

Midway City Council  
6 February 2024  
Regular Meeting

Ice Rink Building Design /  
Award Contract

## Brad Wilson

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**From:** Celeste Johnson  
**Sent:** Thursday, February 1, 2024 5:16 PM  
**To:** Brad Wilson  
**Subject:** choosing the architect for the Ice Rink building

Council,

This is a brief summary of the process for choosing the architect for the Ice Rink Building.

An RFQ was prepared (basically we used the RFQ from Town Square and tweaked it a bit). We had three firms apply (see packet). Because this was an RFQ (request for qualifications) and not an RFP (request for pricing) we were able to select based on multiple factors rather than just price. Having said that, when inForm provided us with pricing, and we negotiated the construction supervision component they were the best price as well.

We liked their methodology of having meetings to determine what we wanted out of this building and what type of architecture we liked.

Ultimately we choose inForm and have started having meetings with them.



**Celeste Johnson**

**Mayor**

**P:** 435-654-3223 ext 102

**E:** [cjohnson@midwaycityut.org](mailto:cjohnson@midwaycityut.org)

75 N 100 W – P.O. Box 277  
Midway, UT 84049

[www.midwaycityut.org](http://www.midwaycityut.org)

# Midway Ice Rink Building

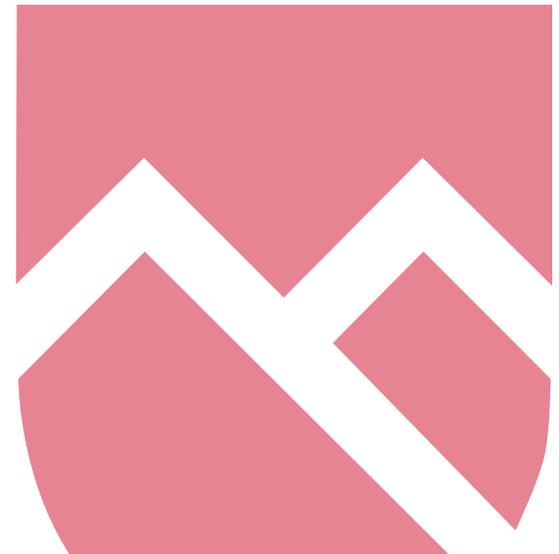
## Qualifications and Design Proposal

(O) 801.995.8605  
(C) 435.512.0415  
[inFormArchitecture.com](http://inFormArchitecture.com)



# Midway Ice Rink Building

EXPERIENCE



# our **ADVANTAGE...** inFormed **TEAM**

Principal Architect: **Rob Bouwhuis\***

+

Client Insight Specialist: **Korinne Bouwhuis\***

+

Architectural Design Professional: **Caroline Osborne\***

+

Interior Designer: **Ashley Tamori**

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## COLLABORATIVE INNOVATION

inForm Architecture is a small and **dedicated team** that is invested and committed to the **success of your project**. We have a flexible team of production personnel that will be able to assure that the project is completed within the appropriate timeline.

\*Midway Resident

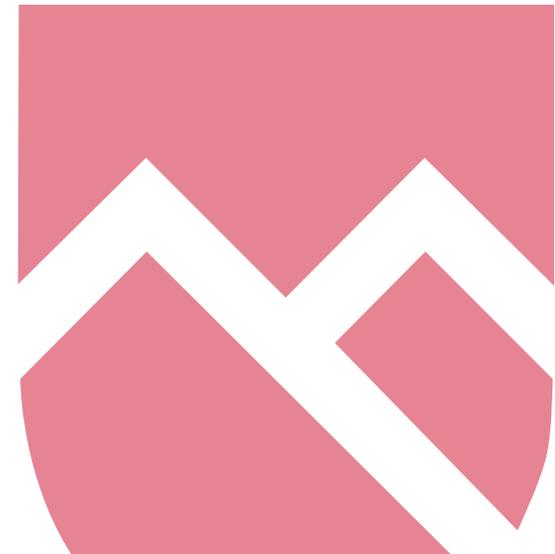
## inForm Architecture

Year Started: 2013

Office: Heber City

**Promoting Your Brand...  
...Through Design.**

inForm Architecture was created to deepen client visions, core values and the essence of their brand, and then translate this understanding into design. Brand awareness creates guiding design concepts. The architecture then becomes an experience that promotes a client's brand messaging to all users of a space.



**our ADVANTAGE...**  
**inFormed EXPERTISE**

EXPERIENCE

**Principal Architect**

**Rob Bouwhuis**

AIA, LEED AP BD+C, NCARB

**Civil Engineering**

B.S., Utah State University, 2003

+

**Architecture**

M.Arch., University of Utah, 2006

+

**Business**

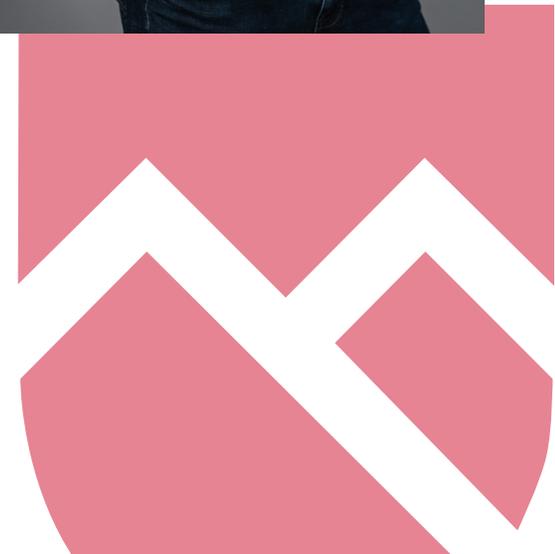
M.B.A., Brigham Young University, 2017

+

**Owner's Representative Work Experience**

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**POWERFUL INNOVATION**



**our ADVANTAGE...**  
**inFormed by MIDWAY**

EXPERIENCE

**Principal Architect**

**Rob Bouwhuis**

AIA, LEED AP BD+C, NCARB

**Midway Planning Commission**

2018 - 2022 (Vice Chair)

+

**Midway Vision Architectural Committee**

2017 - Present

+

**Midway Parks, Trails, & Trees Committee**

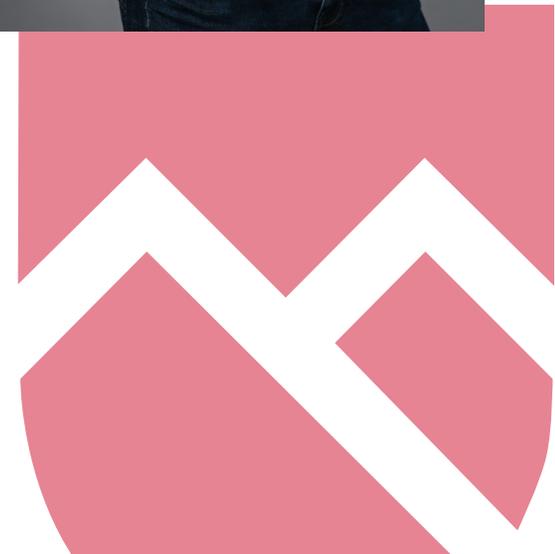
2018 - Present (Chairman)

+

**Multiple Projects Built in Midway**

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**UNPARALLELED MIDWAY INSIGHT**



our **ADVANTAGE...**  
in**Formed** **INSIGHT**

EXPERIENCE

**Client Insight Specialist**

**Korinne Bouwhuis**

M.S., LMFT

**Psychology**

B.A., Weber State University, 2000

+

**Marriage & Family Therapy**

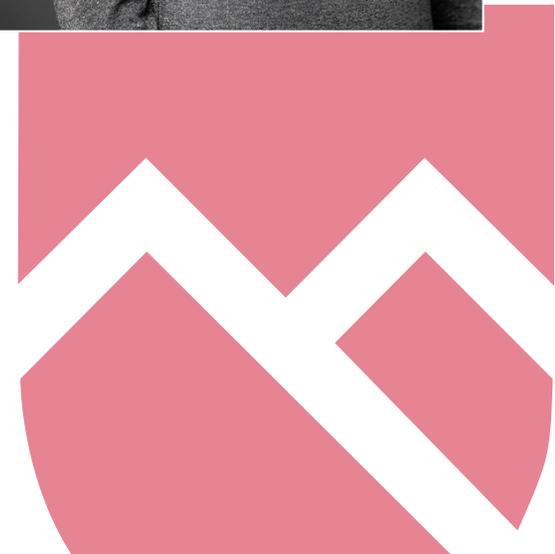
M.S., Utah State University, 2002

+

**Facilitator for Progressive Clarity Building**

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**POWERFUL INSIGHT**



our **ADVANTAGE...**  
in**Formed** **PROJECTS**

EXPERIENCE

**Architectural Design Professional**

**Caroline Osborne**

B. Arch

**Bachelor of Architecture**

University of Southern California, 1997

+

**Architectural Project Experience**

+

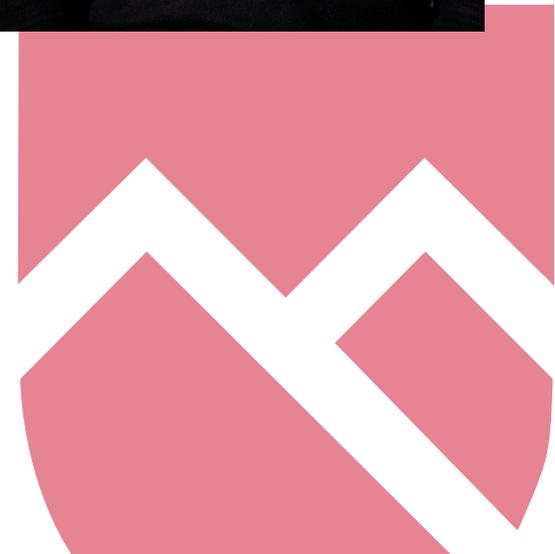
**Project Follow Through**

+

**Midway Resident Insight**

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**POWERFUL RESULTS**



**our ADVANTAGE...**  
**inFormed INTERIORS**

EXPERIENCE

**Interior Designer**  
**Ashley Tamori**

**Bachelor of Arts - Interior Design**

Chico State, 2021

+

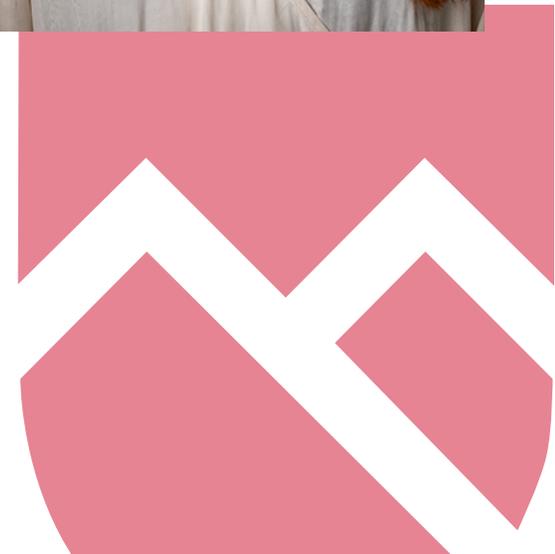
**Interior Design Experience**

+

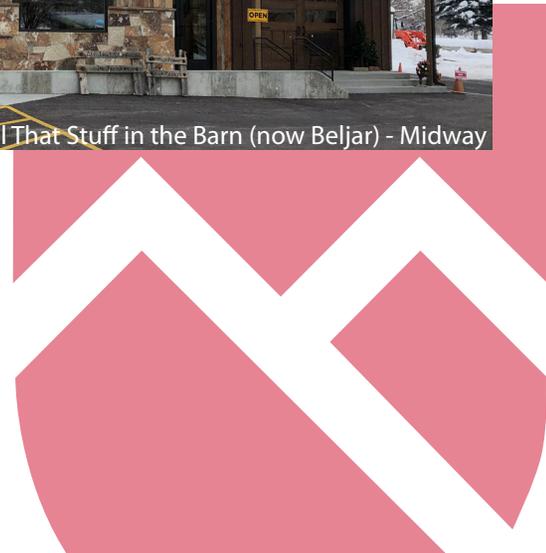
**Branding-Specific Material Selections**

