

## **ATTACHMENT A**



architecture + interiors + engineering



## PROPOSAL

### TOWN OF TRUCKEE

Railyard Mobility Hub Climate Controlled  
Transit Center Building (CIP Project 2508)  
Architecture & Engineering Services

October 25, 2024

### Submitted by:

#### JKAE

12242 Business Park Drive, Suite 19  
Truckee, CA 96161  
530.583.9222 | [jkaedesign.com](http://jkaedesign.com)

# Cover Letter



October 25, 2024

Mr. Alfred Knotts, Transportation Program Manager  
Town of Truckee  
10183 Truckee Airport Road | Truckee, CA 96161

**RE: Proposal for Railyard RFP 89-24 - Library Facility Improvement (CIP Project 2508)**

Dear Mr. Knotts and Selection Committee,

JKAE is excited to be a part of this vibrant Truckee community we call home. As Truckee continues to grow and thrive with its strong commitment to sustainability and responsible development, we are proud to contribute our expertise and passion for thoughtful design. Being part of Truckee's evolution is not just a professional endeavor for us—it's personal. We live, work, and play here, and we are fully invested in creating spaces that enhance the town's character while supporting its long-term vision for a sustainable future. We are excited to respond to this opportunity for the Town's Railyard Mobility Hub Transit Center Building. We would be honored to contribute to this project that reflect Truckee's commitment to sustainability and innovative design.

As a local firm with an office just across the street from Town Hall and a mere two miles from the project site, we've had a front-row seat to Truckee's growth and transformation. Our local team have a personal connection to Truckee, and the success of the Railyard Mobility Hub is as important to us as it is to the Town. Being local means we understand the nuances of the Railyard Master Plan and the unique character of Truckee, and we can be highly responsive throughout the design and construction process, whether it's attending a last-minute meeting or addressing on-site needs promptly, and in person!

## About Our Team

**Deep Local Commitment.** We're not just consultants—we're members of the Truckee community. Our proximity allows us to stay closely connected with the project's progress, making real-time collaboration possible and ensuring every aspect of the design reflects the Town's vision and values.

**Local Subconsultants.** The JKAE team includes subconsultants who are local and have been working in the community and with the JKAE team for over 20 years: **Design Workshop** (Landscape Design); **Sugarpine Engineering** (Mechanical, Electrical, Plumbing); and **Cumming Group** (Cost Estimating).

**Collaborative Design Process.** We're excited to engage with the Town's project committee, Historic Preservation Advisory Committee, and Planning Commission to design and construct the Mobility Hub Climate Controlled Transit Center Building that will meet functional transit need while contributing to the historic and vibrant fabric of the Railyard District. Accessibility for All. We know how critical it is for the Mobility Hub to be welcoming to everyone. Our team will ensure full ADA compliance, designing a space that's inclusive, comfortable, and reflective of Truckee's spirit of hospitality.

**Unparalleled Responsiveness.** With our team members and office so close, you can count on us to be there whenever needed. Whether it's project meetings, site visits, or addressing any unforeseen challenges, we're always just a few minutes away. We see this project not just as an opportunity to design a building, but as a chance to contribute to the ongoing revitalization of Truckee and enhance the quality of life for its residents and visitors. We're eager to bring our experience and passion for thoughtful design to the Railyard Mobility Hub, and we would love the opportunity to collaborate with the Town of Truckee on this exciting endeavor.

**Authorized Representative/Addenda Acknowledgment.** I, Chris Vicencio, Partner of JKAE, am empowered to sign contractually and represent the firm and commit JKAE to the obligations contained in our response to the Town of Truckee's RFP. I adhere to the provisions described in the RFP and am committed to enter a binding contract if selected. I hereby acknowledged JKAE has received the RFP clarification questions dated October 10, 2024.

Thank you for considering JKAE for this important project. We look forward to discussing how we can bring this vision to life and are available at your convenience to answer any questions.

Sincerely,

Chris Vicencio, AIA, LEED AP, DBIA  
Partner | 530.883.8155 | [chris@jkaedesign.com](mailto:chris@jkaedesign.com)

Patrick Sheehan, AIA, LEED AP BD+C  
Project Manager | 530.583.9222 | [psheehan@jkaedesign.com](mailto:psheehan@jkaedesign.com)

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*Connect with us!*



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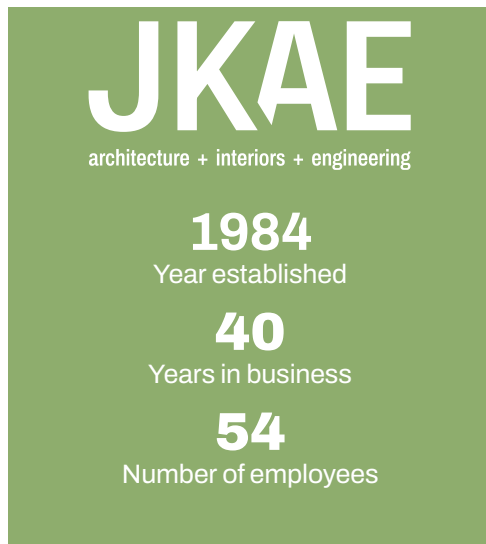
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## COST PROPOSAL (PROVIDED UNDER SEPARATE COVER)

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# I. Organization Information



## FIRM NAME

JKAE

## LOCAL OFFICE ADDRESS

12242 Business Park Drive, Suite 19  
Truckee, CA 96161

*Where work will be performed*

## TELEPHONE

(530) 583-9222

## ADDITIONAL OFFICE LOCATIONS

### Auburn

11661 Blocker Drive, Suite 220  
Auburn, CA 95603  
T. (530) 888-0998

### Reno

777 South Center Street, Suite 104  
Reno, CA 98501

### San Jose

300 Orchard City Drive, Suite 140  
Campbell, CA 95008

## WEBSITE

jkaedesign.com

## FEDERAL TAX ID

46-5254204

## License or Registration Number.

California Business license: C3659528  
California Registered Architect: C26985

## Organization/Business Structure

California S-Corporation

## About JKAE

With offices in Truckee, Auburn, Reno, and San Jose, JKAE is a regional leader in architectural and engineering services, serving Northern California and Northern Nevada. For over 40 years, we have delivered award-winning design solutions for public facilities, including educational, commercial, residential, and commercial projects.

JKAE has a proven track record of shaping communities through visionary architecture, including new construction, modernization, and facility transformations. Our team brings extensive experience in designing multi-phase public infrastructure projects, focusing on enhancing functionality, connectivity, and sustainability. We recognize the profound responsibility to improve every site we work on and leave a lasting, positive impact.

