	Katie Seifert
Structural	Catena Consulting Engineers
MEP + A/V	Glumac
Civil	KPFF Civil
Landscape	2.Ink Studio



**ARCHITECT OF RECORD**

Amanda Butler  
Oregon Registration #5979



Children's Cancer Association Offices



Asante RRM NICU Room - Before



Asante RRM NICU Room - After



Asante RRM NICU Nurse Station - Before



Asante RRM NICU Nurse Station - After



TVA Architects has a long history, and one that makes each of us proud. We love to design and we're good at it, even on very tight budgets. We embrace smart design that enriches the natural and built environments, the integration of sustainable building practices, and the philosophy that planning and design can have a transformative power for projects of all scales and types. We dedicate the same thoughtful effort, design rigor and attention to coordination and budgetary control to every project.

We believe our success is evidenced by the fact that we receive more of our commissions through repeat clients and referrals than any other source. For that reason, we are committed to our clients, and developing lasting, timeless, functional, energy-efficient, well-detailed, well-constructed projects that truly represent them, not us. Our desire in pursuing this project for the University of Oregon is centered around this same focus.

The images shown here are but a few examples of existing facilities that have been re purposed or transformed to give new life to the building.

The Children's Cancer Center Association Offices was a former mill that had been converted to office space with dropped ceilings and fluorescent lighting. Our goal in the renovation of this space was to create a vibrant work environment that supports staff collaboration, satisfaction and efficiency while communicating a sense of fun and vibrancy.

The Asante RRM Neonatal Intensive Care Unit renovated a former patient floor that had been downgraded to office space due to spacial constraints, workflow inefficiencies and failing infrastructure. The renovation of this floor, which is sandwiched between two other patient care areas that were required to remain operational during construction was certified LEED Gold in recognition of the creative and sound sustainable design solutions that will give benefit to the client for years to come.



As individuals and in collaboration together both with TVA and prior to coming together as members of this firm, the proposed project team has successfully delivered a variety of projects of all types and sizes. We have worked together to develop new, highly complex animal biosafety level -3 research suites and we have worked together to create dynamic work spaces with opportunities for interaction and collaboration. In both our corporate office work and research and teaching laboratory work, we strive to design with the future in mind and that means thinking about change and building in flexibility. Our team has renovated numerous buildings to serve different purposes and needs and we feel confident that our experience will allow us to work through the many challenges of this project.

Pacific Hall once functioned as a laboratory building, but as so often happens as technology and equipment needs change, it has been downgraded to a less intense use, but pathways and some of the infrastructure are still there. This project will be as much detective work as it will be design work and we are up to the challenge. We will work with our engineering team and the UO facilities group to determine what infrastructure is available for re-use. We will develop the project with the goal of making every dollar more effective while working with the University and key stakeholders to discuss options for improving efficiency and decreasing operational costs. We also look forward to partnering with your selected contractor in the GM/GC process as we find this to be a very effective way to get real-time pricing and constructability feedback.



### We are not new to this work

At TVA, we're proud to have a blend of public, private, and institutional clients for whom we've been able to create great spaces. We would like the opportunity to share all of our relevant projects with you and further describe how the experiences we have had in the past and the knowledge we have gained will inform our work with you and make your process smoother and more efficient. As we do not have the space to elaborate on all of our relevant work, we have listed select projects that have similar program or construction aspects to the renovation of Pacific Hall.

#### Higher Education Science Projects

Lewis-Clark State College | Nursing & Health Science | Lewiston, ID\*  
 Eastern Idaho Technical College | Health Education Building | Idaho Falls, ID\*  
 Idaho State University | Health Professions Building | Meridian, ID\*  
 Central Wyoming College | Health & Science Center | Riverton, WY\*  
 BYU | Idaho Agriscience Center | Rexburg, ID\*

#### Other Higher Education Projects

Columbia Gorge Community College | Workforce Training | The Dalles, OR  
 Oregon State University | Strand Hall Classroom Renovation | Corvallis, OR\*



#### Other Laboratory Projects

ONPRC | Animal Services and ABSL-3 Building | Hillsboro, OR\*  
 ONPRC | Colony Annex Cagewash and Renovation | Hillsboro, OR\*  
 ONPRC | Animal Services Building 2 Quarantine Expansion Study\*  
 OHSU | Clinical Core Laboratory Relocation and Expansion | Portland, OR\*  
 State of Oregon | DEQ and Public Health Laboratory | Hillsboro, OR\*  
 Asante | Clinical Laboratory Expansion and Renovation | Medford, OR

