



MJ NEAL
ASSOCIATES
ARCHITECTS, PLLC

ARCHITECTURAL
SERVICES



Statement of Qualifications



Introduction

MJ Neal Associates, Architects PLLC

Firm INTRODUCTION



Who We Are ➤

MJ Neal Associates, led by Managing Member and Principal Architect Mark J. Neal, AIA, is a general practice architectural firm, specializing in meeting the needs of clients, friends and communities for over 38 years. With experience comes a diverse list of project types, clients and services. This list continues to grow, while sustaining excellent client relationships and upholding our reputation for quality design and professional service.

Design and management philosophy for the firm begins with a detailed understanding of the client's goals and objectives for a given project. Those goals will usually include financial, aesthetic and functional considerations. They may also include timing and public perception concerns that need to be included in the process. Experience of the firm includes a full range of services from pre-design evaluations through project management and administration.

Let's Get to Yes ➤

Let's get to yes. It's a simple idea, but the way there is complicated and rarely easy. We're surrounded by people telling us "no," throwing up roadblocks, making us fight through obstructions, run in circles, and feel like we're beating our heads against walls. Often, it feels impossible to achieve our goals. At MJ Neal Associates, we work to solve the problems that plague every project by asking "how do we get past no, and get to yes?"

Getting to yes is our mission, but getting anywhere is a challenge without a good map. We use Solution Based Design (more on that in a minute) to navigate the complex road that leads to success. It's a strategy that's served us well through our more than 35 years in business. We've seen our industry change dramatically over those years, adding layer upon layer of regulation and complexity. Getting to yes has never been more difficult, but our team is equipped to meet the challenges of today because of the experience we've gained fighting the battles of yesterday.

So join us, and let's get to yes.

Choosing the Path ➤

Before any journey can begin, we have to decide where we're going. MJ Neal Associates is a full service architectural firm, which means we offer a range of services to help you achieve your goals. We provide initial evaluations and feasibility studies to help you design if a chosen site or building will meet your needs. We offer design services from schematic exploration of options to development of the drawings and specifications necessary to acquire permits and construct the project. We have contract administration capabilities to manage everything from public bidding and negotiation, through every phase of construction to final closeout and delivery of your project.

From private individuals, corporations, and professional developers to non-profits and public entities, MJ Neal Associates works with clients of all types across the state of Washington and beyond. We've developed projects on sites ranging from small infill lots in urban areas to mixed-use subdivisions of over 100 acres that require substantial land-use permitting and development of new zoning codes.

Wherever your building journey takes you, we can help you get there.

How We Get There ➤

BUDGET MANAGEMENT

The established budget for a project is often the primary driver for determining the scope of the work to be performed and is critical to evaluate conformance with that budget at important intervals throughout the design phases. Once a contractor is selected, if the price is over budget, we work with our client and selected contractor to modify our design and bring the scope of the project in line with the established budget.

In recent projects, budget has been a major factor affecting design. Material shortages and the changing economy have made it challenging to generate construction cost estimates. Our approach has been to use common materials and building construction types, along with generating clear and concise plans for the contractor to have an easy understanding of the project. The facility's function and overall design presence for the District's identity can be balanced with simplicity in materials yet creativity in design.

PROJECT MANAGEMENT

Solution Based Design begins with understanding the desired result. Our involvement begins with a methodical evaluation of the needs and objectives for the project and to develop an understanding of the services to be provided to meet your needs. Solutions require that we also understand the obstacles to meeting those objectives. Exploring the building needs, your values and priorities, the systems and site-specific issues will dramatically impact our phased development of the effective space while maintaining existing facilities in operation.

COST CONTROL

Cost control along with an intimate understanding of and attention to budget concerns, funding sources and the impact they have on the project is vital. Creative solutions to the issues presented beginning with site selection, concept design, material selection and constructability is the answer to the question of controlling construction costs. Technical evaluation of initial cost, life cycle cost, time and schedule impacts must be balanced with the less tangible "perception" of value. Understanding and methodically checking the cost of selected materials components and systems against documented costs of previous projects establishes the basis for projecting future cost.