For the Railyard Mobility Hub project, our approach prioritizes efficient use of space, energy-efficient designs, and seamless integration with the surrounding environment. We excel in collaborative planning and adhere to local, state, and federal standards, ensuring that every project is delivered on time and within budget. Our experience in both large-scale and constrained urban sites and snow country design allows us to create innovative solutions that meet the complex needs of public transportation hubs while enhancing accessibility, safety, and community engagement.

Our goal is to design spaces that not only meet the technical and operational requirements but also serve as community assets that inspire and support long-term economic vitality.

## Our Values

### People + Purpose + Design + Innovation

**People** | We prioritize the engagement of all stakeholders—community, stakeholders, staff, administrators, local and state agencies, contractors, and design professionals. We believe that building consensus and trust is at the core of successful collaboration, which drives our commitment to inclusivity and transparency in every project.

**Purpose** | Our mission is to align our expertise with your goals, ensuring that every decision is purposeful and in service of your vision. We are dedicated to helping you achieve your objectives with a strong sense of responsibility and commitment.

**Design** | We understand the profound impact that the built environment has on daily life. Our designs reflect a careful balance of social, environmental, and economic factors, creating spaces that enhance both community well-being and long-term sustainability.

**Innovation** | We are driven by a passion for delivering high-quality, evidence-based design solutions. We balance the needs of today with a forward-thinking approach, ensuring flexibility and adaptability for future growth and change.



## Basic & Unique Services

### Architecture

- Strategic & Master Planning
- High Performance Design
- Programming
- Community Outreach
- Interior Design
- Technology Design
- New & Modernized/Transformed School Design & Planning
- Scheduling
- 3D Models, Renderings, Animations & Flythroughs
- Design & Construction Documentation
- State Agency Approval Process
- Bidding / GC Selection
- Specifications
- Construction Administration
- Branding/Graphics

### Civil & Structural Engineering

- Civil & Structural Design Specific to Northern California & Nevada
- Storm Water Quality Design Manual Experience
- State & Federal Agency Approval Process
- Design & Construction Documentation
- Scheduling



JKAE is currently assisting the Town of Truckee, County of Nevada, and Friends of the Library in planning and design for the New Regional Truckee Library.

## AWARD-WINNING DESIGNS

### NATIONALLY RECOGNIZED

**Truckee-Donner Parks & Recreation District,  
Steve Randall Community Recreation Center**  
*California Park & Recreation Society, Facility Design & Park  
Planning Award, 2011*

**Tahoe Truckee Unified School District,  
Kings Beach Elementary School Modernization**  
*Contractors Association of Truckee Tahoe, Public Works Project  
of the Year, 2020*

**Tahoe Truckee Unified School District,  
Donner Trail Elementary School Modernization**  
*Contractors Association of Truckee Tahoe, Public Works Project  
of the Year, 2018*

### 17 DBIA Awards

**Best Project Award for Diversion, Equity, & Inclusion, 2024**  
**Best Educational Project, 2021, 2019**  
**Best in Teaming Award, 2020**  
**Project of the Year, 2019**

### Design Build Architect of the Year

**4 Years in a Row - 2020, 2021, 2022, 2023**

### Top 10 A/E Firm

**Construction Business Review Magazine, 2023**

### Best Architecture & Planning Business

**Global 100 Awards, 2024**

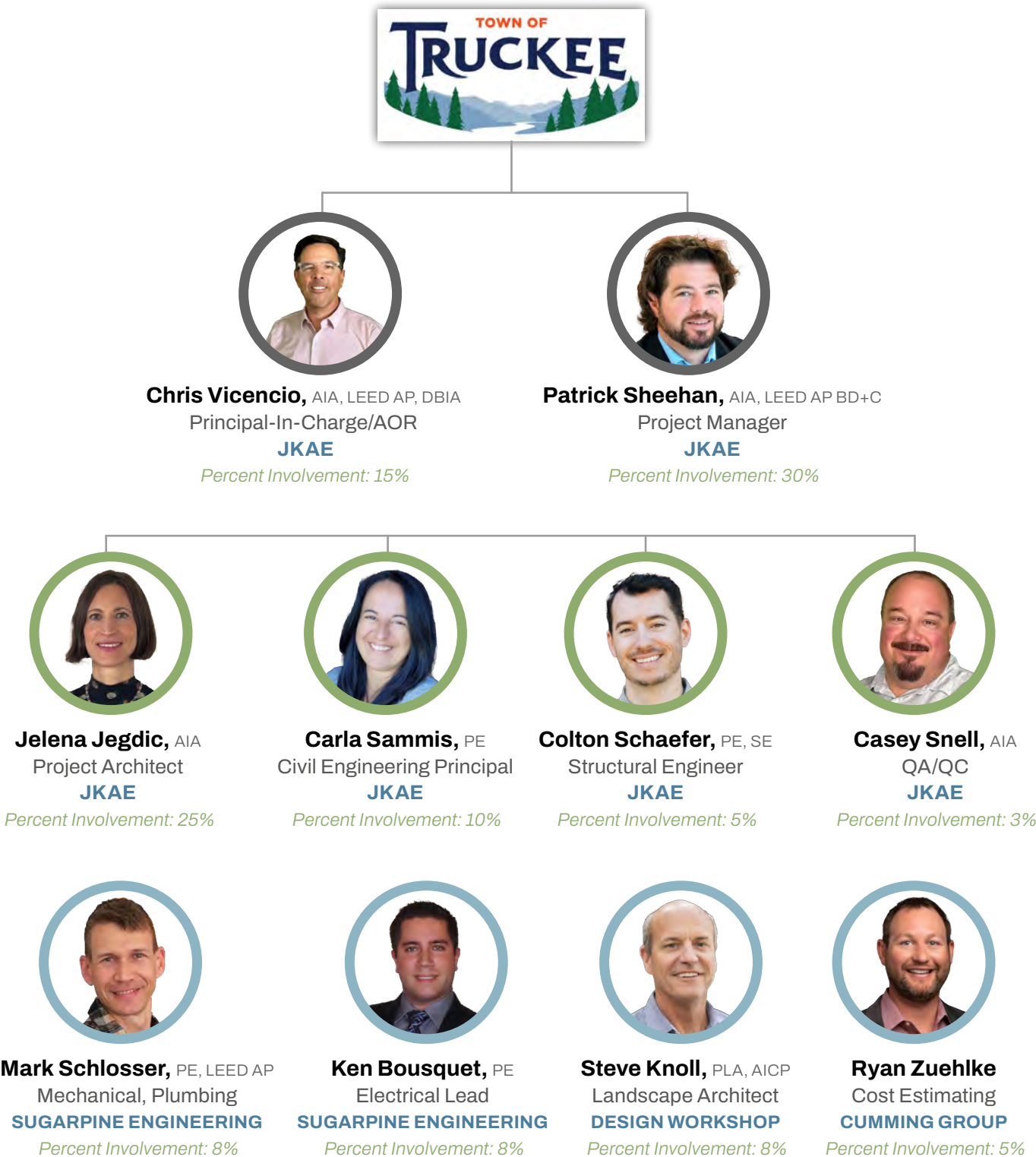
### Outstanding Project Award

**Learning by Design, 2024, 2021**

# Project Team and Management Structure

## Key Team Members

Each member on our team has demonstrated experience and qualifications working in the Truckee-Tahoe region and working on public facility projects. Below is our organization structure, followed by key team personnel resumes.