#### Phased Renovation Projects

Asante | Neonatal Intensive Care Unit Expansion/Renovation | Medford, OR  
 Asante | Clinical Laboratory Expansion and Renovation | Medford, OR  
 Asante Physician Partners | Multiple Physician Clinics | Southern Oregon

#### Projects Completed in an Occupied Building

Asante | Neonatal Intensive Care Unit Expansion/Renovation | Medford, OR  
 Asante | Clinical Laboratory Expansion and Renovation | Medford, OR  
 Asante | Cardiovascular Institute Cardiac Special Studies, Medford, OR  
 OHSU | Clinical Core Laboratory Relocation and Expansion | Portland, OR\*  
 OHSU | Inpatient Pharmacy Relocation and Expansion, Portland, OR\*  
 Legacy Good Sam | Cardiac Operating Rooms (CVOR/ICVOR) | Portland, OR\*  
 Legacy Emanuel | Pediatric Operation Room | Portland, OR\*

#### CM/GC Projects

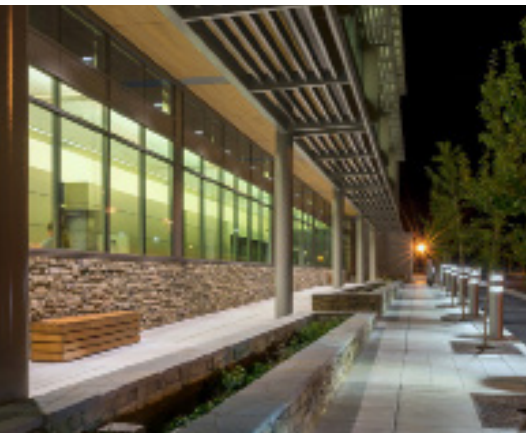
Asante | Women's Health Center | Grants Pass, OR  
 Asante | Center for Outpatient Health | Grants Pass, OR



#### Office & Administrative Projects

PeaceHealth Headquarters | Phase I&II, Vancouver  
 Nike World Headquarters | Beaverton  
 Metro Regional Government Headquarters | Portland  
 Social Security Administration Call Center | Auburn  
 CareOregon Headquarters | Portland

\* Work performed by staff while employed at other firms.



### Highly Sustainable Environmental Performance

Starting over 20 years ago with the Metro Regional Headquarters, a design-build project that was an early model for sustainability prior to the implementation of the LEED system, TVA began incorporating green thinking into the way we work.

Many of our clients pursuing LEED or SEED certification find that leveraging renewable and/or alternative forms of energy are a means to meet their certification goals, while improving their building performance as well as their bottom line. Asante Health System has been committed to sustainability throughout our eight-year collaborative relationship. The Women's Center and the Asante Center for Outpatient Health both incorporated renewable energy in the form of wind power energy credit offsets to meet their LEED certification goals, however their greatest benefit in reducing energy consumption and improving building performance came through advanced commissioning of their building systems. Additionally, TVA facilitated the comprehensive evaluation of Asante's two hospitals by Gerding Edlen to identify opportunities for improved energy efficiency and reduced annual operating cost. Additionally, The Women's Center utilizes highly efficient plumbing fixtures to reduce water usage including toilets, faucets and low flow sprinklers for landscaping.

Whether our goal is to achieve a LEED standard or not, we approach every project with sustainability in mind. LEED is one metric for measuring and communicating to others the level of sustainability a specific project has attained. Regardless of a rating system, we see ourselves as stewards of the environment and know that we are responsible for making sustainable choices with each decision we make.