MINIMIZING CHANGE ORDERS

Minimizing Change orders comes first with understanding where change orders come from and why. Once the source has been understood, they can be controlled. In our experience most change orders can link back to a few key issues: incomplete or inaccurate information from a variety of sources, unknown or changes in site conditions, and poor communication between owner, architect, consultants, and contractor. Because we understand where these issues occur we make every effort to target any of these issues in design phase to eliminate need for change orders.

SUSTAINABILITY

Each of our projects incorporates consideration for sustainable building practices. Minimizing waste, energy efficiency and careful selection of efficiently-produced products is, as it should be, built into the design process. Not all projects require LEED or Green Built Certification, but they should all have sustainability as a guiding element.

TECHNOLOGY

Technology has brought with it a selection of new tools to enhance and maximize the services for your project. While technology is not a substitute for understanding and thoughtful design, appropriately used, it can significantly streamline the design and construction document phases. Every aspect of practice has been impacted by recent technological advances. Our need to stay competitive demands we stay current on a wide array of software applications. This allows our services to range from Building Information Modeling, through visualization, presentation and graphic design to publishing accounting and efficient project management.

INTEGRATION OF STAKEHOLDERS

Integration of multiple stakeholders starts with regularly scheduled communication as a group to allow the sharing of ideas and viewpoints from each. Stakeholders each have their priorities and may not always align with others or the budget. Incorporating as many opinions as we can may require an effort to achieve consensus and compromise within the group of stakeholders.

INSURANCE

To protect our clients, and our own financial well-being, we carry a range of general and professional liability coverage.

Professional liability coverage is in the amount of \$1 million.

General liability coverage is in the amount of \$2 million.

Where We've Been

CLIENT REFERENCES

Kahlen Sheehan	Berry Construction	253-797-3278
Aaron Halverson	City of Lake Stevens	425-622-9447
Anthony Leibelt, Chief	Grant County Fire District #3	509-787-2713
Jordyn Giulio	Douglas County Administrator	509-884-7173
Mike Walker	Eagle Services / Lifeline Ambulance	509-630 1191
Patrick McCourt	LandPro Group, Inc.	425-308-5101
Sheila Berschauer	Moses Lake Community Health Center	509-765-0674





Key Personnel

MJ Neal Associates, Architects PLLC

Key Personnel

Key



Architectural Team MJ NEAL ASSOCIATES, ARCHITECTS PLLC

Principal-In-Charge

Mark J. Neal

Lead Architect

Luis Rodriguez

Lead Architect

Brad Brisbine

Project Architect

Justin Borst

Our team is built on mutual respect and the free exchange of ideas for the overall success of the project. We believe strong communication lines, listening to ideas and working together to solve problems as a group is the most successful system for completing a project.

We are currently a team of 14 individuals and have a strong list of consultants that over the years we have forged excellent working relationships with. Each is selected on a per-project basis, to provide the best results for the project, qualifications, availability and required specialties. Other consultants are available for more specialized work if needed.





Mark J. Neal

Principal-in-Charge

Membership | American Institute of Architects, NCARB

Registration | WA #4585 | ID #AR-986285 | ND #2447

Education | Washington State University | *Bachelor of Science in Architectural Studies 1977, Bachelor of Architecture 1978*

Responsibilities with the Firm | As Principal and Founder of MJ Neal Associates, Mr. Neal continues to develop a list of satisfied clients and still continues to work with those established prior to the firm's formation. Project types continue to be diverse in use and type. As the sole owner and manager of the firm, his responsibilities as defined by him include new work procurement, administration of the firm and its operations, project follow-up, conceptual & preliminary design, and overseeing all phases of Design & Construction Documents.