#### YEARS OF EXPERIENCE

35 years

#### EDUCATION

Bachelor of Architecture, California Polytechnic State University, San Luis Obispo

#### REGISTRATIONS

Registered Architect, #C26985, CA

## Chris Vicencio

AIA, NCARB, LEED AP, DBIA

### Principal-In-Charge | JKAE

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Chris has over 35 years of experience with a primary focus on public facility projects including community centers, aquatic complexes, parks, libraries, and tenant improvements. Chris brings a strong Principal-level planning background to his practice and an understanding of high-altitude design. His passion for planning and sustainable design is reflected in a majority of his projects. Chris' design leadership nurtures clients and communities who seek out a process that is not only effective and efficient, but also inclusive and enjoyable.

#### PROJECT EXPERIENCE (PARTIAL LIST)

- **Truckee-Donner Recreation & Park District.** Steve Randall Community Recreation Center
- **Kidzone Museum.** New KidZone Museum Truckee
- **City of South Lake Tahoe.** Community Recreation & Aquatic Complex
- **University of Nevada, Reno.** Hixson Softball Complex Renovation & Addition
- **Tahoe City Public Utility District.** Administrative Facilities Campus Master Plan
- **Lake Tahoe Community College District.** New Student Housing Complex
- **Tahoe Truckee Unified School District.** Donner Trail Elementary School Modernization
- **Tahoe Truckee Unified School District.** Kings Beach Elementary School Modernization



#### YEARS OF EXPERIENCE

18 years

#### EDUCATION

Bachelor of Arts, Architecture, University of California, Berkeley  
Bachelor of Science, Conservation and Resource Studies, University of California, Berkeley  
Certificate in Sustainable Design, Cornell University

#### REGISTRATIONS

Registered Architect, #C38242, CA

## Patrick Sheehan

AIA, LEED AP BD+C

### Project Manager – Main Point of Contact | JKAE

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Patrick is a multi-faceted project leader with expertise in sustainable design, having collaborated on progressive, public facing projects ranging from aviation and resorts, to parks and recreation facilities. His work is high-profile public facility projects such as SFO's Harvey Milk Terminal and the South Bayfront Pedestrian Bridge have instilled values of transparency, resolve openness, and patience in brining great ideas to life. Patrick administers successful projects by building partnerships with clients in the development of practical solutions and seeking counsel of other key contributors to create tailored, effective designs.

#### PROJECT EXPERIENCE (PARTIAL LIST)

- **City of South Lake Tahoe.** Community Recreation & Aquatic Complex
- **Kidzone.** New KidZone Truckee Museum
- **Alterra Corporation**
  - Palisades Tahoe Resort, High Camp Summer Recreation Master Plan
  - Palisades Tahoe Resort, Newport Well Filtration Building
  - Alpine Meadows Lodge Reconfiguration
- **Tahoe City Public Utility District.** Administrative Facilities Master Plan
- **Gavilan Community College District.** Gavilan College Library & Student Resource Center
- **Feather River College.** 2024 Facility Master Plan Update





# Jelena Jegdic AIA

Project Architect | JKAE

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Jelena brings over 12 years of experience in the architectural industry working as a dynamic team player that thrives in collaborative environments and strategies to deliver comprehensive solutions that drive a better result. Jelena works closely with clients and leadership in the development of construction drawings in all phases of project delivery, evaluating existing buildings and sites, code research, and developing construction documents.

## YEARS OF EXPERIENCE

12 years

## EDUCATION

Master of Architecture, University College London, Bartlett School of Architecture

Bachelor of Architecture, Moscow Institute of Architecture

Master of Science, Architecture, Columbia University

## REGISTRATIONS

Registered Architect, #C38242, CA

## PROJECT EXPERIENCE (PARTIAL LIST)

- **Achieve Tahoe.** Facility Master Plan
- **Evolution Tahoe.** EVO Tahoe Mixed-Use Redevelopment
- **Alterra Corporation.** Palisades Tahoe Resort, High Camp Summer Recreation Master Plan
- **Pacific Crest Commons.** Truckee Affordable Housing Development
- **Alterra Corporation.** Kings Beach Workforce Housing
- **Alterra Corporation.** Palisades Tahoe Resort Workforce Housing Master Plan
- **Alterra Corporation.** Palisades Tahoe Resort Workforce Design
- **Alterra Corporation.** Palisades Tahoe Resort High Camp Recreation Master Plan
- **Tahoe City Public Utility District.** Tahoe City Golf Course Clubhouse
- **Town of Mammoth Lakes.** The Parcel Affordable Housing Complex



# Casey Snell AIA

Quality Assurance/Quality Control | JKAE

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Casey will provide quality assurance/quality control oversight as needed. He brings over 30 years of experience in public infrastructure, commercial, and residential design projects. Casey's has been working in the Truckee-Tahoe region for over 20 years providing planning and architectural design services.

## PROJECT EXPERIENCE (PARTIAL LIST)

- **County of Placer.** Building 111 Casa Dewitt Bed Expansion
- **Truckee-Tahoe New Residential.** Over 100 Custom Residential Homes (Martis Camp, Incline Village, Sugar Bowl, Truckee Donner, Clear Creek Tahoe)
- **Evolution Projects, Inc. (EVO).** Tahoe Mixed-Use Redevelopment
- **Timberline Village, LLC.** Hearthstone Lodge Independent Living Complex
- **Pacific Crest Commons.** Truckee Affordable Housing Development
- **Olympic Valley Inn.** Mechanical Enclosure
- **JMA Ventures, Inc.** Tahoe Inn Workforce Housing
- **Town of Mammoth Lakes.** The Parcel Phase II Community Housing Complex
- **Cascade Housing Association.** Truckee Donner Affordable Housing
- **California Department of General Services.** California Highway Patrol Truckee Facility

## YEARS OF EXPERIENCE

32 years

## EDUCATION

Associate of Arts, Sierra Community College, Rocklin

## REGISTRATIONS

Registered Architect, #C30720, CA



#### YEARS OF EXPERIENCE

22 years

#### EDUCATION

Bachelor of Science, Civil Engineering, Federal University of Espirito Santo

#### REGISTRATIONS

Registered Architect, #71499, CA  
California Stormwater Quality Association, QSD/QSP, #24242, CA

## Carla Sammis

PE, QSD/P  
Principal Civil Engineer & CEQA | JKAE

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Carla has over 22 years of environmental planning land development experience of which 18 years has been in the Truckee-Tahoe Region. She has been the lead civil engineer in projects involving civil design, agency processing, construction management, erosion control and water quality design and monitoring. Carla works with clients to meet their needs, and to accomplish the most cost-efficient and functional design possible. Carla works closely with our in-house architects and designers throughout the planning and design phase of each project.