### Energy Trust of Oregon

TVA is currently in the process of becoming a registered Design Ally through the Energy Trust of Oregon's New Building Program. The incentives available on this project through (ETO) will be dependent upon your utility provider. If this building is served by PGE, Pacific Power, NW Natural or Cascade Natural Gas, there are a variety of incentives available to you through the Energy Trust of Oregon. ETO will pay up to \$2,500 for an early design meeting with the Owner, Architect and ETO liaison. Funds are transferred in the form of a check paid directly to the Owner after the meeting has been completed. ETO also provides cash incentives for energy modeling. ETO will pay 50% of the cost for energy modeling up to \$25,000. Nearly all of our TVA projects now include energy modeling and we use the model to make decisions, check assumptions and guarantee performance goals are being met. If you should chose to pursue LEED certification, ETO also has cash incentives based on the square footage of the project and the number of



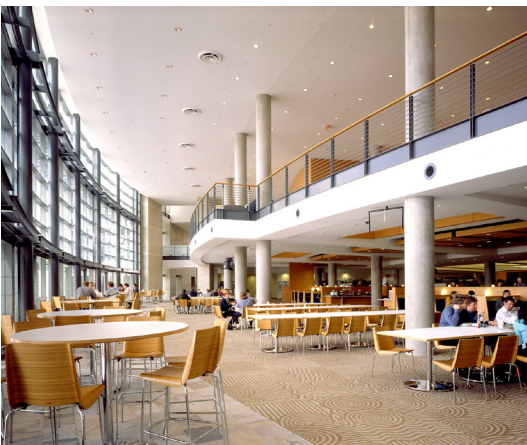
Energy & Atmosphere points achieved. Another potential cash incentive can be attained through the selection and installation of energy-efficient equipment. ETO pays the Owner directly at the completion of construction.

#### How we get there

Our first step in determining available incentives, the funding opportunities and the requirements to receive them is to contact your utility providers and begin a conversation. Once we understand the parameters available to us, we will work throughout programming and design to incorporate as many of those opportunities as possible. Providing documentation within a required timeline is something that we do successfully every day. Our business would not be sustainable if we were not able to clearly understand the regulatory or program requirements needed to complete a project. Our concern will be to understand what your options are as well as your goals. We will then build the documentation deliverables into our overall project schedule. The most important thing that we can do is ask questions early of the right entities and maintain clear and open communication with our partners throughout the project.

#### UO Campus Plan and Other Regulatory Requirements

Although the Matthew Knight Arena and Ford Alumni Center are not part of the UO Campus Plan, we are familiar with the plan and its requirements. Additionally, we work daily within the confines of planning regulations of all types. Our experience working with regulatory agencies is comprehensive. We have successfully navigated highly complex projects through all regulatory agencies and are proud of our ability to work with authorities having jurisdiction to understand and resolve any issue that might arise. Our firm has successfully taken projects such as the Park Avenue West through the most restrictive design review process. We regularly guide our healthcare projects through the State of Oregon's Facilities Planning and Safety review process and we work collaboratively with State and Local Fire Marshals and Plans Reviewers.





### How we work

Our practice is guided by several principles: an integrated design approach founded on collaboration with the Owner, A/E, Contracting Team and Stakeholders; a commitment to thoughtful, engaging, responsive, highly-articulated and well-executed design; and a modernist aesthetic, informed by a range of both regional and performance-based values.

There are competing constraints on every project and thoughtful planning and coordination is necessary for success. We begin each project by making sure that everyone shares the same expectations and is willing, and even enthusiastic, about recognizing challenges and working together as a team to solve them. Understanding which constraints are most important allows the group to establish a framework for evaluating options and having a formalized list of prioritized project goals allows the team to make decisions that support those goals identified at the outset of the project.