Representative Projects Include:

- Lake Stevens Police Station and Evidence/Training Facility – Lake Stevens, WA
- Monroe School District Admin Offices – Monroe, WA
- Lake Drive Apartments – Lake Stevens, WA
- Okanogan County Sheriff & Coroner Storage, Superior Court Renovations – Okanogan, WA
- Douglas County Law & Justice – East Wenatchee, WA



Luis Rodriguez

Lead Architect

Registration | 2016 Washington State #11915

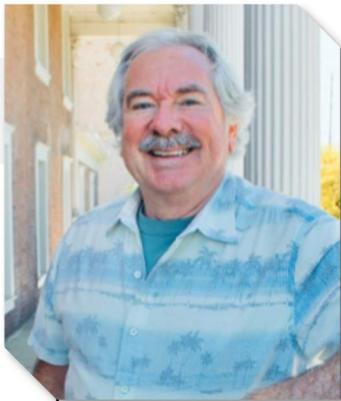
Education | Washington State University | *Bachelor of Science in Architectural Studies 2007, Masters of Architecture 2008*

Years with Firm | 17

Experience with the Firm | Through his experience with MJ Neal Associates, Mr. Rodriguez has developed an expansive design and graphic platform from which he can draw. His experience with projects at the firm ranges from residential to commercial buildings and master planning as well as religious facility design. He is also fluent in Spanish and has had great experience working within the Hispanic Community, which has proven to be both helpful and beneficial within our practice.

Representative Projects Include:

- Okanogan County Sheriff & Coroner Storage, Superior Court Renovations – Okanogan, WA
- Douglas County Law & Justice & Evidence Storage – East Wenatchee, WA
- Nile-Cliffdell Fire – Yakima Co FD 14 – Naches, WA
- City of Sunnyside Fire Station – Sunnyside, WA
- Windermere Real Estate – Wenatchee, WA



Brad Brisbine

Lead Architect

Registration | WA #4858

Education | Washington State University | *Bachelor of Science in Architectural Studies 1979, Bachelor of Architecture - 1980*

Experience with the Firm | Mr. Brisbine has been with MJ Neal Associates for 34 years. His responsibilities include those of a project designer, job captain, and project administrator. Mr. Brisbine has brought to our firm an array of diverse design experiences and draws upon his painting, sculpture and photography background. His strong background in contract administration provides a unique understanding of process as it relates to project facilitation and completion. Many of the projects he has been a part of involve public use and group functions.

Representative Projects Include:

- Pybus Market – Wenatchee, WA
- Grace Lutheran Church – Wenatchee, WA
- First United Methodist Church – Wenatchee, WA
- Eastmont Community Church – East Wenatchee, WA
- Old First Presbyterian Church – Wenatchee, WA
- North Central Regional Library Distribution Center – Wenatchee, WA



Justin Borst

Project Architect

Registration | 2012 Washington State #10523

Education | University of Washington
Bachelor of Arts in Architectural Studies 2002

Experience with the Firm | At MJ Neal Associates, Mr. Borst has developed his skills and participated in the design and contract administration of numerous projects, ranging from private residences to major commercial renovations and public works projects. He has more than 20 years of experience with Building Information Modeling systems as well as a strong working knowledge of design and construction. He works well with both clients and contractors, ensuring clear communication between both parties and seeks innovative solutions to problems.

Representative Projects Include:

- Okanogan County Morgue and Search & Rescue Equipment Facility – Okanogan, WA
- North Central Regional Libraries – Wenatchee, WA – Distribution center and headquarters
- GESA Credit Union – East Wenatchee, Moses Lake, Wenatchee, Yakima, Richland & Pasco
- Wenatchee Racquet and Athletic Club – Wenatchee, WA – Expansion and renovation
- Lake Stevens Historical Museum – Lake Stevens, WA



Projects

MJ Neal Associates, Architects PLLC

Okanogan County Projects

Okanogan, WA

JUVENILE DETENTION FEASIBILITY STUDY

Feasibility study of remodeling and adding to the current juvenile facility in lieu of building on a new site. The expansion plan includes a new courtroom, visitation rooms, classrooms and a new crisis center in the very tight site between the existing county administration building and the juvenile center building. A cost estimate along with code analysis was generated as part of this feasibility for Okanogan County. Additional design options for adding an elevator are currently in the works.