#### PROJECT EXPERIENCE (PARTIAL LIST)

- **Town of Truckee/County of Nevada.** New Truckee Regional Library
- **KidZone.** Kidzone Museum Truckee
- **City of South Lake Tahoe.** Community Recreation & Aquatic Complex
- **California Department of General Services.** California Highway Patrol Truckee Facility
- **Town of Mammoth Lakes.** The Parcel Affordable Housing Complex
- **Pacific Crest Commons.** Truckee Affordable Housing
- **McWhinney Real Estate Services.** Cal Neva Tahoe Resort Civil Engineering
- **EVO Tahoe.** Tahoe Mixed-Use Redevelopment
- **Lake Tahoe Community College District.** New Student Housing Complex
- **Sierra Nevada College.** Tahoe Center for Environmental Sciences



#### YEARS OF EXPERIENCE

7 years

#### EDUCATION

Master of Science, Civil & Environmental Engineering, University of Nevada, Reno

#### REGISTRATIONS

Professional Structural Engineer, #7235, CA  
Professional Civil Engineer, #90201, CA

## Colton Schaefer

PE, SE  
Structural Engineer | JKAE

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Colton Schaefer is a highly skilled Structural Engineer with 7 years of experience in the field. His expertise spans across various sectors, including residential, commercial, and public works. Colton's dedication to his craft is evident in his ability to deliver innovative and efficient structural designs. In addition to his professional achievements, Colton proudly served in the United States Navy for 6 years, where he honed his discipline, teamwork, and problem-solving skills.

#### PROJECT EXPERIENCE (PARTIAL LIST)

- **Sugar Bowl Resort.** Disney Hut Expansion and Renovation
- **Town of Truckee/County of Nevada.** New Truckee Regional Library
- **Whisper Homes.** Incline Village, Lakeshore Boulevard Natatorium
- **HVR Acquisitions.** Old Colony Inn Residences
- **Tahoe City Public Utility District.** Administrative Facilities Master Plan
- **Truckee-Tahoe New Residential.** Over 30 Custom Residential Homes (Martis Camp, Incline Village, Sugar Bowl, Truckee Donner)



#### YEARS OF EXPERIENCE

25 years

#### EDUCATION

Bachelor of Science, Mechanical Engineering, Environmental Law, Thematic, Michigan Technological University, Houston, Michigan

#### REGISTRATIONS

Professional Mechanical Engineer, #71123, CA

## Mark Schlosser PE, LEED AP

### Principal Engineer | Sugarpine Engineering

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Mark formed Sugarpine Engineering in January 2012 to meet the demand for accurate, sustainable engineering, energy evaluation, and commissioning in Northern California and Nevada. Mark spent the prior 13 years working his way from Colorado to Montana to Senior Associate and California Branch Manager at a 90-person large resort MEP firm. Over the past decade, he's built a vast knowledge of construction in extreme climates, field engineering, energy reduction/analysis, LEED, Revit, 3D coordination, field commissioning, project management, and project contracting. Mark and JKAE have been working together for over 10 years.

#### PROJECT EXPERIENCE (PARTIAL LIST)

- **County of Nevada/Town of Truckee.** New Truckee Regional Library
- **KidZone Museum.** New KidZone Museum at Truckee River Regional Park
- **Ritz Carlton Resort Lake Tahoe.** Resort Renovations
- **Alterra Corporation.** Palisades Tahoe Resort, Village Development
- **Alterra Corporation.** Palisades Tahoe Resort, Red Dog Employee Relocation Improvements
- **Alterra Corporation.** Palisades Tahoe Resort, Alpline Meadows Lodge Reconfiguration
- **Alterra Corporation.** Palisades Tahoe Resort, Newport Well Filtration Building
- **Tahoe South Events Center.** South Lake Tahoe
- **EVO Tahoe.** EVO Tahoe City Mixed Use Development
- **County of Placer.** New Health and Human Services Building



#### YEARS OF EXPERIENCE

15 years

#### EDUCATION

Master of Science, Aerospace Engineering, University of California Los Angeles

Bachelor of Science, Physics, University of California, Santa Barbara

#### REGISTRATIONS

Professional Electrical Engineer, ##21861, CA

Professional Mechanical Engineer, #M36834, California

## Ken Bousquet PE

### Lead Electrical Engineer | Sugarpine Engineering

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Ken is a multidisciplinary project engineer with specialized knowledge in electrical and mechanical systems. He joined Sugarpine Engineering in 2016 after working with fire investigations and expert witness. At Sugarpine, Ken is primarily responsible for electrical engineering design for institutional, commercial, industrial, and large residential developments across the country. Additionally, Ken is developing the Forensic Division at Sugarpine Engineering. He is licensed Electrical and Mechanical PE with a background in forensic investigations.

#### PROJECT EXPERIENCE (PARTIAL LIST)

- **Tahoe South Events Center.** South Lake Tahoe
- **County of Nevada/Town of Truckee.** New Truckee Regional Library
- **KidZone Museum.** New KidZone Museum at Truckee River Regional Park
- **EVO Tahoe.** EVO Tahoe City Mixed Use Development
- **Alterra Corporation.** Palisades Tahoe Red Dog Employee Relocation Improvements
- **Tahoe City Public Utility District.** Tahoe City Golf Course Clubhouse
- **Alterra Corporation.** Palisades Tahoe Resort, Village Development
- **County of Placer.** New Health and Human Services Building



#### YEARS OF EXPERIENCE

35 years

#### EDUCATION

Bachelor of Science, Landscape Architecture, California Polytechnic State University, San Luis Obispo

#### REGISTRATIONS

Professional Landscape Architect, #3300, CA

Council of Landscape Architectural Regulatory Boards

American Institute of Certified Planners

## Steve Noll

PLA, AICP

### Landscape Architecture | Design Workshop

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Throughout his 40-year career, Steve has led land planning and design projects that have shaped and redefined communities. He feels fortunate that many of these projects have had a significant and positive impact on the region that surrounds his home and our Lake Tahoe studio. Due to the strict regulatory environments and economic challenges inherent in the projects he leads, Steve nurtures respect and trust with clients while navigating projects through complex permitting and implementation processes.