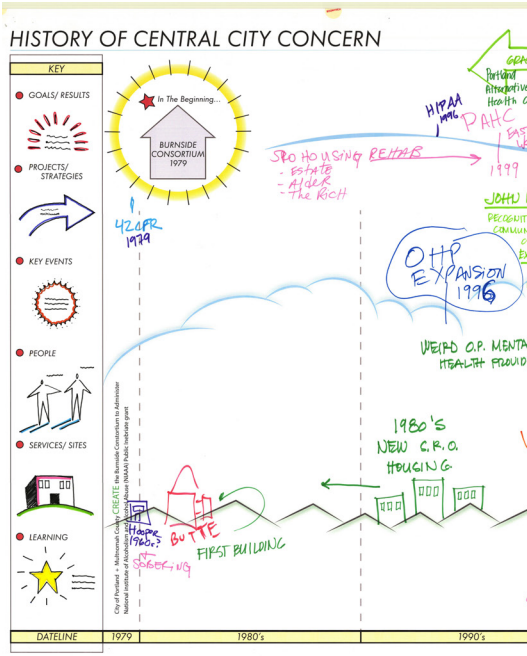


Our process is collaborative. We work with the stakeholder groups to guarantee that all needs are being represented and addressed equitably. We strive to build consensus from the outset of the project. Our methodology for accomplishing this is to listen and ask questions. We draw from our broad range of experience and knowledge of regulatory requirements, workflows, current best practices, trends in the marketplace, constructability, budget impact and the stated needs of building occupants to offer suggestions and refine our design. We hope always to learn everything we can about each individual client and apply what we have learned from others to deliver a project that exceeds initial expectations. Clear and consistent communication and thoughtful attention to gathering and tracking as much information as possible is at the heart of our success.

The only constant is change. Many organizations will have only one opportunity to build a new facility or renovate an existing building. The ability to affect positive change in the project without impacting the budget dramatically decreases as time moves through the phases of design and construction. Our team has found its greatest success in modifying the traditional design process to heavily front-load user meetings in the schematic and design development phases of design to ensure that we have gathered as much data as possible to push through the construction documentation phase with minimal change. By clearly defining the project goals at the outset and developing a program that has been vetted by all of the key stakeholders, changes can be addressed, discussed and decided upon by the group before being incorporated into the design.



It is critical for the design team to manage the process effectively. This is done by developing a schedule of design meetings that outline a rational plan for gathering information, incorporating that information into a physical solution, and then presenting and receiving feedback from the group. We track information and decisions through detailed meeting minutes that differentiate



items into categories of new business, open items and resolved. In this way, the project has a living document that tracks each item discussed and the ultimate decision made. We ask that the client sign off on the plan at each critical milestone. This is done in the spirit of recognizing that the work done in that phase is complete and the team will move forward from that point. It is not to say that changes cannot be made, but it recognizes that they will have a greater impact and deserve more thoughtful consideration before they are approved and executed. We recognize that we can't prevent change, but we do our best to manage it.

We strive to provide this type of value to all our clients, and we also bring the somewhat intangible values of a higher level of design than our competitors as well as an incredible passion for our work. We love what we do, we love solving challenging problems, and we love the look of satisfaction when the client realizes that the end product was far better than their expectations.

**Our methods for success**

Building consensus begins with listening to the needs of each project stakeholder. It is the role of the Architect to facilitate this discussion. This is most effective when the facilitator has broad experience to draw from and the ability to quickly synthesize the needs of each stakeholder; asking thoughtful questions of the group leads to discussion of how a decision in one category might affect the project in other areas. Once the implications of a given decision are recognized, the group can make a choice that best supports the goals of the project and mission of the organization.

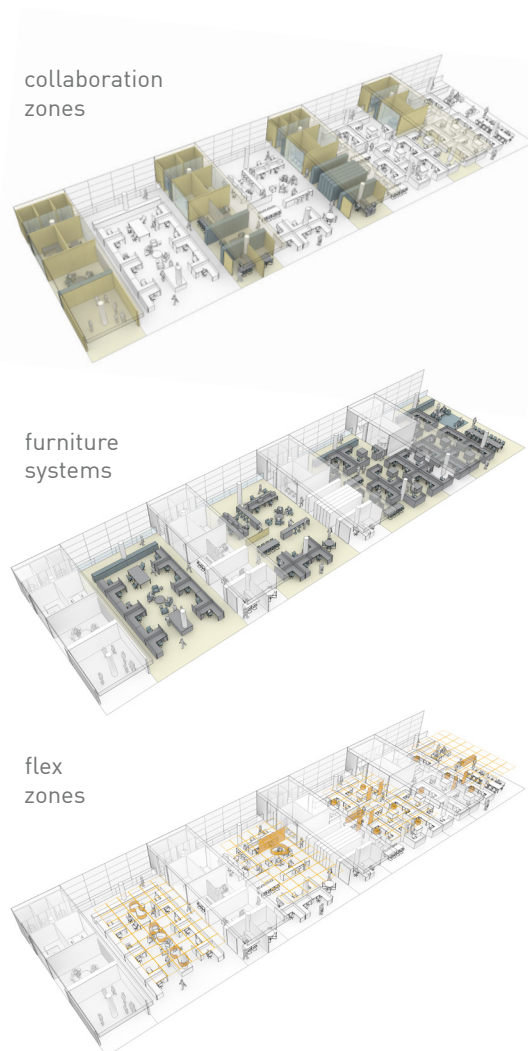
The Beaver Creek Clinic Remodel and Masterplan is a small project with many needs that TVA completed for Clackamas County Department of Health, Housing and Human Services. Although it is much smaller than the Sherman County Courthouse and Administrative building and is a different project type, this project is an excellent example of how we put our clients first to ensure high-quality design solutions to meet the clients' needs today and to support flexibility and change in the future.

