

## Corporate Overview

# ALSC ARCHITECTS



ALSC Architects brings to you a combination of strong professional experience and a commitment to fresh, creative approaches for project planning and design. Our talents have been applied to projects throughout the Northwest and beyond for 64 years.

ALSC is committed to providing the highest standard of professional service. We are dedicated to the philosophy that *“Service to the client comes first.”* Our goal is to assist you by planning and designing a facility that meet your unique needs.

ALSC’s staff of 55 is organized under the direction of eight Principals:

- Rustin Hall
- John Manning
- Steve Hindley
- Steve Walther
- Jeff Warner
- Dave Huotari
- Scott Whitesitt
- Ken Murphy

They are supported by nine Associates and a talented staff of architects, interior designers, construction administration specialists, technical and administrative personnel.

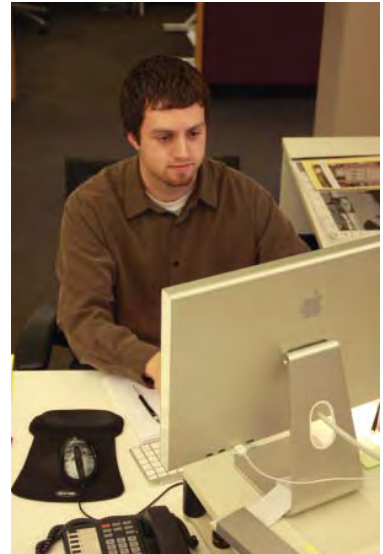


## Corporate Overview

# PROFESSIONAL SERVICES

ALSC Architects offers our clients a complete range of architectural and interior design services. Areas where we can assist include:

- Project Management
- Site Analysis & Selection
- Master Planning
- Economic Feasibility Studies
- Sustainable Design & LEED
- Project Budgeting & Cost Estimating
- Bond Issue & Fundraising Support
- Public Presentations
- Model Construction
- Computer Animations
- Graphic & Signage Design
- Programming
- Space Planning
- Furnishings Selection
- Artwork Selection
- Technology/Media Consulting
- Bid Phase Services
- Agency Review Coordination
- Construction Administration Services



## Portfolio of Projects

# MAINTENANCE & SHOP FACILITIES

ALSC Architects brings to you a broad background in the planning and design of maintenance shops, service centers and warehouse facilities. We have worked closely with numerous public agencies throughout Eastern Washington on these types of projects. The listing below is a sampling of ALSA's relevant experience; several of these projects are expanded upon on the following pages.

- Valley School District Transportation Facility  
Valley, Washington
- Inland Power & Light Shop Facility  
Airway Heights, Washington
- Freeman School District Transportation Cooperative Facility  
Rockford, Washington
- City of Moses Lake Shops Complex  
Moses Lake, Washington
- City of Richland Shops Complex  
Richland, Washington
- City of Walla Walla Service Center / Warehouse  
Walla Walla, Washington
- City of Kennewick Shops & Maintenance Complex  
Kennewick, Washington
- Walla Walla County Maintenance Facility Master Plan  
Walla Walla, Washington
- Spokane Fire Department Maintenance Building Addition  
Spokane, Washington
- Spokane Parks Department Maintenance & Operations Center  
Spokane, Washington
- City of Spokane Operations & Maintenance Facility  
Spokane, Washington
- City of Spokane - Streets Department Operations Center  
Spokane, Washington
- Waste Management of Spokane Office & Maintenance Facility  
Spokane, Washington
- Spokane Transit Authority Maintenance & Operations Facility  
Spokane, Washington



# VALLEY SCHOOL DISTRICT TRANSPORTATION FACILITY

Valley, Washington



Located on a 10 acre wooded site, this new facility was designed to take advantage of its highly visible location from nearby Highway 395.

It includes four vehicle maintenance bays with related shop support areas, offices for the head of the maintenance department and the chief mechanic, a break room for bus drivers and a meeting room for staff and public use.



The main building, including maintenance areas, office and support areas, is 9,980 square feet with a 1,422 square foot storage mezzanine. Attached to this main building is a 10,000 square foot canopy for covered storage of 16 buses.