MORGUE, SHERIFF'S TASK FORCE, AND VEHICLE STORAGE FACILITY

A project to design and oversee construction of a new building that will house an up-to-date morgue, offices for a law enforcement task force, a large, enclosed storage area for Sheriff's Department specialty vehicles, and a covered outdoor vehicle storage bay for vehicles that do not require secure storage or weather protection. Facilities on the site were woefully deficient and in significant disrepair, so multiple dilapidated structures were torn down. The site is being built up at the new building area to prevent flooding when the Okanogan River rises significantly above the ordinary high-water elevation. The construction phase is currently underway.



OKANOGAN SUPERIOR COURT

A project to study and design a new Superior Court for Okanogan County. The project began as an evaluation and space study for renovation and improvement of a former Forest Service office building to convert it into a modern facility to house all Superior Court functions, including multiple full courtrooms and hearing rooms, improved space for the court clerk, offices for court administration, secure transport entry and holding space for prisoner defendants, jury selection and lounge space, security checkpoint entry, central lobby, and spaces for attorney/client meetings, prosecutor trial offices, and witness/victim secure waiting areas. Currently, we are evaluating alternative locations and strategies for development to address staff concerns regarding distance between other county functions and the former Forest Service building.



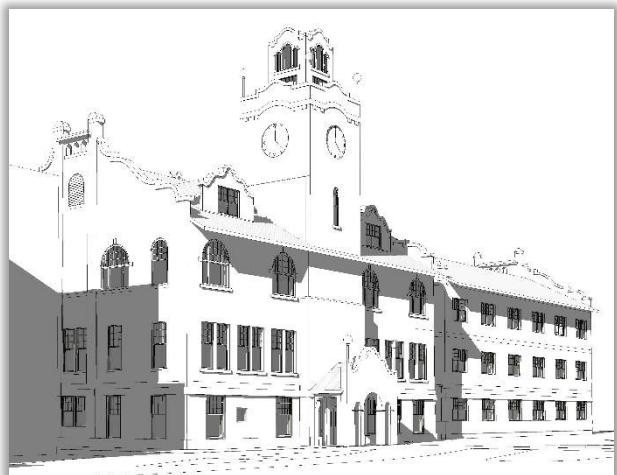
Okanogan County District Courthouse

REHABILITATION & HISTORIC PRESERVATION

Okanogan, WA

Project Description | Okanogan's historic courthouse building is a symbol of the city and a registered Historic Building. The building required replacement of several windows with new, energy efficient units, abatement of asbestos containing materials, replacement of flooring, restoration of the exterior stucco, and upgrades to the bell tower to remedy deterioration and prevent pigeons from nesting in the tower.

Owner Contact | Lanie Johns, 509-422-7105, ljohns@co.okanogan.wa.us



City of Lake Stevens Police Department

Lake Stevens, WA / 2021

Project Description | Remodel of 2 existing Buildings. The Police Station moved into the south building with an existing 8,390 sf footprint to accommodate offices, public lobby, conference rooms, interview rooms, administrative support, storage and amenities: with an added 1,000 sf to incorporate Intake and Processing. Evidence and Training moved into the North building with an existing 2,440 sf footprint to accommodate for training, lockers, and showers, with an added 3,145 sf to incorporate evidence and vehicular storage. New paint and resealed roofing of the existing buildings enhanced the northwestern lodge character. This project also included new landscaping, fencing and gates, as well as parking for an overall updated look. **Owner Contact** | Aaron Halverson 425-622-9447



Lake Stevens Historical Museum

Lake Stevens, WA

Estimated Completion Date | Pre-Construction – Fall 2026 Completion

Owner Contact | Russell Wright 425-622-9424

Project Description | The Lake Stevens Historical Museum project is a new construction of a three-story, 8,000 sf structure that will house the Lake Stevens Historical Museum and two commercial tenants. The facility will be a major centerpiece of the development of the Mill Spur and North Park area of Lake Stevens into a community gathering place, complimenting The Mill community center, veteran's memorial, state boat launch, North Park, Farmer's Market, and the historic Grimm House.