This project was funded by two grants and had a very small budget with no possibility of additional funding. The project consisted of the development of an overall master plan for the entire clinic and selected renovation of approximately 5,000 square feet of space to improve patient privacy and clinic workflow, to provide ADA accessible check-in and restrooms and to refresh the lobby and waiting area to reflect the County's current finish standards.

We worked with stakeholder groups to guarantee that all needs were represented and addressed equitably. Our methodology for accomplishing this was to listen and ask questions. We drew from our knowledge of regulatory requirements, workflows, current best practices, trends in healthcare, constructability, budget impact and the stated needs of the other building occupants to offer

Concept Charette Boards for Central City Concern (CCC) Visioning Meetings





Concept studies for open office environments  
Nike World Headquarters

suggestions and refine our design. We always hope to learn everything we can about each individual client and apply what we have learned from others to deliver a project that exceeds initial expectations. Clear and consistent communication and thoughtful attention to gathering and tracking as much information as possible is at the heart of our success.

Another example of utilizing an inclusive, team-oriented process comes from our work with Central City Concern (CCC). Central City Concern (CCC) is a 501(c)(3) nonprofit agency serving single adults and families in the Portland metro area who are impacted by homelessness, poverty and addictions. CCC provides primary care, urgent care and mental health services through the Old Town Recovery Center (OTRC) in Downtown Portland, but they also provide housing throughout the Portland Metro area. The OTRC building was originally constructed to support an additional seven floors of housing, but demand for physical and mental health services has far outpaced capacity and the organization is faced with the need to determine the highest and best use of this space given their financial and human resources. There are two groups providing very different services, both in need of more space and all supporting the same mission, but in different ways. How do they decide who gets the space?

To help CCC answer this question, we lead them through a visioning session in which we used a visual meeting format to engage a stakeholder group of approximately 25 people in a comprehensive conversation, allowing everyone in the room to hear the perspectives of their peers while voicing their own opinions. In a single four-hour session we completed a series of exercises designed to look to the organization's history in order to better understand and plan for the future, to identify the organization's strengths, weaknesses, opportunities and threats, and to identify program affinities and alignments to derive an understanding of how operations might be consolidated to improve efficiency and service. Using the visual meeting format was an effective way to bring everyone together, engage them in a conversation and leave with an understanding of the entire organization's priorities that everyone agreed upon and felt invested in.

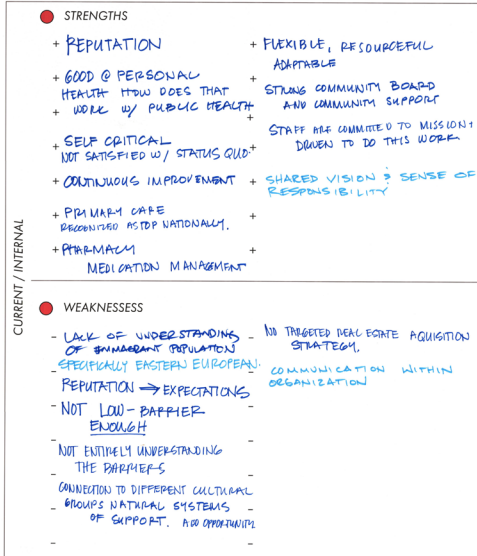
### Project Delivery Experience

TVA Architects, Inc has extensive experience and is comfortable working in any type of design and construction delivery method including design-build, design-bid-build, CM/GC, and Integrated Project Delivery (IPD).

TVA regularly partners with Hoffman Construction to work as a design-build team. Our Columbia Gorge Community College Workforce Center and Laika Entertainment's Animation Studio projects were successfully delivered as design-build projects. We have also partnered with Fortis Construction to work as a design-build team on the recently completed Trillium Secure

Adolescent Inpatient (SAIP) Replacement Facility.