# INLAND POWER & LIGHT MAINTENANCE FACILITY

Airway Heights, Washington



ALSC Architects was responsible for programming, design and construction administration services for this new \$12 million headquarters facility.

The 55,000 square foot facility includes administration, warehousing, vehicle maintenance and truck storage in addition to seven acres of enclosed yard space.

The facility was designed to co-locate administrative and operation departments that had operated in separate locations for over 20 years. Interior spaces are provided with ample natural light to enhance the employees' sense of well being, improve production and conserve energy.

Energy conservation and efficiency guided every decision made in planning and constructing the new headquarters. Design and construction methods conform with standards set by the U.S. Green Building Council for energy savings, water efficiency, carbon emission, indoor environmental quality, stewardship of resources and sensitivity to their effects on the environment. The project is anticipated to achieve LEED Gold Certification.

# FREEDOM TRUCKING

Airway Heights, Washington



This project involved design of a new truck dealership for Freedom Truck Centers. The site is located along Interstate 90, just west of Spokane.

The 52,000 square foot facility includes a new truck show room, parts show room, truck service center, parts warehouse, administrative area and employee lounge.



Site development includes space for truck parking, display and maneuvering as well as general parking for drive up customers.

# CITY OF SPOKANE FUEL & WASH FACILITY

Spokane, Washington



This project was designed to provide City vehicles with a centralized location for fueling and washing services.

Components of the 10,000 sf wash facility include a gantry-style wash bay for passenger vehicles, two brushless bays that can accommodate the City's largest vehicles, two catwalk bays that allow workers access to taller equipment and two container bays that may be used to clean multiple vehicles or equipment. With conservation in mind, the facility is designed to reclaim virtually all of the wash water.



Fueling will be accomplished in one of five lanes that supply diesel, unleaded and an ethanol blend of fuel to an array of vehicles. Each lane can also supply vehicle lubrication and coolant. The facility is designed with stringent vapor recovery provisions and a fuel management system that will allow the City to closely monitor fuel consumption. Two alternative fueling stations are provided on the 3.2-acre site, including propane and compressed natural gas. Alternative fueling may be expanded in the future as it becomes more economically viable and readily available.

# PARKS DEPARTMENT MAINTENANCE FACILITY

Spokane, Washington



This maintenance and storage facility was designed by ALSC Architects to accommodate the City of Spokane's Parks and Golf Course maintenance equipment. Housed in an existing 50,000 square foot building, the facility also includes crew room, plumbing shop, electrical shop and carpentry shop.

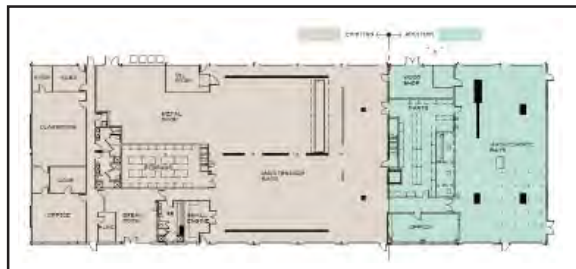
Special features include an equipment wash down area with water reclaim and pesticide loading area. An adjacent building was remodeled to house the Parks Operations Department Administrative offices.



The project also included the development of the four acre site for vehicle and material storage. The specific project challenge was to upgrade this large, deteriorating warehouse facility on a very limited budget.

# FIRE DEPARTMENT MAINTENANCE FACILITY

Spokane, Washington



Located near Spokane Community College, this expansion of the Spokane Fire Department Maintenance Facility provides for additional storage and maintenance areas for various fire department vehicles. Included is a new maintenance bay, wood shop, parts storage, office area and expansion of the existing shower rooms.

The pre-engineered metal building addition was designed to match the existing construction. The interior parts storage mezzanine was constructed using both steel post and beam and CMU bearing walls to support a composite steel deck/concrete slab floor structure.

An existing pump testing pit that was located outside of the original building was enclosed, and new construction around this existing pit and modifications to equipment for operations required careful coordination.