#### PROJECT EXPERIENCE (PARTIAL LIST)

- **Town of Truckee.** Truckee Transit Center Relocation Feasibility Study
- **Town of Truckee.** Truckee Railyard Transit Plaza
- **County of Nevada/Town of Truckee.** New Truckee Regional Library
- **Soaring Ranch Specific Plan.** Master Plan and Phase 1 Development
- **City of Sparks/City of Reno.** Centennial Plaza and Fourth Street Station Transit Centers
- **City of Ukiah.** Ukiah Transit Center Feasibility Study
- **City of Clearlake.** Lake County Transfer Hub
- **City of South Lake Tahoe.** South Tahoe Y Transit Center
- **KidZone Museum.** New KidZone Museum at Truckee River Regional Park



#### YEARS OF EXPERIENCE

25 years

#### YEARS WITH CUMMING GROUP

15 years

#### EDUCATION

Bachelor of Science, Construction Management/Architectural Project Management, California State University, Chico

## Ryan Zuehlke

LEED AP

### Cost Estimating Director | Cumming Group

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Ryan is a construction consulting professional with over 20 years of experience in cost estimating, project management support, scheduling, and contracts. His responsibilities include leading the cost team in preparing cost estimates from construction documents, estimate and takeoff quantities for all design phases, communicating and obtaining bids from vendors and subcontractors, ensuring approved project budget and schedule are maintained, and identifying cost savings while maintaining the integrity of the design.

Ryan is a dedicated and client-focused cost director. He has worked on both the consulting and construction sides of the industry, bringing a unique perspective to each of his projects. Ryan has been working with JKAE for over 10 years on large public facility projects, higher education, and K12 projects throughout Northern California.

#### PROJECT EXPERIENCE (PARTIAL LIST)

- **City of South Lake Tahoe.** Community Recreation & Aquatic Complex
- **Tahoe City Public Utility District.** Administrative Facilities Master Plan
- **Lake Tahoe Community College District.** New Student Housing Complex
- **Lake Tahoe Community College District.** Public Safety Training Center FPP
- **Tahoe Truckee Unified School District.** Truckee Elementary School Modernization & Expansion
- **Tahoe Truckee Unified School District.** Truckee High School Modernization & Expansion



## II. Qualifications & Experience

### TRUCKEE-DONNER RECREATION & PARK DISTRICT

#### Steve Randall Community Recreation Center



The Truckee-Donner Community Recreation Center is a 45,000 square foot, year-round facility, busiest in winter. Its lobby design evokes walking through a forest with filtered light and distant views, thanks to clerestory and northern windows. The central circulation area doubles as a community gathering space for events like mixers and art exhibits. The facility includes a multi-use gym, elevated track, climbing wall, meeting rooms, daycare, and the Park District office, with architecture reflecting a modern take on traditional Sierra heavy-timber design.

##### CLIENT/CONTACT

Truckee-Donner Recreation & Park District  
Steve Randall, Former General Manager  
T. (530) 587-5970  
truckeerandall@gmail.com  
Sven Leff, General Manager  
T. (530) 550-4444  
sven@tdrpd.org

##### PROJECT STATUS

Completed in 2011

##### KEY PERSONNEL INVOLVEMENT

Chris Vicencio - Project Manager/Lead Architect  
Derek Labrecque - QA/QC  
Carla Sammis - Civil Engineer  
Steve Randall - Design Workshop

### KIDZONE TRUCKEE

#### KidZone Truckee Museum



The JKAE team is assisting the KidZone Museum in the next steps to achieving its mission to inspire learning through creative play and discover. The new KidZone Truckee Museum will be located in the **Truckee River Regional Park** and will include a 10,500 square foot building, an adjacent 4,000 square foot outdoor play area, and an access road for the purpose of conducting education and recreational programs and activities for children and families. The team researched experiential learning philosophies and educational trends including creating learning environments which blend indoor and outdoor spaces to promote healthy play and safe spaces. The building plan includes spaces for exhibits, a tween/teen center, a cafe, staff offices/ workshop, and flexible areas for classes and programs.

##### CLIENT/CONTACT

KidZone Museum  
Carol Meagher, Director  
T. (530) 587-5437  
director@kidzonemuseum.org

##### PROJECT STATUS

In Final Design  
2026 (estimated)

##### KEY PERSONNEL INVOLVEMENT

Chris Vicencio – Principal-In-Charge/Project Architect  
Patrick Sheehan – Project Manager  
Jelena Jegdic – Designer  
Carla Sammis – Civil Engineer  
Sugarpine Engineering – MEP



## CITY OF SOUTH LAKE TAHOE

# Community Recreation & Aquatic Center



The City of South Lake Tahoe is currently working on the construction of a new state-of-the-art Multi-Generational Recreation and Aquatic Center, set to break ground in May 2024. The facility will span 64,000 square feet and include a variety of features such as fitness program areas, multi-generational community spaces, a six-lane lap pool, a lazy river with spray features, a rooftop event space, a gymnasium with multi-sport options, and an elevated walking/running track. Completion is expected by January 2026. The project is funded through a combination of Measure P's Transient Occupancy Tax revenue, American Rescue Plan Act funds, and other city resources, with the total cost estimated around \$70 million. The goal is to replace the aging recreation center, built in 1975, with a modern facility to serve the community for years to come.

### CLIENT/CONTACT

City of South Lake Tahoe  
Joe Irvin, City Manager  
T. (530) 542-6000  
jirvin@cityofslt.us

### PROJECT STATUS

In Construction - on budget and on schedule  
January 2026 (estimated completion)

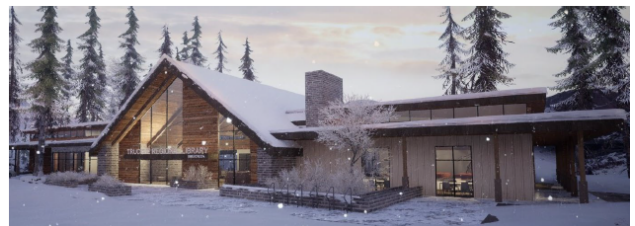
### KEY PERSONNEL INVOLVEMENT

Chris Vicencio – Principal-In-Charge/Architect of Record  
Patrick Sheehan – Project Manager  
Carla Sammis – Civil Engineer  
Design Workshop – Landscape Architecture  
Cumming Group – Cost Estimating

## TOWN OF TRUCKEE / COUNTY OF NEVADA

# New Truckee Regional Library

The County of Nevada, in partnership with the Town of Truckee and Friends of the Truckee Library, is planning a 20,000-square-foot Truckee Regional Library. It will include spaces for adults, youth, and teens, meeting rooms, and a community event room. The library aims to be a community hub, emphasizing creativity, sustainability, and resilience, with net-zero energy goals. Located at Truckee River Regional Park, it will also serve as an emergency hub, offering clean air, heating, and internet during crises, while blending with the park's natural beauty.