S.W.O.T MATRIX



Throughout our 31 years in business, we have executed numerous projects in the traditional design-bid-build process, including the Ford Alumni Center at the University of Oregon. When working in this delivery method, we leverage our deep in-house knowledge of construction detailing and specifications along with our commitment to excellent communication and coordination to produce a comprehensive document set for the most accurate bidding process possible.

A large number of our projects over the past ten years have been delivered using the CM/GC model. TVA has been collaboration with Asante Health System in Souther Oregon for the past eight years and has executed over twenty construction projects, including a new 30,000sf Women’s Center and 90,000sf Center for Outpatient Health in the CM/CG process. We are currently collaboration with LCG Pence on two Multi-service Centers for the State of Oregon Department of Human Services.

Cost Control

Whether for corporate clients, non-profit agencies, or public institutions, all of our projects have budgets which are established early and generally they may not be exceeded. TVA Architects has an excellent history in the development of accurate and effective design phase and pre-bid cost estimates, and we’re widely known for our ability to deliver great design on often limited budgets.

TVA Architects has ample experience participating in and leading the Value Engineering (VE) process, regardless of the project delivery method that you eventually select. This will involve an organized, collaborative effort directed at analyzing designed building features, systems, equipment, and material selections for the purpose of achieving essential functions at the lowest life cycle cost consistent with required performance, quality, reliability, and safety. It can include a broad range of analysis. The emphasis is not on cost-reduction. Value engineering identifies cost/worth mismatches to facilitate informed decision making and assists the owner and A/E team members in setting and confirming project priorities. Value engineering usually occurs subsequent to the end of a phase when approach and cost are known and includes:

- Information gathering and function analysis
- Alternative generation
- Evaluation for alternatives
- Formal Presentation of findings for client decision
- Implementation of accepted alternatives

Concept Charette Boards for Central City Concern (CCC) Visioning Meetings



Even the simplest laboratory project is still very complex and thoughtful planning and coordination is necessary to be successful. We begin each project by making sure that everyone shares the same expectations and is willing, and even enthusiastic, about recognizing challenges and working together as a team to solve them. Understanding which constraints are most important allows the group to establish a framework for evaluating options and having a prioritized list of project goals allows the team to make decisions that support the goals that were identified at the outset of the project.



One of the greatest challenges in laboratory facilities planning is designing effective flexible environments that support future growth and change and facilitate both individual and collaborative work. To meet this challenge TVA designs laboratories to fulfill the functional requirements of each user group's unique needs through a collaborative process involving the client team, the design team, and the facility operations team. We conduct intensive user group meetings to gain a detailed understanding of the primary function of each space, determine the space requirements, identify critical support and office adjacency relationships and define the specific equipment and infrastructure required to support the program.



To provide the client with maximum flexibility over time, we plan our laboratories using a modular grid to provide for expansion and contraction of research bench space within the open lab (where applicable) and try whenever it is appropriate to utilize mobile laboratory casework within the interior of the laboratory. Use of the laboratory planning module as the building module is highly recommended due to the importance of the module to functional and safety concerns within the laboratory. With good early communication amongst the design team, particularly the architect and structural engineer, we have never found this to be an issue. Consolidating fixed services such as sinks and fume hoods around the perimeter and providing a dedicated equipment zones or consolidated equipment rooms also provides flexibility and supports change over time.

The current trend in research laboratory design is to provide as much open laboratory space as possible, however, not all research laboratories lend themselves to this environment. An open lab can provide additional flexibility amongst research groups and space needs and grant funding changes, but open labs can also increase noise and there are often concerns amongst users about security and control of the environment. By paying careful attention to the ratio of open lab to enclosed lab, bench space to lab support and the ratio of wet to dry labs, the right mix can be achieved to provide both functionality and flexibility.

Other key considerations in designing a facility that can be adapted over time include the careful organization and design of systems such as HVAC, electrical, plumbing and data to ensure ease of access, maintenance and future remodeling. Consistently bringing utilities to the lab module in the same place also eases future change. Thoughtful placement of utility chases and consideration of both horizontal and vertical distribution is also necessary.



To provide a truly state-of-the-art facility that is able to respond to changes in focus of research, personnel, environment, procedure and technology it is critical to plan the building using modularity, redundancy and accessibility as the guiding principles. Given our team's combined knowledge of laboratory design best practices and our commitment to thoroughly understand the needs of the end user, we are confident that we will consistently deliver the safest and highest performing facilities possible.