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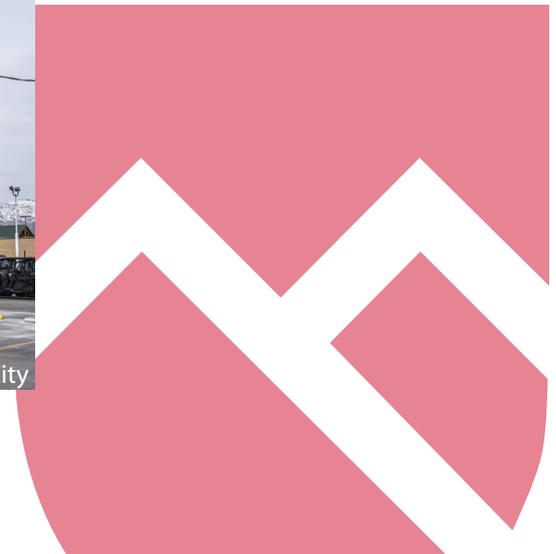
**INTENTIONAL DESIGN**



# Local Projects



# Local Projects



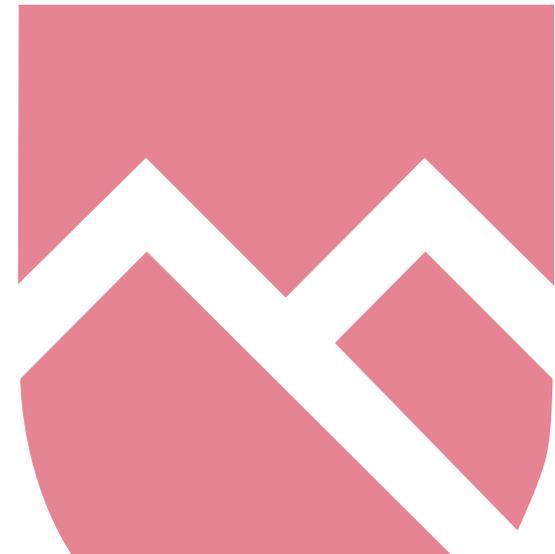
# Government Projects



- Smithfield Armory Energy Upgrades\*
- Smithfield Police Station Remodel (not completed)\*
- North Logan City Offices, Library and Police Station (not completed)\*



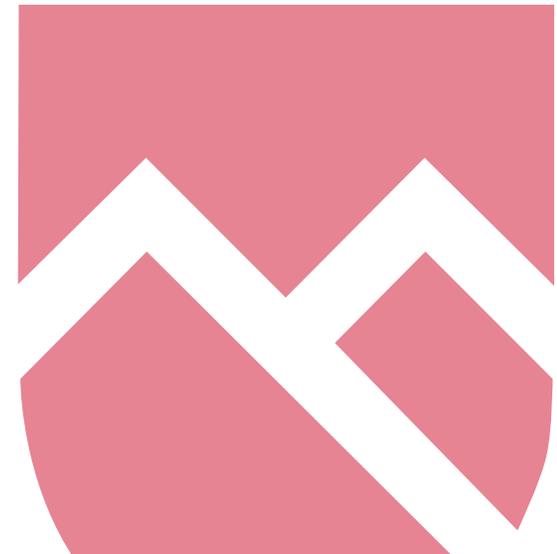
- USU Tremonton Remote Learning Classroom Building\*
- USU Science Building Upgrades\*
- BYU - Multiple projects including Classrooms\*, Athletics, Departments, Student Center\*, Student Housing\*, Conference Center\*



# Midway Community Center Exterior Redesign

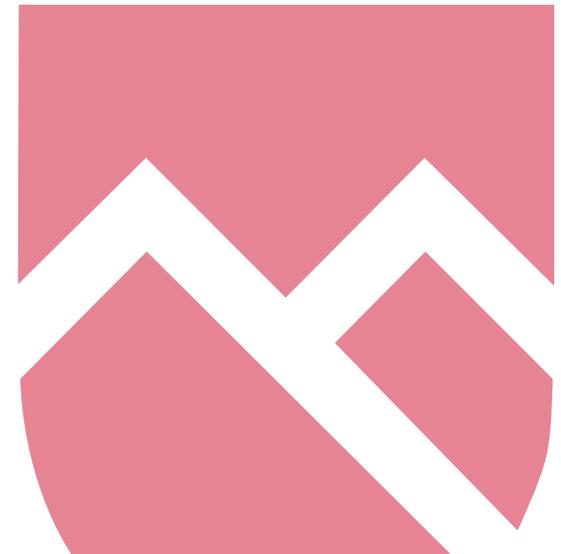
## Exterior Redesign with Swiss Theme

This project was completed with a group of CAPS students from Wasatch High School. Created a design to remodel the exterior of the Community Center to have a more Swiss-themed design that is more compatible with the vision of Midway City and the adjacent Town Hall and City Offices. Provided initial design concepts and preliminary cost estimates to complete the redesign.



# Midway Ice Rink Building

PROJECT APPROACH



# Schedule

The proposed schedule is very aggressive and optimistic. It is critical that adequate time is available from key personnel from Midway City, especially during the design phase of the project. Very thoughtful discussion and analysis of critical design considerations is critical to making the project a successful addition to the vitality of Midway for many years to come. Through our collaboration and commitment we will make this happen!

## January:

Design Team Selection, Midway Branding & Project Vision, Master Plan Considerations, Architectural Programming, Preliminary Budgeting



## February:

Design Development and Construction Documents, Estimate



## March:

Bidding to Contractors, Construction Prep



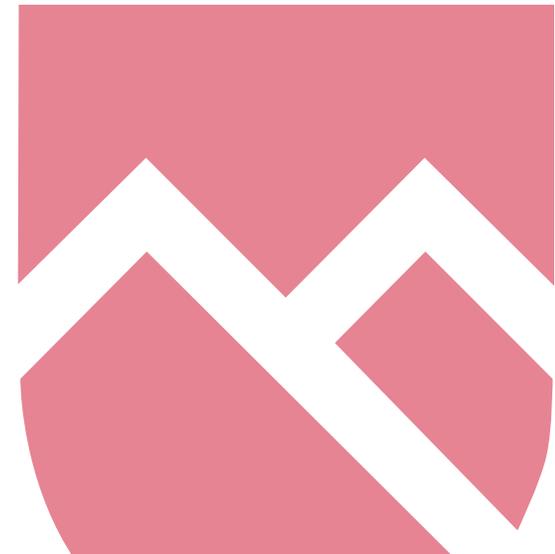
## April to mid-August:

Construction



## Critical Elements for Schedule

- Timely Selection of Design Team
- Availability of site information including survey information, CAD plans, and plans for resurfacing ice substrate.
- **Regularly scheduled meetings.** 1-2 times per week at start.
- Commitment of Design Team and City Personnel to provide adequate time to make well thought out & **timely decisions.**
- **Caution:** Must assure that thorough thought is given to design considerations. Rushing through the process without adequate thought may lead to inappropriate decision for the long term.



# Project Risks and Strategies

## Risk: Project Design not Completed on Time

The project schedule is aggressive and will take the commitment of all parties involved for it to be met with a successful design. We will establish a **design schedule** at the very beginning of the project including **critical milestones**. Any reviews and approvals that are required by the council or other groups will need to be addressed in the schedule. Special meetings with these groups may be necessary to avoid delays. The design considerations at the beginning will require the participation and collaboration of all stakeholders for a **thoughtful and careful analysis** to make sure the decisions are the best for all aspects of the project.

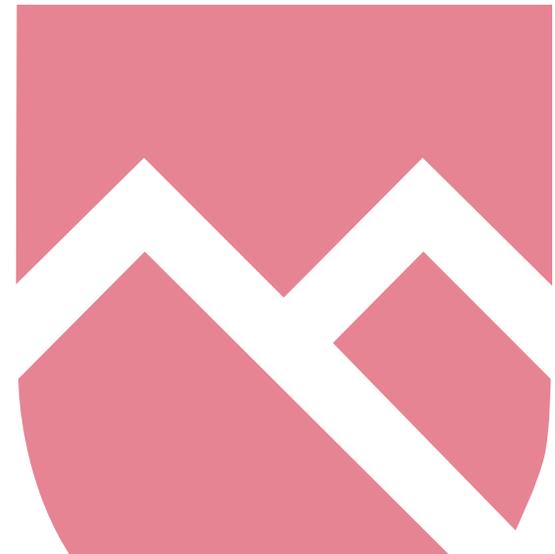
Other strategies will be discussed that may help accelerate the overall project schedule. These include engaging with potential contractors during the design phase to help start necessary construction processes prior to the design being completed.

## Risk: Project Costs Exceed the Available Funding

We understand that the budget set up for the project was established without the ability to fully verify the project needs through proper architectural programming and analysis. As such it will be critical to verify the available funding at the onset of the project and comparing this through preliminary cost estimates based on the architectural program that will be completed to make sure they are in alignment.

**Adjustments to the budget or the scope of this project will likely be necessary.** We anticipate that design decisions will be made through this process that are outside of this initial project but will need to be planned for future completion as a phased process. Some alternates may be provided in the construction documents, allowing for flexibility of scope in relationship to the project budget.

We recommend doing preliminary estimates and estimates at a mid-point in design to verify that the project design is in alignment with the budget and to avoid surprises on bid day. Engaging with potential contractors during the design phase is another strategy that may help assure that the project is in line with the available budget.



# Project Risks and Strategies

## Design not Compatible with Master Plan Vision

It is very important for the long term success and vitality of this project that it is considered as a critical piece within the overall Master Plan for Town Square. The Ice Rink is a very important part of the overall design of Midway Town Square. From the very beginning, we will invest in analyzing Master Plan elements that relate to the Ice Rink. Making sure that the relationships between each element are properly understood in the context of others is key. Considerations for use during all seasons is also very important.

## Risk Management Strategies

Open discussion of the risks and the potential strategies to manage them is important from the onset of the project.

One strategy that may have benefits to manage risks from multiple fronts would be to engage with a contractor during the design phase. A Construction Manager / General Contractor (CM/GC) approach to procurement should be considered. This will provide more accurate feedback on the constructibility and schedule and cost impacts of various design options that are being considered.

## Risk: Design Doesn't Work Well for Other Uses

- It is important that the design works well for multiple potential uses throughout the year. This area is at the heart of daily activities as well as festivals and events such as Swiss Days, Farmers Market, Christmas Celebrations and other events. These other uses will be discussed and the potential use for this building outside of the Ice Rink season will be analysed and potential design modifications may be explored for maximum positive impact.