*Draft Schematic Example Only*

### CLIENT/CONTACT

Friends of the Truckee Library  
Kathleen Eagan  
T. (530) 587-2730

### PROJECT STATUS

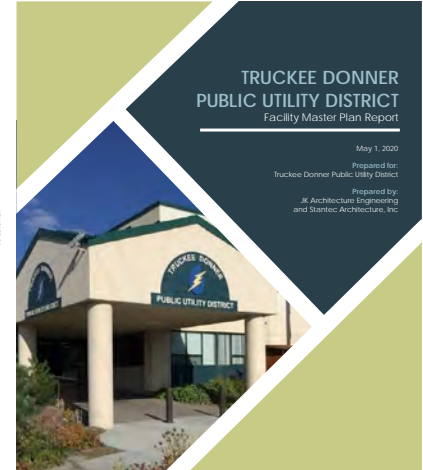
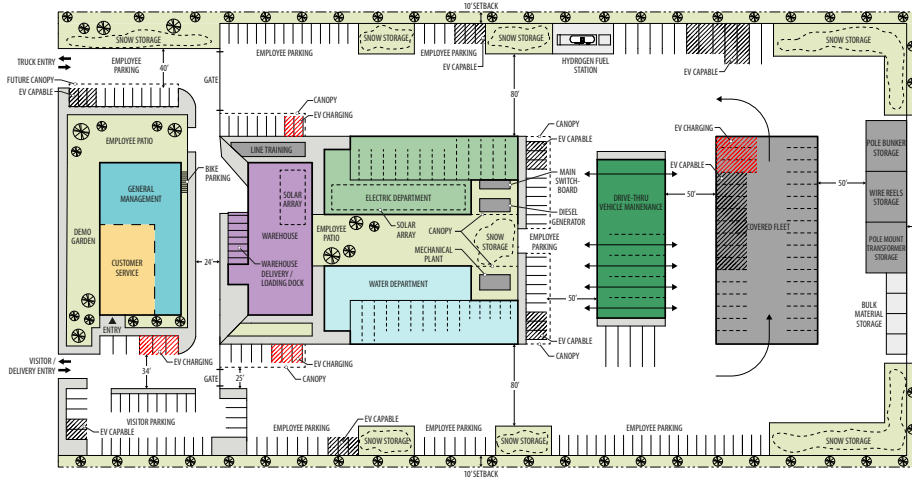
In Site Selection/Preliminary Design Phase

### KEY PERSONNEL INVOLVEMENT

Derek Labrecque – Principal-In-Charge/Architect of Record  
Patrick Sheehan – QA/QC  
Carla Sammis – Civil Engineer  
Colton Schaefer – Structural Engineer  
Design Workshop – Landscape Architect  
Sugarpine Engineering – MEP/Commissioning  
Cumming Group – Cost Estimating

# TRUCKEE DONNER PUBLIC UTILITY DISTRICT

## Facilities Master Plan



JKAE worked with TDPUD to create a Facilities Master Plan, assessing three properties to identify operational needs, infrastructure conditions, and site improvements. The plan covered site security, emergency operations, and traffic impacts, with phased recommendations for 5, 10, and 20-year improvements. The draft, completed in May 2020, was updated to meet current codes and budgets before being presented to the Board in February 2024.

### CLIENT/CONTACT

Truckee Donner Public Utility District  
Brian Yohn, Director  
T. (530) 587-3896  
byohn@tdpud.org

### PROJECT STATUS

Currently Updating the 2020 FMP

### KEY PERSONNEL INVOLVEMENT

Chris Vicencio – Principal-In-Charge

## TOWN OF TRUCKEE

# Transit Center Relocation Feasibility and Railyard Plaza

**Design Workshop** collaborated with the Town of Truckee and Tahoe Area Regional Transportation on a feasibility study to relocate and enhance the Town's transit center. The study evaluated seven site locations, considering economic, environmental, community, and placemaking impacts, along with transportation demands, construction costs, and land acquisition. The goals were to determine the best site, create a phased development plan, and help the Town understand future capital and maintenance costs. Key design elements included optimizing solar orientation, wind protection, snow storage, stormwater management, and human comfort for transit users.



### CLIENT/CONTACT

Town of Truckee  
Alfred Knotts, Transportation Program Manager  
T. (530) 582-2489  
aknotts@townoftruckee.com

### PROJECT STATUS

October 2020 Completion

### KEY PERSONNEL INVOLVEMENT

Steve Noll - Design Workshop



## CITY OF CLEARLAKE

# Lake County Transfer Hub



**Design Workshop** assisted with creating concepts for a new transit hub location in Clearlake. Several locations were explored, and graphics were created to communicate the locations proposed and create a vision. Design Workshop addressed client and public comments and included the application of sustainable concepts such as drought-tolerant landscaping, permeable surfaces, solar electric panels, EV charging stations, and solar lighting.



### CLIENT

Lake Transit Authority

### PROJECT STATUS

October 2019 Completion

### KEY PERSONNEL INVOLVEMENT

Steve Noll - Design Workshop

## REGIONAL TRANSPORTATION COMMISSION

# Centennial Plaza Transit Center

Working in concert with the Washoe County Regional Transportation Commission, **Design Workshop** was part of a team that led the planning, design and implementation of the Centennial Plaza Transit Center. The new transit center replaces and expands the previous facility in order to improve bus operations, prepare for future growth, and support and enhance the transit experience with a pedestrian friendly setting along with joint development and retail opportunities. Centennial Plaza reflects the RTC's goals to develop public transportation systems that support regional transportation planning efforts while also creating safe, functional flexible, environmentally acceptable and aesthetically pleasing facilities. Altogether the project provides significant environmental and community benefits that are epitomized through its identification as a community landmark and its recognition as a LEED certified building.