**OREGON NATIONAL PRIMATE RESEARCH CENTER**

Animal Services and ABSL-3 Building  
Hillsboro, OR

Building 39 on the Hillsboro Campus of the Oregon National Primate Research Center houses two Animal Biosafety Level 3 Suites with individual necropsy rooms, housing for non-human primates, preparation and veterinary procedure space, locker/shower entry sequence for staff and pass-through autoclave for equipment and supplies. The facility is decontaminated through the use of a chlorine dioxide generator. The necropsy room has a proprietary necropsy table with both downdraft and a retractable hood. Each suite has imaging capability. This project was one of the first ABSL-3 facilities to be fully commissioned and certified.

We are highlighting the project to show the depth of our technical expertise. Although the laboratories within Pacific Hall will all be B occupancy and relatively light in terms of wet lab infrastructure requirements, there are still many factors to consider. The age of the building, coordination of services to be reused or abandoned, thoughtful distribution of infrastructure for future flexibility and the need for the design team, architect in addition to mechanical engineer, to understand the current and possible operation of the HVAC system.

On this project, Mandy Butler worked as the laboratory planner, John Heinen as the project manager and Jessica as the project architect. This project was completed prior to these key staff members joining TVA Architects, however this is the same team that we propose to complete the renovation of Pacific Hall.

**Size**

60,000

**Cost**

n/a

**Completed**

2009

**On-time/ On-budget**

**Owner's contact information**

Bill Morris

Facilities and Property Manager

morrisbi@ohsu.edu

tel: 503.690.5570



**COLUMBIA GORGE COMMUNITY COLLEGE**

Workforce Center  
The Dalles, Oregon

The Columbia Gorge Community College (CGCC) Workforce Center was designed as a complement to the new Oregon Military Department Readiness Center, located in The Dalles, Oregon. The existing site was divided in half by an impressive level change. To take advantage of this inherent site feature and address programmatic requirements that necessitated physical separation between OMD and CGCC, the main structure housing OMD was located at the site's high point, while the CGCC was nestled at the hill base.

Being closely aligned with the existing CGCC site, the lower parking areas are accessible for college functions as well as OMD events. The parking area was designed as a bore field that services ground source heat pumps facilitating higher energy savings. Additionally, the slope of the roof to the south was ideal for utilizing Photovoltaics as an energy generator, and given the College's focus on green technologies, the units can be used as a learning lab.

Intended to provide training in electronic and industrial arts for students returning to higher education in search of a second vocation, the CGCC Workforce Center contains classrooms, labs, and private offices for professors. The school is organized around a central hall which is naturally illuminated by large skylights and furnished with soft lounge seating, perfect for break-out meetings or informal gatherings. At the end of the hall is a fireplace and oversized hearth. A separate building houses both a welding and mechanics shop.

**Size**

63,000

**Cost**

\$25.5M

**Completed**

April 2014

**On-time/ On-budget**

**Owner's contact information**

James Willeford, Chief of Military Construction Oregon Military Department  
james.willeford@us.army.mil  
tel: 503.584.3861



**WASHINGTON STATE UNIVERSITY**

Various Projects, Tri-Cities Campus  
Richland, WA

Beginning in 2009, TVA has worked with the Washington State University's Tri-Cities Campus leadership to create a vision for the school as it continues it's evolution from a regional outpost and two-year technical school into a four-year residential university.

The vision includes provisions for student life, business and technology interface zones to leverage connections with the adjacent population of scientists, engineers, and entrepreneurs at the Pacific Northwest National Lab. The plan also seeks interim measures to bring the local population onto the campus by creating athletic fields that would have mass appeal and help enliven the campus.

**Size**

Varies

**Cost**

n/a

**Completed**

2010, 2013

**On-time/ On-budget**

**Owner's contact information**

Lori Selby

Former Vice Chancellor for

Finance/Administration

tel: 509.737.1698

In 2013, TVA completed two small projects for the university, an expansion of faculty office and administration space and a multi-function teaching laboratory which is designed to accommodate physics, chemistry, and general science instruction.