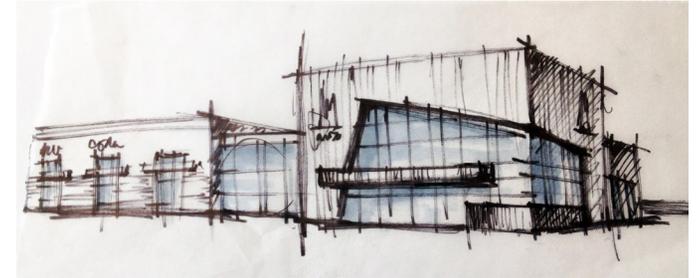


# our PROCESS... is what sets us apart

## SEEKING INSIGHT: Informed by context

Client Context: We seek first to understand and gain insights into the vision, ideals and values of our clients.

Context of Setting: Great design reflects the site, including adjacent features, views and the environment as a whole.



## CREATING A STATEMENT: Expression of the client's brand

Working with our clients and all stakeholders, we creatively weave intangible aspects of the client mission with the functional necessities of operations.

Clients are essential to the design process. We want them to feel as much ownership in the architectural expression of the building as we do.

Collaboration is the key and it is at the essence of our process.

## PROJECT CREATION: Personalized attention leads to big results

We not only want to provide a unique, creative and fantastic product, we want our clients to have an incomparable experience in project creation.

Complete architectural services from concept to completion, ensure a smooth process and a strong finish.

Collaboration with the contractor through construction is a critical element leading to project success.

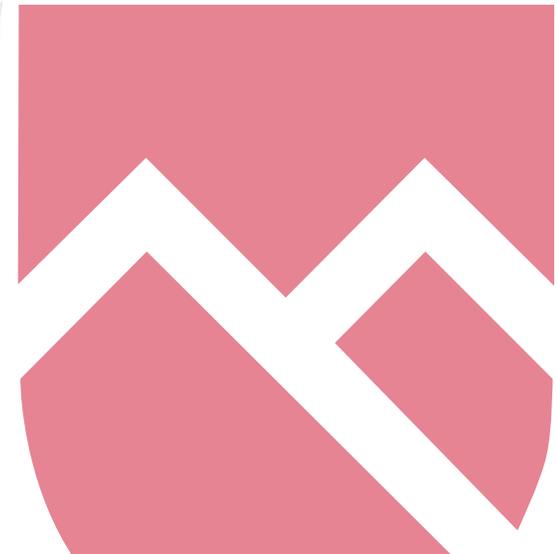


# Existing Ice Rink & Building

## Building on Strengths

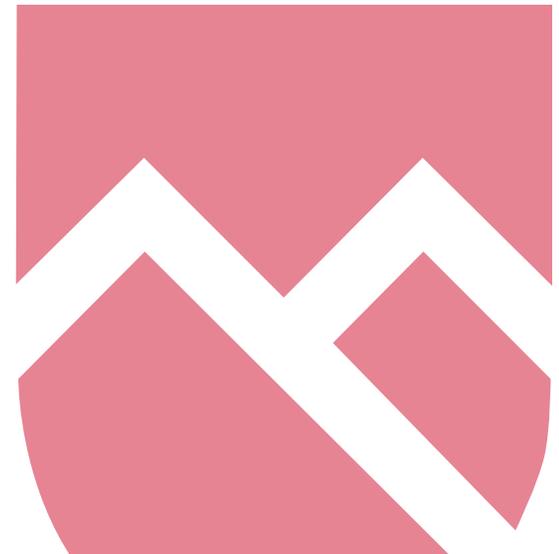
The current facilities have been used for decades and many lessons can be learned from how it has been used. These lessons, along with new ideas and in context of the Town Square Master Plan will all lead to a successful Ice Rink for decades to come. The benefits to be built upon include:

- Small Town Charm
- Open Air
- Elevated viewing platform
- Central location on Town Square
- Improved business operations
- Enhanced patron experience



# Midway Ice Rink Building

DESIGN CONSIDERATIONS



# Master Plan

The Master Plan provided by the IBI Group for Midway City has many aspects which will be a great benefit to the improvement of Town Square as it is developed. The Ice Rink and the support building will need to work in harmony with the design concepts which are planned moving forward. We see many benefits from this plan that we feel should be implemented. We also see many aspects of the plan which could be further strengthened to “improve pedestrian safety and movement [and] encourage longer visits and informal activity.”



## Master Plan Benefits

- Clear circulation patterns through the site from each side
- Variety of outdoor spaces for activities large and small
- Relocation of parking
- Open green spaces
- Food truck areas
- Central pedestrian plaza
- Focus on views

## Improvements

Some improvements to the Master Plan and potential improvements are discussed in the following pages as they relate to the Ice Rink and entire site. **We look forward to discussing with you further.**

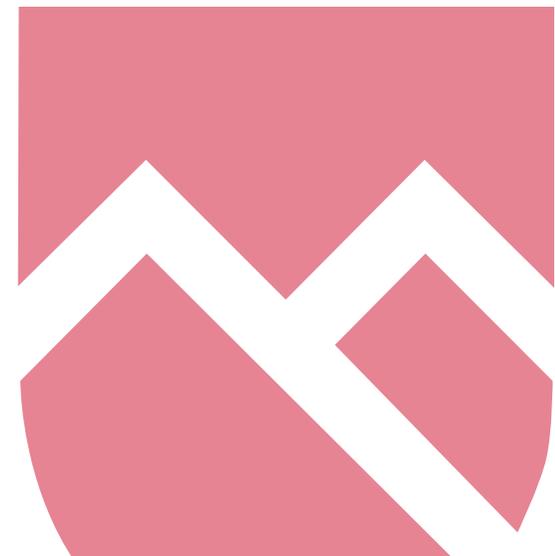
# Master Plan - Site Circulation

Clear circulation paths can be improved by providing two pathways running East-West to strengthen pedestrian movement and strengthen a design axis across the site.



## Benefits

- Creates a central gathering plaza that is better designed at the edges.
- New central plaza could incorporate the swiss cross but in a better defined place. Intersection points don't create as good gathering places.
- Organizes other site elements along a central E-W axis
- Balances site amenities
- Opens more opportunities to draw in pedestrian traffic
- Allows for the seasonal closure of the pathway along the edge of the ice rink without eliminating circulation.



# Location of Ice Rink Building

We explored various locations for the Ice Rink building and created pros and cons of each. Without further input from the city we think that the proposed location, A, will provide the greatest benefit. We would be happy to share the pros and cons of each location and discuss further with the city to verify that this is the right decision.



## Site Option A:

### Pros:

- Great view of the ice-skating rink.
- Great site lines to oversee the plaza and multi-purpose lawn.
- Great central location providing support for non-skaters as well.
- Keeps the open concept and site lines open within the plaza.
- Maintains great connection with non-skaters who would gather on the plaza area.
- Can maintain site circulation while providing separation of ice skating functions.
- Less disruption of the open space on the site with buildings.

### Cons:

- Tucked away behind an existing building, creating less visibility to the public.
- The location would cut off portion of the promenade.

# Functions Around Ice Rink

We explored various site design concepts around the ice rink. We look forward to further discussion with the city regarding these concepts.

## Area A:

Ice Rink building and plaza. Area will be dedicated (in season) to skating functions. Support Building will maintain access to non-skating public for concessions.

## Area B:

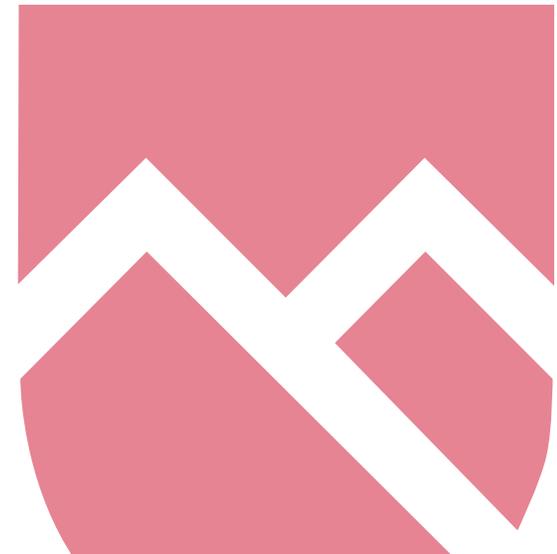
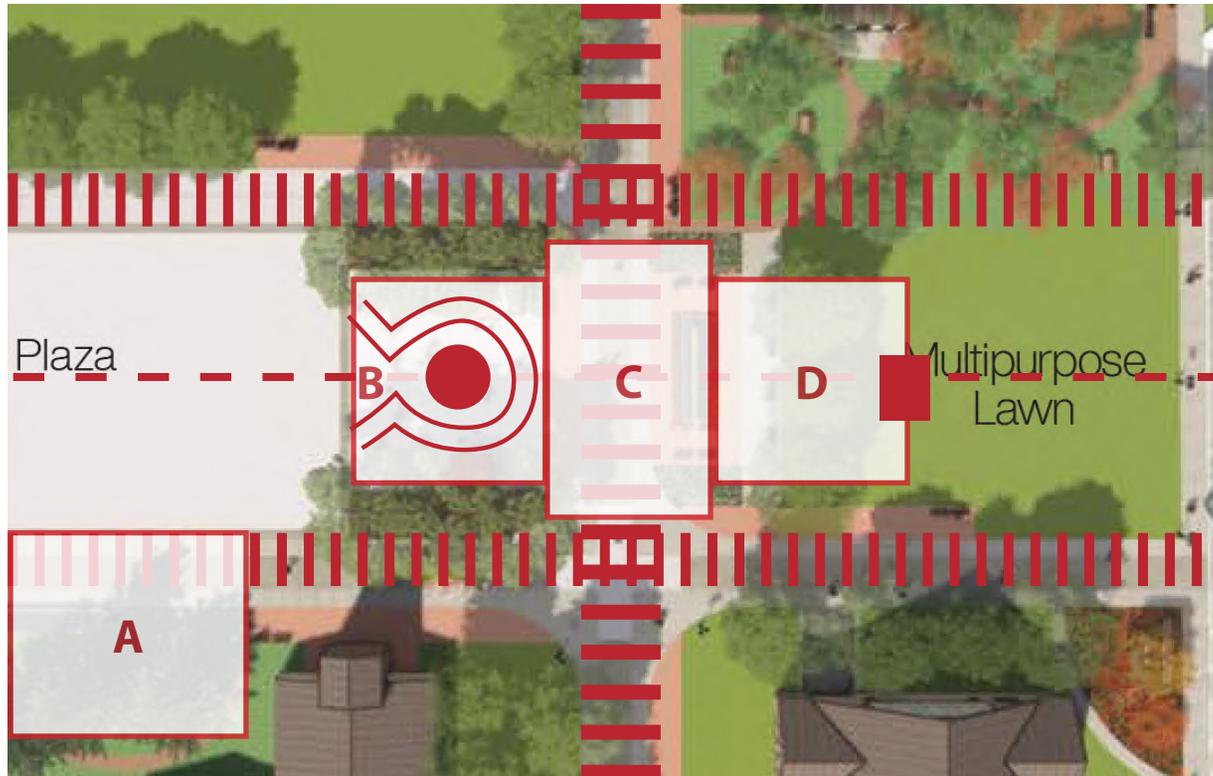
"Ice Ribbon" extends around a central permanent gazebo. Provides more unique character and variety to skating experience. Easily viewable for non-skating visitors to Town Square. Creates unique element in all seasons.

## Area C:

Central Town Square Plaza. Incorporate Swiss cross in center of plaza tying to Midway history. Landscaping, water feature(s), seat walls and other site amenities define the space and provide charm at a pedestrian scale to encourage people to come and gather in all seasons. Great viewing opportunities of skating and other site activities.