# CITY OF MOSES LAKE SHOPS COMPLEX

Moses Lake, Washington



ALSC Architects was hired by the City of Moses Lake to provide pre-design services (existing conditions assessments, programming) and full architectural services for a new \$5.5 million shops and maintenance facility.

Our initial efforts included assessing the conditions of the City's existing facilities and equipment as well as tours of other similar facilities around the region. Numerous meetings were conducted where key staff members were interviewed and elements of project scope were established.



The final program describes a 50,000 square foot facility built on 8 acres. Departments to be housed on the site include Streets, Parks and Recreation, Building Maintenance, Equipment Rental (Fleet Maintenance), Water and Administration. Also included in the project is an addition and remodel of the Central Operations Facility (COF) operated by the Wastewater Department.

# CITY OF RICHLAND SHOPS COMPLEX

Richland, Washington



This multi-building campus replaced an existing WWII surplus hanger serving as city shops. Located on a 36-acre site, the complex contains divisions of the City's Utilities and Physical Services Departments, as well as the Finance/Purchasing division of the Administrative and Community Services Department.

Prior to beginning design, ALSC Architects and PB/Fleet Maintenance Consultants evaluated existing service locations, analyzed possible new site locations and performed an operational cost optimization analysis. This analysis led to a variety of recommendations on siting of the new complex and the design and layout of a facility which met construction budget constraints, operational cost constraints and functional needs.



Major functions housed within the facility include vehicle maintenance, warehouse, various shop functions and associated administrative and personnel support services. Material lay down yard, salt and equipment storage, covered storage, vehicle storage, warehouse/loading docks, equipment parking, administration and shops, staff parking, fueling island and equipment maintenance are included.

# CITY OF SPOKANE OPERATIONS CENTER

## Spokane, Washington



Over the last several years ALSC has assisted the City of Spokane with planning for an operations and maintenance facility to co-locate and integrate the operations of a number of Public Works operations departments that operate out of several locations.

The project's goal is to provide facilities to service, maintain and store vehicles associated with each department. Fueling and washing islands, shops, warehousing, crew areas and office spaces are program elements within the project.

A major challenge encountered in planning and designing a facility of this magnitude was the integration of all the City's Operations Departments into the fabric of a residential neighborhood.

Initial work on this site included the remodel of existing buildings to accommodate the Streets Department and storage for the Solid Waste Department. A "green belt" landscape development was implemented to provide a visual buffer and functional parklike space for the neighbors.

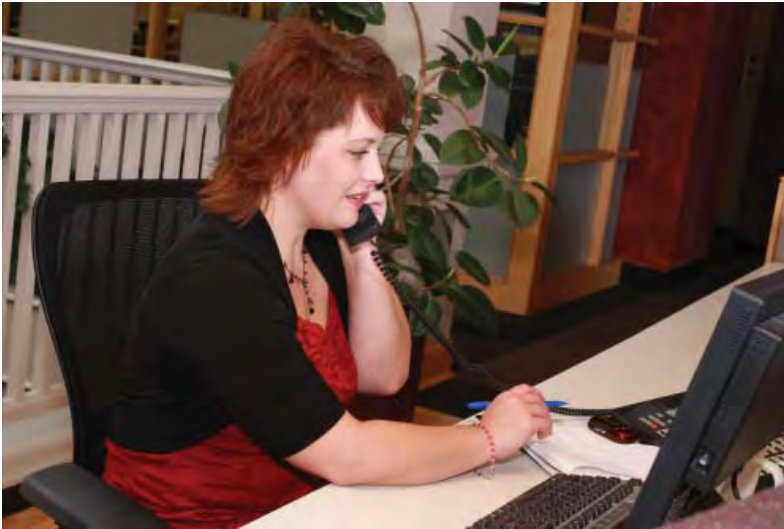


City of Spokane Operation and Maintenance Facility  
Character Sketch of the Lobby - December 2008



## CONTACTING ALSC

We're Easy to Reach!



Contacting ALSC Architects is as easy as picking up the phone, dropping a note in an envelope, or sending us an e-mail.

Below is all the information you'll need to get in touch with us.

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