**LEWIS-CLARK STATE COLLEGE**

Nursing & Health Sciences Building  
Lewiston, ID

This new building houses all of the college’s nursing and health sciences programs (nursing, practical nursing, radiographic science and medical diagnostic imaging) and the natural science programs that support them (biology, micro-biology, chemistry, genetics and biochemistry, anatomy and physiology) as well as teaching laboratories for chemistry, organic chemistry, microbiology, biochemistry, anatomy and physiology and an instrumentation laboratory for student and faculty research.

We have selected this project to share with you because of the need to deliver a state-of-the-art laboratory teaching building that also supports faculty and upper division student research. Lewis-Clark State College knew at the outset of the project that they would have only one opportunity to replace and expand their facilities for nursing and science education. The College had a fixed budget, needed the project to be flexible enough to support their future growth and potential changes to teaching demands and pedagogy and the building needed to support both student study and interaction opportunities. Additionally, the nursing simulation labs were required to function as true medical triage space to support the community in the event of a natural disaster or emergency. The radiology program has a live digital x-ray machine and the building exterior was designed with a removable infill panel to allow for the future addition of an MRI. Equipment planning for both new and existing equipment was critical to the success of this project. Mandy Butler was the laboratory planner for this team.

**Size**

60,000

**Cost**

n/a

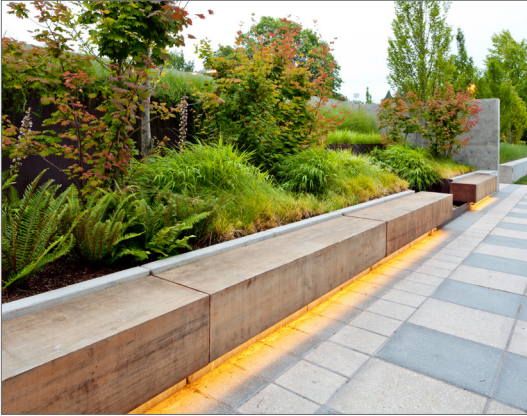
**Completed**

2009

**On-time/ Under-budget**

**Owner’s contact information**

Matt Johnston  
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**UNIVERSITY OF OREGON**

Ford Alumni Center  
Eugene, OR

The building takes many aesthetic clues from the adjacent arena, but does not mimic it. Rather, it is a direct response to the program within and the experiential and climatic conditions of the site. The building volumes are a clear expression of the public, gallery, and office functions within. Clad in composite metal panels and metal ribbed siding, the facades also embody a direct response to solar conditions of the site. Strong vertical and horizontal metal grilles and mesh screens are oriented appropriately for maximum sun control at the large expanses of glass which offer transparency into and out-of the structure.

The Alumni Center houses a great hall (the second largest on campus) adjacent to the Donald R. Barker landscaped courtyard which is suitable for formal and informal gatherings for the entire university. The gardens adjacent to the building contain storm water planters affording users an understanding of the rainwater treatment process. The Alumni Center, on which TVA collaborated with Opsis Architects, who were the interior architects for the project, is also used as a reception area for Arena activities and all of the shared outdoor plaza spaces become activated during Arena events.

**Size**

60,000

**Cost**

\$38 M

**Completed**

2008

**On-time/ On-budget**

**Owner's contact information**

Darin Dehle  
Project Manager  
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tel: 541.346.2282



**UNIVERSITY OF OREGON**

Matthew Knight Arena  
Eugene, OR

The arena embodies a world-class “theater for basketball” that respectfully acknowledges Mac Court’s historic contributions, while addressing present-day needs for safety and modern amenities. The facility accommodates a growing community from the surrounding Eugene area, and will allow increased flexibility for non-basketball events such as concerts and family shows. Complementing each other in design, the arena and the alumni center buildings work together to form a new gateway to the campus, providing a first impression of the school’s distinct identity and core values of progressive thinking, education and environmental stewardship.

The careful juxtaposition of these projects has resulted in a series of energetic, richly detailed and highly-appealing spaces that have become integral to the campus. They also accommodate a broad range of campus circulation requirements and strike a balance between the need for spaces that are designed for a sudden influx of thousands of people but also for times with minimal activity, when the spaces need to be scaled, furnished, and textured so as to be appealing and functional spaces for the use of the rest of the university community.

**Size**

60,000

**Cost**

\$160 M

**Completed**

2011

**On-time/ On-budget**

**Owner’s contact information**

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