## Area D:

Food truck plaza with seating and tables. Functions as an extension to the adjacent plaza. Food trucks locate here minimize the distance food trucks have to travel on the promenades to help maintain hard scape surfaces and limit disruption to pedestrian traffic. Shade structure between this area and multi-purpose lawn to provide benefits for movies-in-the-park and similar smaller activities.



# Year-Round Design

## Winter

- Solar Design – Shade for Ice, Sun in Viewing Areas (Tree Selections)
- Close viewing of the Ice Skating activities from surrounding areas
- Fun and active plaza area
- Concessions and Restrooms for public and not just ice skating patrons
- Enhanced Christmas Lighting area

## Spring

- Ample Hardscape in active areas (to avoid muddy melting season)

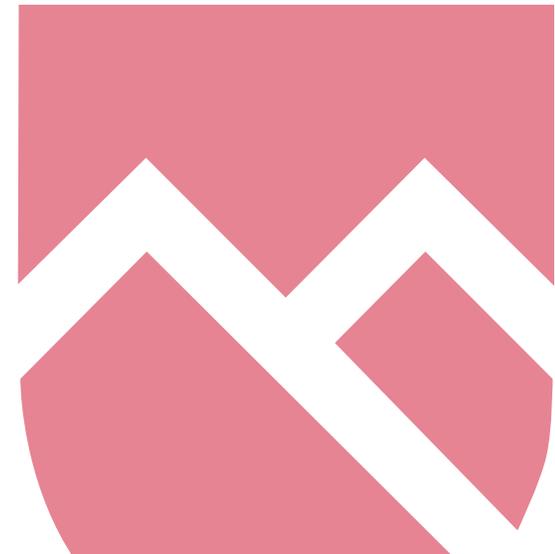
## Summer

- Use of building for other activities
  - Roller Skating
  - Concerts
  - Movies in the Park
  - Farmers Markets
  - Yoga in the Park
  - Other Festivities

## Fall

- Swiss Days
  - What are the potential functions of the Building?
    - Relief Society Booth
    - Other Uses?
  - Circulation pattern impact to be considered

A successful design of the Ice Rink Building and the surrounding areas will **provide as much benefit to the Town Square to each of the other seasons** as it does in the winter. It will provide charm at a pedestrian scale and will provide amenities that will support a variety of activities that will **encourage people to come and gather in all seasons.**

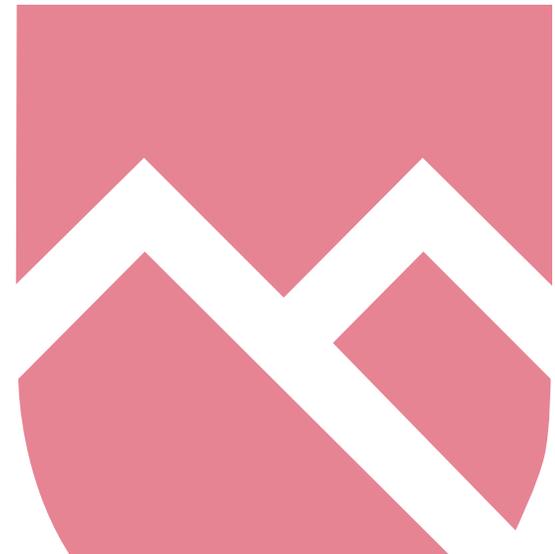


# Midway Ice Rink Building

We look forward to sharing with you our ideas on how we can make the Ice Rink Building provide maximum benefit throughout the year. We have explored the potential layouts of the building. We want to hear more from Midway City and all stakeholders to improve the building design and function. This is essential to our design philosophy and critical to making a successful design.

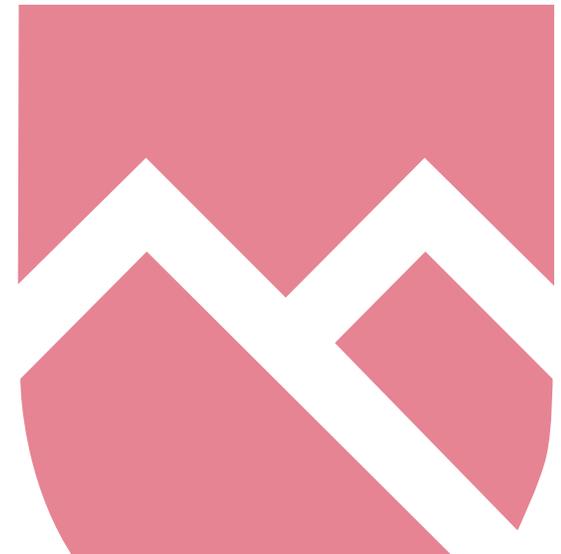
## Key Design Concepts:

- Swiss-influenced design to tie into Midway's history
- Concessions area accessible to ice-skating patrons as well as people gathering in the adjacent plaza areas.
- Elevated viewing level for optimal view angles while maintaining ADA accessibility and providing a great experience for all.
- Enclosed viewing area.
- Well thought out circulation patterns minimizing conflicts with patrons entering, leaving, getting skates, and purchasing concessions.



# Midway Ice Rink Building

FEE





## Undefined Scope

At this stage in the process the scope for this project is not defined. The design could go in many directions which involve potentially dramatically different design efforts. Our design fee needs to be commensurate with the efforts required. Without a defined scope or budget we are unable to provide you with a fee. Providing a fee at this point would be making a lot of assumptions on our part and you as the client which would likely result in either Midway City not getting the services that are necessary or overpaying for the design services provided.

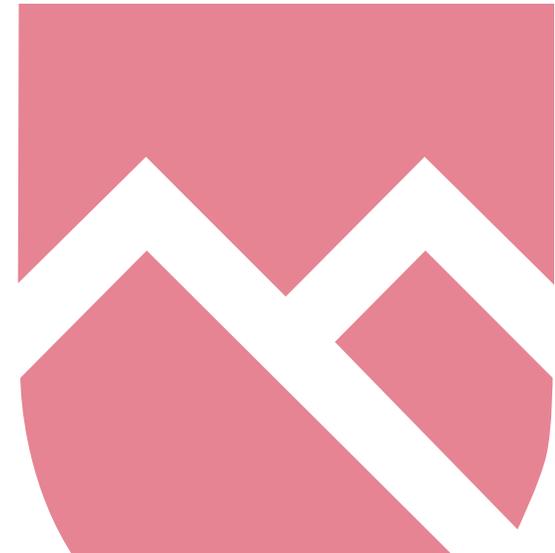
Selection of the design team should be on the value that their design approach brings to the client and the fee should be at a fair rate for the work provided.



## Fee Guidelines

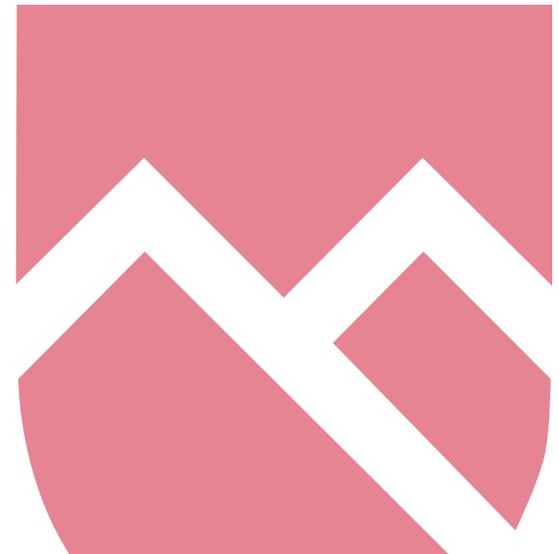
We want Midway City to receive quality architectural services that are necessary and appropriate for the project at a fair rate, without overpaying or underpaying. We commit to treat the city fairly in working with them to establish an appropriate fee for the design services provided. We recommend using the State of Utah Division of Facilities and Construction Management (DFCM) guidelines for Architectural Fees. To provide the best value to their projects, the state recognizes that the initial selection should be based on qualifications and not the fee. These guidelines were established by the state to create a standard for establishing reasonable design fees with the selected design team.

A copy of these guidelines is publicly available from DFCM. A copy has been provided for your reference. We would be happy to discuss further as necessary in the interview.



# Midway Ice Rink Building

REFERENCES



# our **SPECIALTY...** is **CUSTOMIZING** your design

inForm Architecture is a small firm **individually tailoring designs** to enhance our clients' operations and **branding impact**.

"We love the building! Honestly it is like our dreams come true..."

-Melissa Ray, Director Rising Heights Academy

"We learned so much about our own business by participating in design of our building with inForm, that it helped us become better at what we do..."

-Ryan Pollick, CEO

"Working with Rob through the design process helped us identify things we didn't even know we needed, but we have been so happy to have. We still haven't found the 'what I wish we would have' that I'd expect in any project."

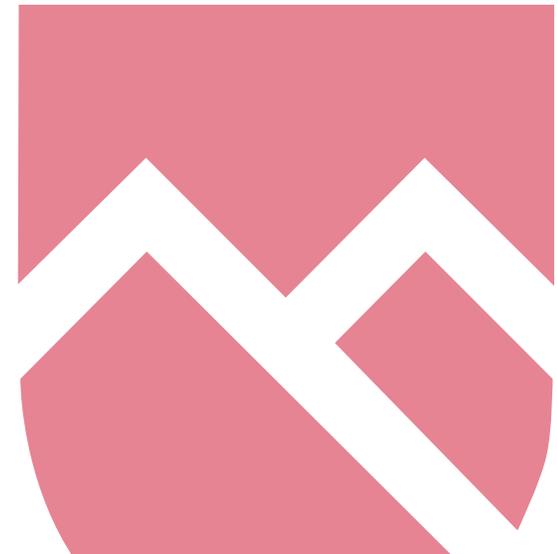
-Paul Atkinson, CEO

"Achieved the delicate balance of architectural and design interest while maintaining full efficiency and leasability of interior spaces. Truly the perfect blend of form and function."

-Josh Martin, Broker

"Every day, people walk in and say, 'Oh my God, I love this place' before they've even sat down. It's all those little things. We spent some money and it's made us money in return."

-John Platt, Exec. Chef



# REFERENCES

## **Dallin Koecher**

Director, Heber Valley Chamber of Commerce

- 435.671.8488
- dallin@gohebervalley.com

## **Christine Farnsworth**

Owner, Rising Heights Academy

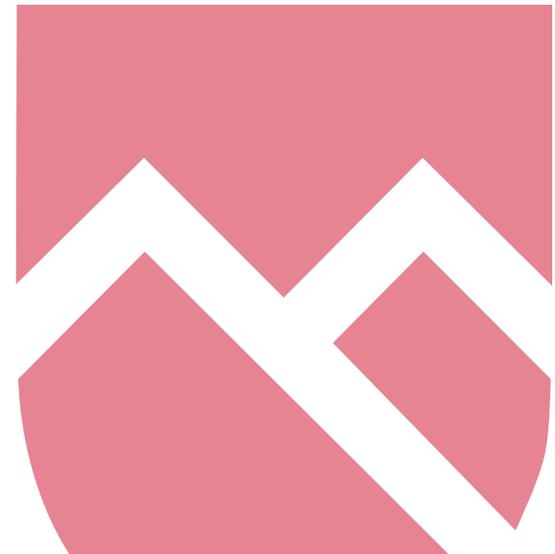
- 801.652.0799
- christinef@rhodesbread.com

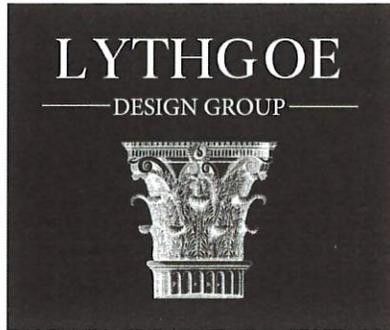
## **Paul Atkinson**

President, Alpine Credit Union

- 801.225.0256
- paul@alpinecu.com

Additional references available upon request





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# MIDWAY CITY ICE RINK BUILDING

Architectural & Engineering proposal

Prepared by: Lythgoe Design Group, inc.