Douglas County Law & Justice

East Wenatchee, WA

Project Description | The Douglas County Law and Justice Center project consisted of conducting full architectural services and construction phase involvement for an 8,400 square foot Evidence Storage Facility and 18,000 sf facility for the District Courthouse, Sheriff's office, and other supporting Law and Justice offices.

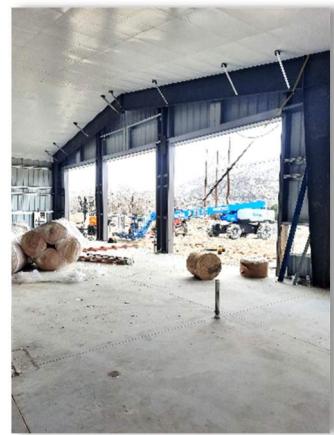
Owner Contact | Robert Knowles (or current Douglas Co. Administrator, Jordyn Giulio),
140 19th St. NW, Ste. A, East Wenatchee, WA



Douglas County Fire District #4

Orondo, WA

Project Description | This project consisted of Overall Budget Estimation, Master Plan, Schematic Design, Design Development, Construction Document production, Bidding, Permitting and Construction Phase involvement for the new construction of a 4,320-sf fire station building, separate resident quarters, RV hook up parking stalls for residents, a 35,200-gallon water reservoir and water well system. **Owner Contact** | Jim Oatey, PO Box 258, Orondo, WA 98843



Moses Lake Community Health Center

Moses Lake, WA

The Moses Lake Clinic was a complete remodel of the existing 41,000 sf building, as well as a 19,000 sf addition. A redesign of the department layouts and the building program was accomplished by efficient space planning and maximizing the workflow for each department. The construction and renovation for the welcome center, lobby, dental clinic, medical exam rooms, pharmacy, WIC/MSS, laboratory, imaging suite, conference rooms, break rooms, staff work-stations, administration offices, call center and server rooms all took place while the facility stayed fully operational thanks to the detailed phasing plans that were incorporated. New landscaping, parking and driveway updates, and a new employee parking lot were also a part of this project and helped bring a finishing touch to a complete modern update to the clinic that will help it stay relevant and serve the community for years to come.

Owner Contact | Sheila Berschauer | 509-765-0674



Columbia Valley Community Health

Chelan, WA

Project Description | The CVCH Chelan Clinic project was initially completed in 2017 with new construction of a 17,500 sf facility. The building provides space for medical, dental and WIC services, as well as administration, conference and a comfortable lobby area. Notable features include active dynamically-shaded glazing and a landscaped walking path around the site. The expansion project was completed in 2021 with the addition of a 5,000 sf building which had a continuation of the existing medical exam rooms as well as medical staff and provider areas. It was important that all details, and use of materials, were to match the existing so the new can seamlessly blend with the current design. A relocated and expanded Laboratory is also contained within the building addition. With the expansion came the need of interior renovations to accommodate the growing clinic. This included another Procedure Room, rearrangement of the Dental Utility Room and expansion of the Staff Breakroom. A mid-project change to the scope of work contained the addition of an interior renovation to house their newly added Chelan Pharmacy. Outside the building, the existing landscaping was reworked to make it appear like the addition was placed there from the start. This project has made it possible for CVCH to serve twice as many patients in its Chelan community.

Owner Contact | Manuel Navarro, 600 Orondo Avenue, Wenatchee, WA 98801