### CLIENT

Regional Transportation Commission, Washoe County

### PROJECT STATUS

2022 Completion

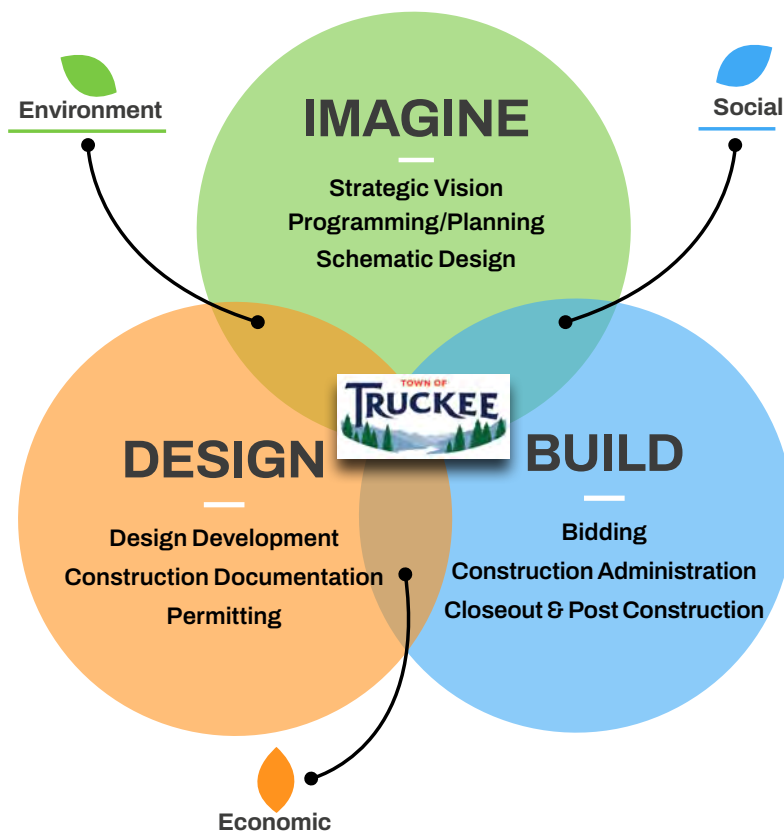
### KEY PERSONNEL INVOLVEMENT

Steve Noll - Design Workshop

# III. Project Approach & Work Schedule

## Summary of Our Approach

**IMAGINE + DESIGN + BUILD** is our deeply rooted process involving our personal and hands-on approach to design. Good design has always been, and remains, a human desire and endeavor. It begins with a flash of creativity and is refined through a disciplined, interactive process that provides a journey to innovation and progress. We seek to understand what good design can do and how it can enrich the human experience based upon our client's unique vision and goals. The following describes this approach for each of the project phases.



### IMAGINE

To be successful, the most important goal at the inception is to define what's most important. We approach each project not as an expression of who we are, but as an opportunity to celebrate the vision and goals of our clients. Through a collaborative process, we define the fundamental metrics for success. With innovative conceptualization, we refine project goals of function, form, economy, time and sustainability.






### DESIGN

Our 3D BIM Modeling is integral to our design exploration. We create virtual reality communication and accountability. Our technical development optimizes sustainable solutions, maximizes value added, minimizes unknown conditions and enriches the design vision and documentation.

### BUILD

We provide master design-builder services through both traditional and alternative delivery processes. We integrate the selected delivery approach with integral architect, engineer, and contractor collaborations achieving a holistic and innovative experience exceeding client goals.

Proposed Workplan and Time Schedule Railyard Mobility Hub Climate Controlled Transit Center Building (CIP Project 2508)

									
PHASE 1:		PHASE 2:		PHASE 3:		PHASE 4:		PHASE 5:	
PROJECT INITIATION, PLANNING & PROGRAMMING		DESIGN DEVELOPMENT & STAKEHOLDER REVIEW		FINAL DESIGN & CONSTRUCTION DOCUMENTATION, AGENCY REVIEW		BIDDING & CONTRACTOR SELECTION		CONSTRUCTION SUPPORT & PROJECT CLOSEOUT	
November 2024 - February 2025		March 2025 - May 2025		June 2025 - August 2025		September 2025 - October 2025		November 2025 - June 2026	
<p><b>Objective:</b> Establish the project foundation through thorough planning, stakeholder engagement, and initial site assessment.</p> <ul style="list-style-type: none"><li>✓ <b>Project kickoff meeting</b> with key stakeholders (Town's project committee).</li><li>✓ <b>Develop detailed work plan</b> outlining the project schedule, key milestones, and team responsibilities.</li><li>✓ <b>Conduct site assessment</b> to identify constraints and opportunities.</li><li>✓ <b>Review existing geotechnical reports</b> and identify any additional data requirements.</li><li>✓ <b>Obtain a Topographic Survey</b> and verify existing site conditions.</li><li>✓ Refine preliminary space requirements to estimated project budget.</li></ul>		<p><b>Objective:</b> Advance the design to define building systems, materials, and spatial layouts while incorporating stakeholder input.</p> <ul style="list-style-type: none"><li>✓ <b>Refine design plans</b> including building elevations, architectural details, landscape, and utility layouts.</li><li>✓ <b>Integrate feedback</b> from Historic Preservation Advisory Committee and Town Planning.</li><li>✓ Conduct a <b>60% Design Public Informational Meeting</b> to present the updated design and gather community input.</li><li>✓ <b>Complete design development</b> documentation with detailed plans, elevations, and material specifications.</li><li>✓ <b>Update the project schedule and budget</b> based on the refined design.</li></ul>		<p><b>Objective:</b> Finalize all design and construction documents to produce a complete, bid-ready package.</p> <ul style="list-style-type: none"><li>✓ <b>Prepare 90% construction drawings and specifications</b>, including detailed building, landscape, and utility plans.</li><li>✓ Conduct internal and external <b>design reviews</b> to ensure compliance with local, state, and federal standards.</li><li>✓ Address all <b>comments and revisions</b> from the Town's project committee and regulatory agencies.</li><li>✓ Complete a <b>comprehensive cost estimate</b> and confirm budget alignment.</li><li>✓ Develop <b>bid-ready construction documents</b> at 100% completion, including all technical specifications and required permits.</li></ul>		<p><b>Objective:</b> Facilitate the bidding process to select a qualified contractor for the construction phase.</p> <ul style="list-style-type: none"><li>✓ <b>Assist the Town in advertising the bid package</b> and responding to contractor inquiries.</li><li>✓ <b>Conduct pre-bid meetings</b> and site visits for prospective contractors.</li><li>✓ <b>Provide clarifications</b> and issue addenda as needed during the bidding period.</li><li>✓ <b>Support the Town in the evaluation of bids</b> and selection of the most qualified and cost-effective contractor.</li><li>✓ <b>Finalize contract negotiations</b> and issue a notice to proceed.</li></ul>		<p><b>Objective:</b> Oversee construction to ensure adherence to design specifications, schedule, and quality standards.</p> <ul style="list-style-type: none"><li>✓ Conduct <b>regular site visits</b> to monitor construction progress and address design-related issues.</li><li>✓ <b>Review submittals, RFIs, and change orders</b> to ensure compliance with project documents.</li><li>✓ <b>Provide progress reports</b> to the Town's project committee, highlighting key achievements and issues.</li><li>✓ Coordinate with the contractor to <b>resolve any field conditions</b> or unforeseen challenges.</li><li>✓ <b>Assist with final inspections</b> and project closeout, ensuring all punch list items are addressed.</li><li>✓ Deliver <b>as-built drawings and a final project report</b> documenting the successful completion.</li></ul>	
<p><b>Deliverables</b></p> <ol style="list-style-type: none"><li>Initial Work Plan identifying requirements:<ul style="list-style-type: none"><li>Architectural</li><li>Civil</li><li>Structural</li><li>Mechanical</li><li>Plumbing</li><li>Electrical</li><li>Energy Requirements</li><li>Landscaping</li></ul></li><li>Expectation of Cost to Construct</li></ol>		<p><b>Deliverables</b></p> <ol style="list-style-type: none"><li>30% Conceptual Designs (project conceptual layout design, design alternatives)</li><li>Preliminary project cost estimate</li><li>Preliminary energy estimate (Sugarpine)</li></ol>		<p><b>Deliverables</b></p> <ol style="list-style-type: none"><li>60% Design Development Plans</li><li>Updated Cost Estimate</li><li>Public Meeting Summary</li></ol>		<p><b>Deliverables</b></p> <ol style="list-style-type: none"><li>90% Final Design Plans</li><li>100% Bid-Ready Construction Documents</li><li>Final Cost Estimate</li></ol>		<p><b>Deliverables</b></p> <ol style="list-style-type: none"><li>Bid Set With Alternatives</li><li>Bid RFI Responses / Addenda</li><li>Summary of Bid Packages</li><li>Contractor Recommendations</li></ol>	
IMAGINE		DESIGN		BUILD					