370 South Main Street

Heber, UT 84032

A DESIGN PLAN FOR MIDWAY CITY ICE RINK  
December 28, 2023



A DESIGN PLAN FOR MIDWAY CITY ICE RINK  
Mayor Celeste Johnson  
PO Box 277  
75 N 100 W. MIDWAY, UTAH 84049

RE: A DESIGN PLAN FOR MIDWAY CITY ICE RINK  
*Architectural & Engineering proposal*

Dear Mayor Johnson,

Thank you for the opportunity to submit this Architectural & Engineering proposal. We have included in our proposal the following:

- SECTION 1 - QUALIFICATIONS
  - Proof of 7 years of experience
    - Lythgoe Design Group, in ---(LDG firm profile document)
  - Proof of relevant experience working with government agencies ----- (LDG firm project cutsheets)
    - (Heber City) Cemetery master plan & administration
    - (Wasatch County) recreation center
    - (Private) the Corner Restaurant; Midway main street
  - List of references ----- (LDG firm project cutsheets)
    - (Heber City) Cemetery master plan & administration
    - (Wasatch County) recreation center
    - (Private) the Corner Restaurant; Midway main street
- SECTION 2 - PROJECT DESCRIPTION
  - Project history & precedence ----- (LDG precedent)
  - Site & building analysis ----- (LDG analysis)
  - Site & Building concept ----- (LDG site & building concept)
- SECTION 3 - CRITERIA & SELECTION
  - Fee proposal ----- (LDG A&E Fee summary)
  - Schedule proposal ----- (LDG A&E Fee summary)

**A DESIGN PLAN FOR MIDWAY CITY ICE RINK**

December 28, 2023

**SECTION 1 - QUALIFICATIONS:**



# Lythgoe Design Group, inc.

## Architectural Firm History & Profile:

### Design Philosophy (our approach):

Lythgoe Design Group blends over 24 years of innovative architectural vision with a solid foundation of technical construction experience. Our desire is to seamlessly integrate a fresh vernacular interpretation based upon the rich historic ideals of the Wasatch and surrounding areas. We feel strongly that our designs should speak to the current time in which they are built while drawing heavily upon the local culture, community and environment. We use a collaborative design process which draws upon the owners, the community and the contractor to be involved during the entire design process. As such, we do not come to the table with ANY pre-conceived notions that we have the right answer, but rather, we allow the process to intuitively develop the design automatically as we seek for clarity and understanding from all stake holders.

### Experience (qualifications):

Albert Einstein once said, "The only source of knowledge is experience." Experience in the areas of design and construction are critical to the success of every project. 100 years ago the architect and the builder were one in the same. Today we have specialized into two disciplines; Architecture/Engineering & Builder. This has happened due to the complexity of the industry but has caused some undesirable side effects. The Architect often has very little construction experience and yet they are designing the building. The builder has very little design experience and yet they control the final product outcome. Lane Lythgoe, the Principle Architect for Lythgoe Design Group, worked with his father in general construction for over 20 years while growing up in the Heber Valley. Lane currently has over 18,500 hours of actual "hands-on" construction experience and is in fact licensed as both an Architect (Utah #137121) and a General Contractor (Utah #1465694 ). This unique blend of both disciplines, combined with his formal education in Engineering and Business, has allowed Lythgoe Design Group to bring back "old world" experience as an integrated process.

### Innovative Technology (a difference you can see):

A key component to our success has been our belief in being on the leading edge of technology in terms of Building Information Modelling or BIM. BIM design brings to light the structure in full 3D viewing and allows everyone to understand better the dynamics of the design in terms of Architectural, Engineering, Mechanical and Constructibility. This allows all stake holders to understand better the pros and cons of options and to bring into alignment the project that is being delivered. BIM is a priceless tool that facilitates the complete design package allowing for better understanding, control, and decision making prior to construction application.

### Team Approach (working together):

To help provide an even greater level of professional service to our clients, Lythgoe Design Group has established key alliances with consulting engineers throughout the region. The Design and Construction industry is constantly changing due to codes, materials and methods. A veteran team of seasoned design consultants offset these fluctuations by placing a well-established and efficient team together to flush out all of the details. Our goal is to put together a team of consultants that will provide the highest level of expertise for each client and their respective project.

We look forward to working with you. Please give us a call.



### CORE VALUES:

- Quality work
- Open Communication
- Excellence in Design
- Honesty in Business
- Local Connection

### SCOPE of SERVICES:

- Architectural Design
- Structural Engineering
- \*BIM modeling
- Owners representative
- Existing building review
- Construction Administration
- Site Selection
- Code Evaluation
- Master Planning

\* BIM - Building Information Modeling consists of computer 3D information modeling to allow for better understanding of project for all stake holders.

Lythgoe Design Group, inc.  
370 S. Main St.  
Heber City, Utah 84032

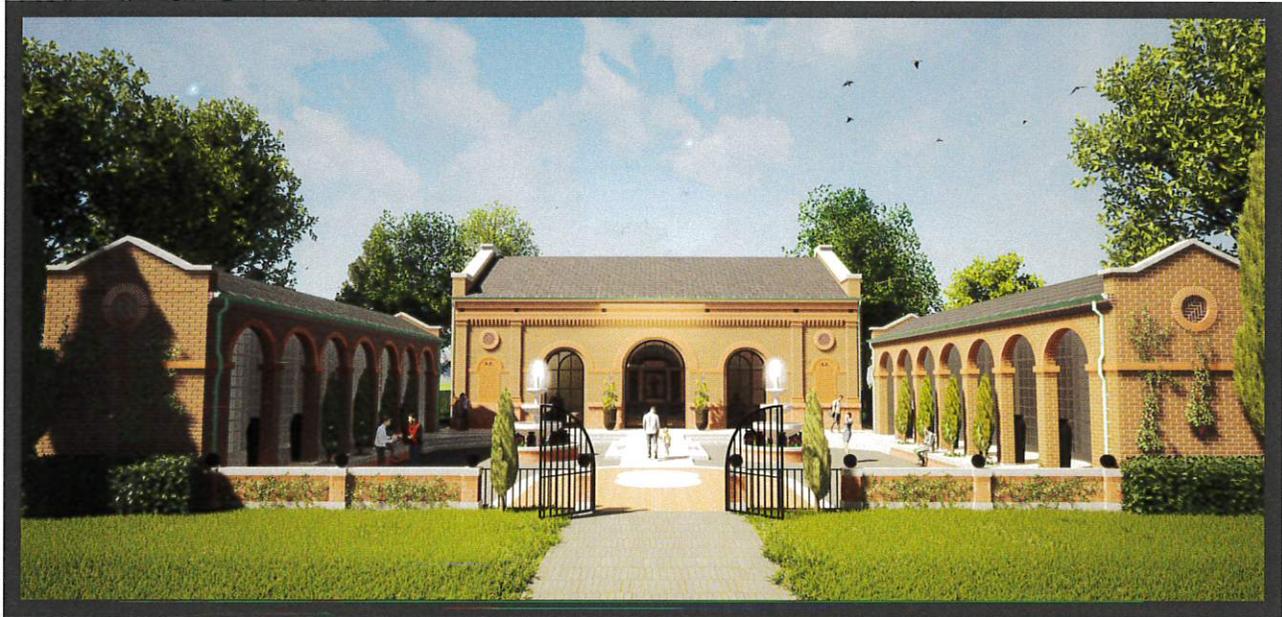
office: 435-654-4064  
email: lane4064@gmail.com  
web: www.lythgoedesign.com



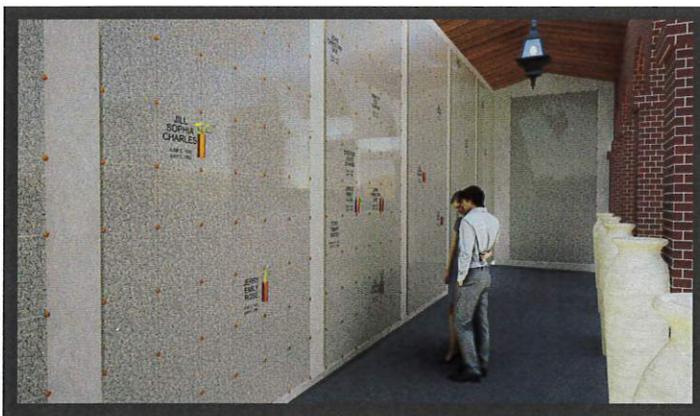
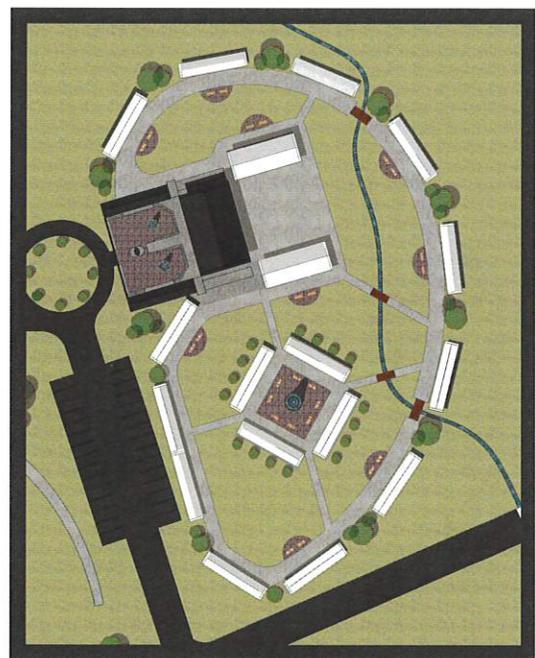


## Heber City: Cemetery Admin. & Columbarium

The new Heber City cemetery building went from a simple administrative structure to a revenue generating sacred space of the community. The columbarium wings provide over a thousand new niches to house cremains. Through our design process we discovered the true potential of this building to provide a meditative space, where members of the community can come to honor and remember those who have gone before.



|                    |   |
|--------------------|---|
| Occupancy:         | Business/assembly                                     |
| Size:              | 2425 sf (main) / 2425 sf (lower);                     |
| Scope:             | design / engineer / manage                            |
| Construction:      | Approx \$2.3 mil                                      |
| Year:              | 2023  |
| Contact:           | Matt Brower (435-315-8060, Mark Rounds (801-420-0877) |
| Construction type: | Concrete (ICF) IIIB                                   |
| Fire Sprinkler:    | yes   |
| Jurisdiction:      | Heber City, Utah                                      |





## Activa Executive Suites

Lythgoe Design Group was the Architect and designer at the center of this remodel/addition project. We innovatively repurposed an old abandoned soup factory into what is now a central gathering place for the community. The Activa plaza is a one of a kind structure that houses professional offices, recreational and fitness professionals and other dental and medical specialists. The crowning jewel of the project is the 113,000 sf mega structure for the Wasatch County Recreation department. Even though the project isn't officially LEEDS certified, it was deemed a perfect example of re-purposing a facility into something that has benefited everyone in the community.



|                    |                                      |
|--------------------|--------------------------------------|
| Occupancy:         | Business (Professional office)       |
| Size:              | 10,250 sf (main) / 4,200 sf (upper); |
| Scope:             | design / engineer / manage ww        |
| Construction:      | Approx \$3.2 mil                     |
| Year:              | 2008                                 |
| Contact:           | Brian Lee (435-503-1604)             |
| Construction type: | Steel & Wood frame VB                |
| Fire Sprinkler:    | yes                                  |
| Jurisdiction:      | Heber City, Utah                     |





## Midway Corner Restaurant

The Corner Restaurant is located on the historical Midway mainstreet. Great care was taken to incorporate local precedent and materiality to tie this building into a city steeped in historical architecture and natural beauty. This restaurant is designed in the essence of the Swiss chalet heritage while paying homage to the local agricultural industry. The stone veneer used on this building is "pot rock" quarried from the site on which the building rests and dressed at the local Delta Stone facility in Heber City. The approach taken with this stone ties it into the local community and is a sustainable way to use resources found on the site. The Corner Restaurant is a gemstone on the beautiful Midway mainstreet.



|                    |                                       |
|--------------------|---------------------------------------|
| Occupancy:         | Assembly (Restaurant)                 |
| Size:              | 3,108 sf (main) / 2,826 sf (lower);   |
| Scope:             | Restaurant (main) / Reception (lower) |
| Construction:      | Approx \$1.2 mil                      |
| Year:              | 2017                                  |
| Contact:           | Karl Probst (801-722-5240)            |
| Construction type: | VB                                    |
| Fire Sprinkler:    | yes                                   |
| Jurisdiction:      | Midway, Utah                          |



## SECTION 2 - PROJECT DESCRIPTION

### PROJECT HISTORY & PRECEDENTS

#### HISTORY OF TOWN HALL

**HISTORY:** Built in 1941, the Midway Town Hall was constructed with limestone and timber and features characteristics from both Arts and Crafts and Tudor Revival styles. Designed by Claude Shepherd Ashworth and built by Frederick O. Hauter, it was originally built as the Midway Recreation Center. With architectural features that reflect the Swiss heritage of Midway, this building has become an icon of the Wasatch Back.

#### PRECEDENTS (an earlier guide for style)

##### MIDWAY TOWN HALL:



##### SWISS STYLE ARCHITECTURE:



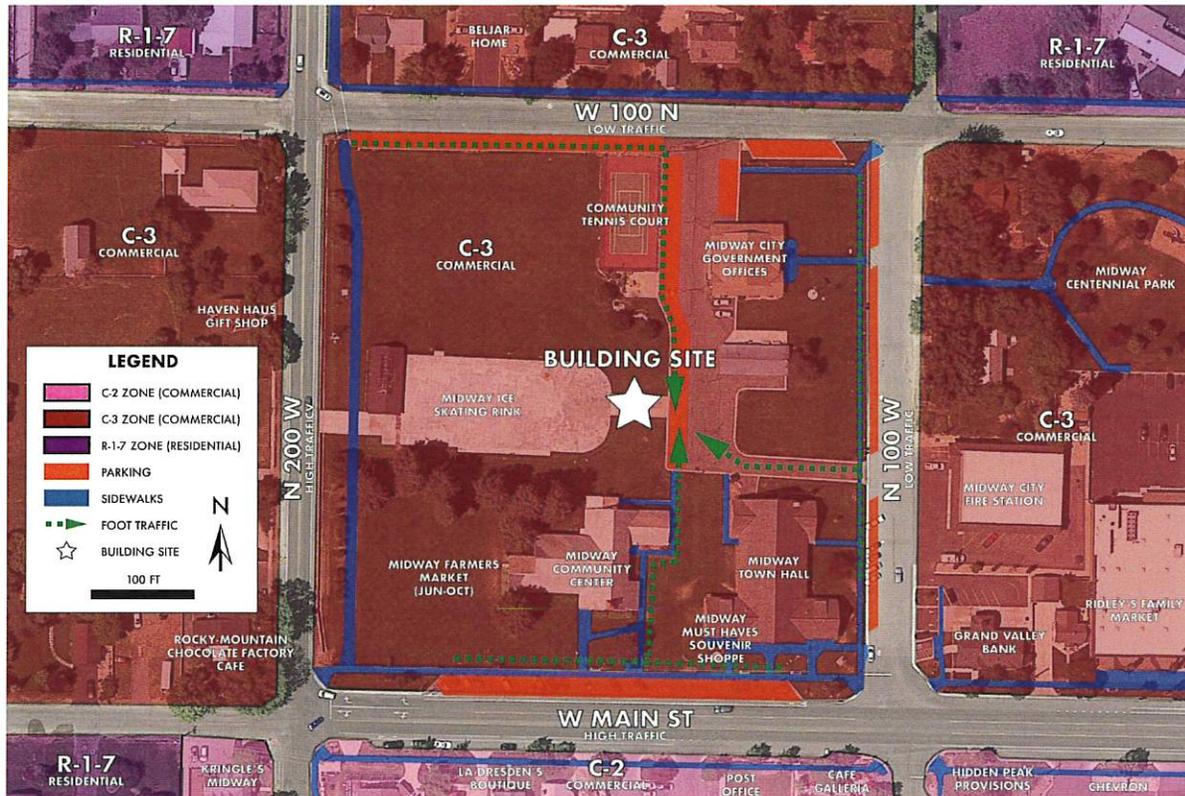
# A DESIGN PLAN FOR MIDWAY CITY ICE RINK

December 28, 2023

## SITE & BUILDING ANALYSIS



### SITE MAP



### SURROUNDING BUILDINGS

1. Immediately surrounding the building location are the Midway Community Center, the Midway Town Hall, and the Midway City Government Offices.
2. To the north, there are some homes as well as Beljar Home, a home goods store.
3. To the west, there is the Haven Haus Gift Shop and the Rocky Mountain Chocolate Factory Cafe, as well as some homes.
4. To the south there is La Dresden's Boutique, the Post Office, and Cafe Galleria.
5. To the East there is the Midway Centennial Park, the Midway City Fire Station, the Grand Valley Bank, and Ridley's Family Market.

### SURROUNDING STREETS

# A DESIGN PLAN FOR MIDWAY CITY ICE RINK

December 28, 2023



1. Main Street to the south and 200 W to the west are some of the busiest streets in Midway. Most people traveling to and from Heber and some of the destinations on the west side of Midway will likely travel these streets.
2. To the north and east are 100 N and 100 W, which experience less traffic, mostly local traffic during weekdays, but during weekends and events, they can be busier.

## PARKING

1. Parking can be found on the North, East, and South sides of the square. Additionally, there are parking spaces along the driveway through the square.

## FOOT TRAFFIC

1. People parking nearby can easily access the ice rink via the sidewalks, and crosswalks allowing people who have parked further away to arrive at the ice rink safely.

## BUILDING REQUIREMENTS

1. A permanent structure, either free-standing or attached to the Community Center.
2. Close to the ice rink.
3. Total square footage should be at most 1,500 sqft.
4. The building should add charm to the site and enhance the Town Square

## REQUIRED SPACES

1. Space for skate racks
2. Small office/skate sharpening station
3. Concessions area
4. Area for changing into skates, with storage cubbies and benches
5. Observation and warming area

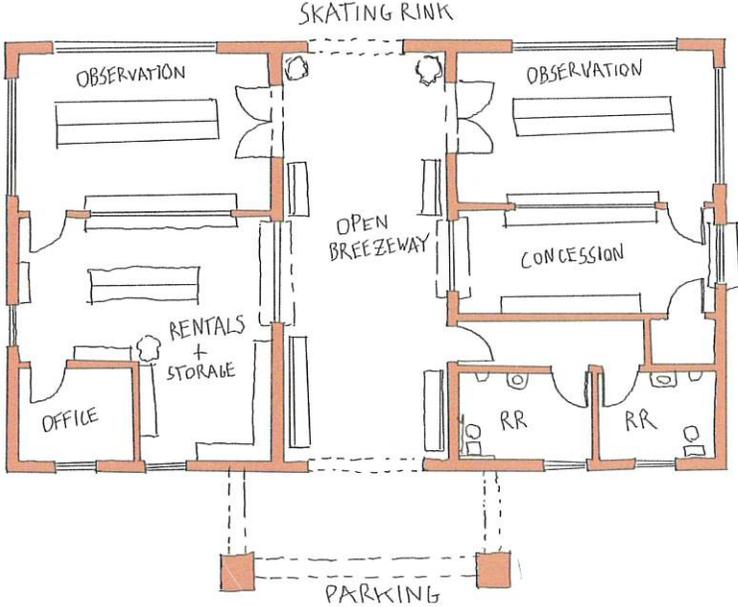
A DESIGN PLAN FOR MIDWAY CITY ICE RINK

December 28, 2023

SITE & BUILDING CONCEPT



CONCEPTUAL PLAN LAYOUT



CONCEPTUAL DESIGN PERSPECTIVE



# Midway City Ice Rink building

## Project scope:

Building type: Midway City Ice Rink Building  
 Building SF: 1,500 sf  
 design start date: 12/28/2023

## SCOPE:

| Function of Space         | Square Footage (SF) | Ice Per Square Foot (\$ / SF) | Estimated Cost (\$) |
|---------------------------|---------------------|-------------------------------|---------------------|
| Ice Rink                  | 1,500.00 SF         | \$450.00 / SF                 | \$675,000.00        |
| <b>TOTAL ESTIMATED SF</b> | <b>1,500.00 SF</b>  | <b>TOTAL ESTIMATED COST</b>   | <b>\$675,000.00</b> |

## A & E: schedule of values

| Profession                      | Company          | % discipline | lump sum \$ discipline |
|---------------------------------|------------------|--------------|------------------------|
| Architecture                    | LDG, Inc.        | 3.50%        | \$23,625.00            |
| Civil engineering w/ Geotech    | Berg Engineering | 1.50%        | \$10,125.00            |
| Structural engineering          | Epic eng.        | 0.60%        | \$4,050.00             |
| Mechanical & plumbing engineeri | Epic eng.        | 0.66%        | \$4,387.50             |
| Electrical engineering          | Epic eng.        | 0.55%        | \$3,712.50             |
| Landscape design                | Carl Berg        | 0.20%        | \$1,350.00             |
| Survey                          | NA               | 0.00%        | \$0.00                 |
|                                 |                  | 7.00%        |                        |
| <b>TOTAL EST FEE</b>            |                  |              | <b>\$47,250.00</b>     |

## A & E: tasks

| 15%                  | 35%                | 50%                |           |
|----------------------|--------------------|--------------------|-----------|
| schematic            | des/dev            | con doc            | con admin |
| \$3,543.75           | \$6,268.75         | \$11,812.50        | hourly    |
| \$1,518.75           | \$3,543.75         | \$5,062.50         | hourly    |
| \$607.60             | \$1,417.50         | \$2,025.00         | hourly    |
| \$658.13             | \$1,536.63         | \$2,193.75         | hourly    |
| \$566.88             | \$1,298.38         | \$1,866.25         | hourly    |
| \$202.50             | \$472.50           | \$875.00           | hourly    |
| \$0.00               | \$0.00             | \$0.00             | na        |
| <b>\$7,087.50</b>    | <b>\$16,637.50</b> | <b>\$23,625.00</b> |           |
| <b>TOTAL EST FEE</b> |                    | <b>\$47,250.00</b> |           |

## A & E: schedule (estimated)

| phase item                     | completion date | days from start     | days on phase     | weeks       |
|--------------------------------|-----------------|---------------------|-------------------|-------------|
| Board approval for project     | 1/4/2024        | 7 days from start   |                   |             |
| schematic phase (15%)          | 1/13/2024       | 16 days from start  | 9 days in phase   | 1.29 weeks  |
| des/dev phase (35%)            | 2/7/2024        | 41 days from start  | 25 days in phase  | 3.57 weeks  |
| con doc phase (50%)            | 3/14/2024       | 77 days from start  | 36 days in phase  | 5.14 weeks  |
| bidding phase (90%) design com | 3/20/2024       | 83 days from start  | 6 days in phase   | 0.86 weeks  |
| plan review phase              | 4/2/2024        | 96 days from start  | 13 days in phase  | 1.86 weeks  |
| construction (exterior)        | 8/1/2024        | 217 days from start | 121 days in phase | 17.29 weeks |
| construction (interior)        | 8/23/2024       | 239 days from start | 22 days in phase  | 3.14 weeks  |

\* All final decisions by the government agency must be made by the completion date listed. The estimated schedule will be dependent upon public meetings, public input, and stake holder decision making. The design team will work to control all design aspects but reserves the right to revise the schedule depending upon the above variables, changes or alternates.