## IV. Identification of Subcontractors

The JKAE team has a unique perspective in how to approach the Railyard Mobility Hub project. Having led hundreds of public infrastructure projects and working closely municipalities, stakeholders, and leadership groups, we have gained insight on how to guide infrastructure work in precise alignment with the ultimate vision for the communities they serve. Our team members and subconsultants are not new faces to the Town of Truckee. **Each team member has worked with you.**

The JKAE in-house team includes 55 team members consisting of planners, architects, designers, interior designers, civil engineers, and structural engineers – all familiar with working in the Truckee-Tahoe region. We have hand-selected specialty consultants with whom we have extensive experience working with on numerous projects in the area.

Firm Name/ Location/Services	Percentage of Work	Firm Description
<b>Design Workshop</b> <i>South Lake Tahoe, CA</i>  Landscape Architecture	8%	Design Workshop has been serving the Truckee-Tahoe region since 1997 and the team is dedicated to creating quality landscapes that meet today's needs and endure for future generations. For over 50 years, Design Workshop has led the planning and design for outdoor plazas, streetscape, and downtown planning projects from public participation through project implementation. Design Workshop's process and designs incorporate layered experiences in flexible spaces—city parks that can host community events, accommodate pick-up soccer, and harvest rainwater; greenways that connect destinations and restore vital riparian habitat; streets that are lively ribbons of commerce and green infrastructure systems; plazas that feel as comfortable to a group of friends as a large gathering—these high-performance landscapes are economically vibrant, environmentally restorative, and culturally rich. Design Workshop has been providing professional planning and landscape design to the Truckee-Tahoe region for over 25 years.
<b>Sugarpine Engineering</b> <i>Truckee, CA</i>  Mechanical, Electrical, Plumbing	8%	Founded in 2012 after 30 combined years of designing, assessing, and commissioning governmental, commercial, and industrial projects with complex system interactions and unique and critical functions. Projects include local districts, military, park/forest services, and similar agencies. Always focused on real calculations, evaluations and costs of HVAC, operations, and building systems
<b>Cumming Group</b> <i>Roseville, CA</i>  Cost Estimating	5%	JKAE frequently collaborates with Cumming on projects of various scales. Established in 1996, Cumming is a leader in providing project control services, including cost and project management, planning and scheduling, and litigation support. In fact, Cumming's 220 expert professionals have provided these and other related services to clients in more than 25 countries around the world. Project experience includes the completion of more than 5,000 assignments in support of architects, engineers, owners, and others.

## V. Additional Information

N/A

## VI. Contract Terms

JKAE has reviewed the sample contract terms outlined in Attachment A of the Town of Truckee's Request for Proposal. We have no exceptions to the sample agreement and are prepared to sign the contract and commence work immediately.

## Cost Proposal

JKAE's cost proposal has been provided under separate cover as requested in the Town's RFP.

**Town of Truckee, Railyard Mobility Hub Climate Controlled Transit Center Building (CIP Project 2508)**

Trade	Team	Hourly Rate	IMAGINE		DESIGN		Subtotals
			Phase 1:		Phase 2:	Phase 3:	
			Project Initiation, Planning & Programming	Conceptual Design, Space Planning, & Schematic Design	Design Development & Stakeholder Review	Final Design & Construction Documentation, Agency Review	
ARCHITECTURAL - JKAE			\$26,220	\$31,120	\$54,850	\$47,400	\$159,590
	Architect of Record	\$250	6	8	5	8	
	Project Manager	\$200	24	20	40	40	
	Project Architect	\$165	48	48	80	120	
	QA/QC	\$250	0	0	8	8	
	BIM	\$130	0	40	80	120	
STRUCTURAL - JKAE			\$1,170	\$3,900	\$7,800	\$7,800	\$20,670
	Engineer of Record	\$195	6	20	40	40	
MECH. ELEC. PLUMB. - Sugarpine Engineering			\$3,725	\$9,775	\$16,300	\$16,300	\$46,100
	Principal Engineer	\$285	5	10	10	10	
	Senior Engineer	\$250	5	20	30	30	
	Engineer	\$210	5	5	20	20	
	Designer	\$175	0	5	10	10	
CIVIL - JKAE			\$1,500	\$5,200	\$8,300	\$11,700	\$26,700
	Engineer of Record	\$250	6	4	8	16	
	Associate Engineer	\$175		24	36	44	
LANDSCAPE ARCHITECTURE - Design Works			\$6,885	\$8,720	\$10,675	\$12,650	\$38,930
	Principal	\$300	12	8	10	10	
	Project Manager	\$175	15	16	25	30	
	Project Assistant	\$110	6	32	30	40	
COST ESTIMATING - Cumming Group			\$0	\$7,800	\$6,825	\$6,825	\$21,450
	Senior Estimator	\$195	0	40	35	35	
	TOTALS		\$39,500	\$66,515	\$104,750	\$102,675	\$313,440

**\$6,000**

**DELIVERABLES**

Deliverables for each task are identified on the work plan (Table 1 of JKAE's response to the Town of Truckee's RFP).