Standard form fee schedule  
**Lythgoe Design Group, inc.**

**updated 2024.1.1**

*(A - PERSONEL)*

| <b><u>Job Description</u></b> | <b><u>Hourly Rate</u></b> |
|-------------------------------|---------------------------|
| Architect                     | \$195.00                  |
| Architect Associate           | \$135.00                  |
| CAD Technician                | \$105.00                  |
| Office Manager                | \$90.00                   |

*(B - COPIES) Reimbursables*

| <b><u>Size</u></b>   | <b><u>Rate</u></b> |
|----------------------|--------------------|
| A    b&w    8.5x11   | \$.19/pg           |
| B    clr      8.5x11 | \$.59/pg           |
| C    b&w    11x17    | \$.27/pg           |
| D    clr      11x17  | \$1.85/pg          |
| E    b&w    24x36    | \$5.60/pg          |
| F    vel      24x36  | \$11.00/pg         |
| G    myl     24x36   | \$29.00/pg         |
| H    b&w    34x44    | \$11.90/pg         |
| I    vel      34x44  | \$2200/pg          |
| J    myl     34x44   | \$59.00/pg         |

\_\_\_\_\_  
Authorization for hourly work:

\_\_\_\_\_  
Date:



370 South Main Street  
Heber City, Utah 84032

Phone: 435.654.4064  
Email: lythgoedesign@gmail.com

Architecture · Planning · Design/Build

www.lythgoedesign.com

NOTICE  
THIS LICENSE MUST BE POSTED  
IN A CONSPICUOUS PLACE

HEBER CITY  
75 NORTH MAIN  
HEBER CITY, UTAH 84032

LICENSE NO: 125050  
DATE ISSUED: 01/01/2023

**Business License**

The below named person or firm is hereby granted a license to do business as stated below in Heber City, subject to provisions of all Local, State and Federal rules, regulations and laws, and subsequent amendments relating to business licenses for the period indicated.

NAME: Lythgoe Design Group Inc  
Lane Lythgoe

MAILING ADDRESS: 370 South Main  
Heber City, UT 84032

LICENSE PERIOD: 01/01/2023 12/31/2023

FEES: \$65.00

BUSINESS LOCATION: 370 South Main

TYPE OF BUSINESS: Architect

*Muddy Koulce*  
BUSINESS LICENSE ADMINISTRATOR

THIS LICENSE IS NOT TRANSFERABLE

Business license (Heber City)  
Architects license (DOPL)  
Professional liability (Acord)

**ACORD** CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/09/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

|   |  |   |                 |
|---|--|---|-----------------|
| PRODUCER<br>Hiscox Inc.<br>520 Madison Avenue<br>32nd Floor<br>New York, NY 10022 | CONTACT<br>NAME: Hiscox Inc.<br>PHONE (INC. No. Ext.): (888) 202-3007<br>E-MAIL: contact@hiscox.com<br>ADDRESS: contact@hiscox.com | FAX (INC. No.):<br>INSURER(S) AFFORDING COVERAGE<br>INSURER A: Hiscox Insurance Company Inc<br>INSURER B:<br>INSURER C:<br>INSURER D:<br>INSURER E:<br>INSURER F: | NAIC #<br>10200 |
|---|--|---|-----------------|

INSURED  
Lythgoe Design Group Inc  
370 S. Main St  
Heber City UT 84032

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| LINE | TYPE OF INSURANCE   | ADDITIONAL SUBROGATION WAIVED | POLICY NUMBER     | POLICY EFF. DATE (MM/DD/YYYY) | POLICY EXPIRATION DATE (MM/DD/YYYY) | LIMITS   |
|------|---|-------------------------------|-------------------|-------------------------------|-------------------------------------|--|
|      | COMMERCIAL GENERAL LIABILITY<br>CLAIMS MADE <input type="checkbox"/> OCCUR  |                               |                   |                               |                                     | EACH OCCURRENCE<br>DAMAGE TO RENTED<br>PREMIUMS (Per occurrence)<br>MED EXP (Any one person)<br>PERSONAL & ADV INJURY<br>GENERAL AGGREGATE<br>PRODUCTS - COMP/OP AGG |
|      | GEN'L AGGREGATE LIMIT APPLIES PER:<br>POLICY <input type="checkbox"/> SUBJECT <input type="checkbox"/> LOC <input type="checkbox"/>   |                               |                   |                               |                                     |  |
|      | OTHER   |                               |                   |                               |                                     |  |
|      | AUTOMOBILE LIABILITY<br>ANY AUTO<br>OWNED<br>AUTOS ONLY<br>HIRED<br>AUTOS ONLY  |                               |                   |                               |                                     | COVERED SINGLE LIMIT (Per accident)<br>BODILY INJURY (Per person)<br>BODILY INJURY (Per accident)<br>PROPERTY DAMAGE (Per accident)                                  |
|      | SCHEDULED AUTOS ONLY<br>NON OWNED<br>AUTOS ONLY   |                               |                   |                               |                                     |  |
|      | UMBRELLA LIAB<br>EXCESS LIAB  |                               |                   |                               |                                     | EACH OCCURRENCE<br>AGGREGATE   |
|      | OCCUR<br>CLAIMS MADE  |                               |                   |                               |                                     |  |
|      | DEED<br>RETENTION   |                               |                   |                               |                                     |  |
|      | WORKERS COMPENSATION<br>AND EMPLOYERS' LIABILITY<br>ANY PROPRIETOR/PARTNER/EXECUTIVE<br>OFFICER/OWNER/RETIRED/RELOCATED<br>(Mandatory in NH)<br>If yes, describe under<br>DESCRIPTION OF OPERATIONS below |                               |                   |                               |                                     | PER STATUTE<br>OR<br>E.L. EACH ACCIDENT<br>E.L. DISEASE - EA EMPLOYEE<br>E.L. DISEASE - POLICY LIMIT   |
| A    | Professional Liability  |                               | UDC-4864596-EO-21 | 06/09/2021                    | 06/09/2022                          | Each Claim: \$ 1,000,000<br>Aggregate: \$ 1,000,000  |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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# A DESIGN PLAN FOR MIDWAY CITY ICE RINK

December 28, 2023



## General Scope Items

1. Archicad will be used for building information modeling as well as producing construction drawings. Our Archicad models will be developed to a level consistent with the design progress. The final model will generally comply with Level of Development (LOD 300) as defined in the currently adopted Level of Development Specification published by BIM FORUM. Basic plan, elevations, sections, details sufficient for permitting and general construction.
2. The final plans will be compliant with the codes set forth in the IBC and current adopted federal, regional and local regulations.

### Owner responsibilities

1. Provide site information, surveys, and existing conditions as needed
2. Provide information pertaining to the program and schedule of the above mentioned buildings
3. Provide timely decisions regarding style, costs, schedule, and other issues that will keep the design moving forward in a consistent manner.

## Architectural & Engineering Scope

### Schematic Design (lump sum, see fee document)

1. Work with owner to develop floor plans to match desired program and target market
2. Develop basic massing and precedent options for desired aesthetic

### Design Development (lump sum, see fee document)

1. Develop the BIM model to prepare for construction documents
2. Model the exterior and interiors consistent to a level of detail as described in the general scope items above

### Construction Documents (lump sum, see fee document)

1. Prepare construction documents (level 300 medium range of details) that will be used to obtain permits for building code compliant as set forth in the IBC and other national, state and local agencies.

### Permitting and Bidding (Hourly)

1. Respond to code review comments provided by the applicable municipality

## A DESIGN PLAN FOR MIDWAY CITY ICE RINK

December 28, 2023



2. Assist contractor by providing information necessary for bidding

### Constructions Administration (Hourly)

1. Assist the contractor by responding to RFI's and providing supplemental details and information as necessary.

### Exclusions

1. CAD, and BIM files will be shared on a case-by-case basis as the need arises.

Thank you for your consideration. We look forward to the possibility of working together. Once we receive your approval we will develop an agreement for this project and contact you for signing and scheduling a kick off meeting.

Sincerely,

A handwritten signature in black ink that reads "Lane M. Lythgoe". The signature is fluid and cursive, with the first name being the most prominent.

Lane M. Lythgoe MBA, (License Architect #137121, Licensed GC #1465694)

Email: [lythgoedesign@gmail.com](mailto:lythgoedesign@gmail.com)

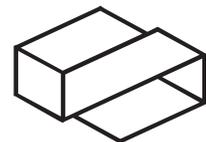
Website: [lythgoedesign.com](http://lythgoedesign.com)

Phone: 435-671-7918

# Midway Ice Rink

## statement of qualifications

December 28, 2023



stereotomic  
architecture+design

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05 **team**

06 **qualifications**

09 **references**

10 **insurance**

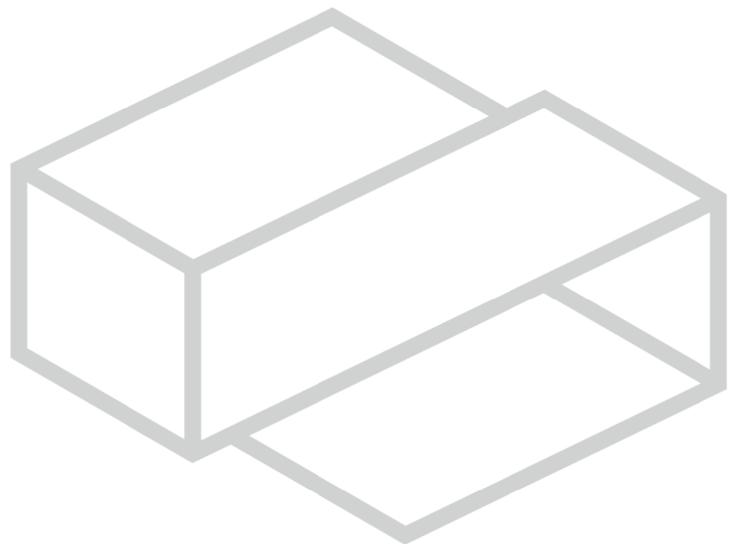
12 **project approach**

13 **concept design**

18 **work plan**

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appendix A - individual resume's



Mayor Johnson  
City Of Midway  
PO Box 277 / 75 N 100 W  
Midway, UT 84049

Dear Mayor Johnson and Members of the Selection Committee;

As a local firm based in Park City, we value any opportunity we can have to help advance the causes we hold dear. This includes providing a positive impact to those in our community who love the Wasatch back, and value the programs and physical connections our unique communities foster.

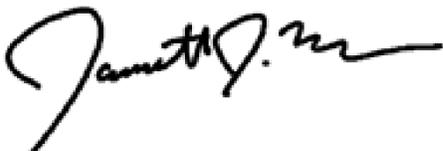
Working in the Architecture field for over 18 years, and a licensed, practicing architect in Utah since 2016, I believe we are positioned perfectly to serve your community on this scale of work. We pride ourselves on bringing vast experience to the table on both large and small scale projects typical of a big firm, while providing the personalized service and connection of a small, intimate group.

Our interest, specifically, in this project stems from our local connection living and working in the wasatch back for the past 20 years. I have had experiences working with several municipalities and public sector projects (State & local) serving the public for the past 8+ years during my tenure with both Method Studio based in Salt Lake City and Gigaplex Architects based in Park City. Recreation and sport related projects are near and dear to our hearts, as it was the original reason for my location to the wasatch back some 23 years ago.

Our conceptual vision for this compact, yet impactful project, is rooted in the idea of upholding the current character of Midway City. A prime vision to revitalize for the future while respecting the past. Our goal would be to provide a long lasting, timeless project can become a staple for year round use; maximizing the city's investment into the facility. Not only would it serve as a key component to the evolution of the town square, but serve as a marker for the transformation of the area in both summer and winter seasons.

We love the potential this project holds – to utilize our broad range of experience on projects similar to this, as well as many others, and apply it to our own backyard. We appreciate the opportunity to be considered for this project and hope you will find the information provided here thorough and comprehensive while being concise.

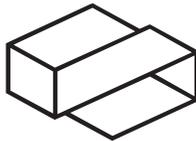
Thank you for your consideration,



Jarrett J Moe, AIA, NCARB, LEED AP BD+C  
Principal-in-Charge  
Stereotomic Architecture + design

Stereotomic Architecture + Design (Stereotomic, PLLC) will be prime consultant, providing project design services, project management, and construction administration from schematic design through construction administration (project construction observation). All specialists team members will be acting as sub-consultants contracted directly under Stereotomic. The main point of contact at Stereotomic Architecture + Design will be Jarrett Moe, Principal.

## prime consultant:



**s t e r e o t o m i c**

jarrett moe, Principal in Charge  
AIA, NCARB, LEED AP BD+C  
1641 pheasant way  
Park City, UT 84098

**Email** : [jarrett@stereotomic.space](mailto:jarrett@stereotomic.space)

**Phone** : 435 640 6850

Licensed Architect: Utah, Colorado, Michigan

# team leadership



## **Jarrett Moe, Principal Architect**

AIA, NCARB, LEED AP BD+C

Jarrett is a licensed architect, artist and educator with over 18+ years of experience in both residential and commercial architecture and design. He has served as a Project Manager/ Project Architect on various large scale and high profile projects in both the Salt Lake and Park City. While employed as a Senior Associate with Method Studio, he served as project manager for the Park City Woodside phase II and Homestake housing projects as well as the renovation of the prospector studios employee housing. In previous roles with Gigaplex architects, he served as Project Manager on the Central Park housing project as well as Project Architect on the adjacent Park City Lodging mixed use development. He coordinated the design teams entitlements efforts on each of those projects through Park City's MPD process. Jarrett established Stereotomic Architecture + Design in 2021 based in Park City with the goal of providing high quality, critical and creative local leadership to Wasatch Back projects. He lives in Kimball junction with his wife and 2 kids, and is active in the local community.



## **Gavin McLean, Associate, Design Assistant**

Gavin provides personalized design assistance and studio support for the Stereotomic Team. Since joining Stereotomic Architecture, Gavin has enjoyed a hands-on approach to design in both the commercial and residential sectors while pursuing licensure. Leveraging powerful tools of the 21st century architect, Gavin is critical to the ability of Stereotomic to provide large firm service with a small firm personality and attention to detail. A native of Minnesota, Gavin's work ethic is second to none; and is always willing to go the extra mile to ensure a projects success.



## **Melodie Green, Studio Administrator**

Melodie brings a wealth of knowledge and experience to the Stereotomic team through her broad range of logistics and event planning background. From her White House support staff experience working for Senator Hillary Clinton to venue management for the Salt Lake 2002 Olympic games. Melodie managed event programs for GMR at 6 different Olympic games including the 2014 world cup and 2012 super bowl. Her more recent experience has been in property management and coordination with JPK management in Park City. Melodie supports Stereotomic with administration services and project logistics.

## relevant experience



### PARK CITY AFFORDABLE HOUSING - WOODSIDE II PLANNING & ARCHITECTURE\*\*

Working closely with Park City municipal's housing and planning team (Jason Glidden – housing development manager), Jarrett Moe was the project manager and lead designer for the design team of Method Studio. The team was charged with redevelopment planning for 50+ units (plus parking) of affordable and market-rate housing. The conceptual, schematic, and design development efforts included site and traffic, parking, and view shed analysis, utilities development, zoning, and code analysis. Redevelopment efforts included Master Plan Development application and planning commission meetings and work sessions. A public engagement effort was included as part of the entitlements process.



### PARK CITY AFFORDABLE HOUSING - CLARK RANCH FEASIBILITY STUDY - PLANNING & ARCHITECTURE

Stereotomic / Jarrett Moe assembled and lead a diverse team of engineers and housing specialists to study the potential feasibility of a new affordable housing development on the city owned Clark Ranch parcel west of highway 40 and 248 on Park City's east side. The project included an intense investigation into the existing conditions, including infrastructure analysis and visual impacts to assess the appropriate carrying capacity of the site. The study included initial site planning and infrastructure layouts to determine the appropriate density of the parcel, including sample designs to help the city visual what the visual impact of development in the area.



### UTAH OLYMPIC PARK - PLANNING & FEASIBILITY STUDY

In a specialized study to reconfigure the ski jump training facilities at the Utah Olympic Park, Jarrett Moe worked with facility leaders to increase training and competition offerings in legacy from the 2002 Olympics. A specialized assessment of the existing infrastructure was conducted to analyze the feasibility of relocating ski jump training hills and associated support buildings. The scope of work included programming assessments, utilities and topographic slope analysis, specialized athlete and tourist circulation study, ski lift assessment, detailed cost analysis, and project development schedule recommendation.



### OREM CITY HALL & CIVIC PLAZA PROGRAMMING, PLANNING & ARCHITECTURE\*\*

In 2021, Orem city leadership enlisted the design team at method studio which included Jarrett Moe to perform programming and schematic design services for a new city hall and civic plaza. The project goals included significant revising of the of the user experience to make civic functions more streamlined. The design team explored various options including phased construction to keep city services running while the new building was constructed. A significant portion of the existing civic center site was redesigned to better accommodate efficient site circulation while providing a sense of arrival. The project is currently under construction.

\*\* Jarrett Moe while employed with Method Studio as a Project Manager/Project Architect 2017-2021



## **PARK CITY AFFORDABLE HOUSING - CENTRAL PARK PLANNING /ARCHITECTURE/ CONSTRUCTION ADMIN.\***

The Central Park Condominiums include 11 individual 1 & 2 Bedroom units targeting energy efficient and net zero energy design in the heart of the Prospector neighborhood of Park City. Developed as a private / public partnership, Jarrett Moe served as the Project Manager for the efforts with Gigaplex Architects and FogHorn/LegHorn development. Coordinating the Entitlement efforts through the city's planning commission, developing the construction documents, and serving as the Architects lead for the construction administration and observation efforts during construction required close coordination and cooperation between the developer, the architect, the general contractor, and the city's housing team to ensure a successful project.



## **SCRATCH GOLF CLUBHOUSE PLANNING /ARCHITECTURE/ CONSTRUCTION ADMIN.**

The Clubhouse for the Scratch golf club in Orem, Utah is designed to give users to the mini golf course a shaded shelter to relax under while accessing the point of sale, golf club equipment, concessions and restroom facility. Design to serve as a entry threshold or gate, the inverted roof form calls to mind the abstract shape of a golf tee. Utilizing prefabricated shipping containers, the small yet well thought facility leverages every square foot of it's modest 640 square foot interior space. Providing a durable, attractive and unique facility for a modest price was the initial goal. Selecting a design strategy that embraced prefabrication and reuse of existing elements (shipping containers) made sense to hit the short installation season in a timely manner.



## **VAL VISTA - FARM TO TABLE EVENT CENTER PLANNING / ARCHITECTURE / CONSTRUCTION ADMIN.**

The Val Vista Farm to table event center is a 20,000 sq foot farm operations center, commercial teaching kitchen, cafe and event space located in northern Michigan. The goal of the project is to promote and educate users on the benefits of locally grown, locally processed foods. Divided into three separate buildings, the design goal is to make visible all aspects of the growing and harvesting process. A commercial teaching kitchen anchors the cafe space, which is flanked by a event hall which can accommodate up to 300 guests. Wood construction offsets the carbon footprint, while an integrated living roof helps mitigate stormwater runoff and insulate a portion of the structure. Rain water collection is used to irrigate the wildfloor courtyard entrance, which doubles as an outdoor event venue. The project is currently under construction and is slated to finish in early 2024.



## **THE MARQ - MULTIFAMILY HOUSING - PLANNING / ARCHITECTURE / CONSTRUCTION ADMIN\*\***

The MARQ is a 64 unit multifamily housing project located on 5 acres in an up-and-coming neighborhood on Salt Lake City's southwest side. Jarrett Moe, Project Manager with Method Studio, coordinated the design team through schematic design to final completion. Specific early planning included: site planning and evaluation, environmental site assessment, soils assessment, view-shed analysis, utilities assessment, access design, and initial fire code review, as well as the preparation of documents required to secure entitlements through Salt Lake City Planning. The MARQ received the "most outstanding Green/sustainable project" for 2020 from Utah Design & Construction magazine.

\* Jarrett Moe while employed with Gigaplex Architects as a Project Manager/Project Architect 2015-2017

\*\* Jarrett Moe while employed with Method Studio as a Project Manager/Project Architect 2017-2021

# relevant experience

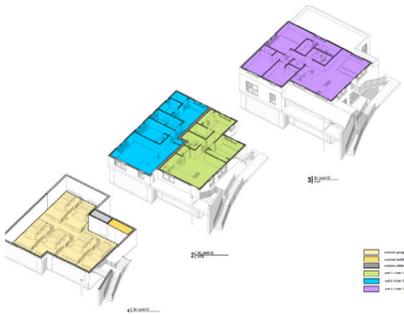


## PARK CITY - PROSPECTOR STUDIOS RENOVATION ARCHITECTURE, DESIGN & CONSTRUCTION ADMIN.\*\*

The Prospecter Studios project included the remodel and renovation of 22 studio housing units located in the prospector area of Park City. The city owned units required extensive upgrades to the unit design as well as electrical, plumbing and HVAC systems. The design required making the most of the 300 square foot SRO units to be converted into housing for up to 6 months for city employees. Special attention and detailing was necessary to make the most of storage, food prep and bathing facilities given the very small footprint of the units. Jarrett Moe served as project manager, coordinating the interiors team, electrical, mechanical and plumbing engineers to oversee the project was a success from design through final completion.

## PARK CITY - PEACE HOUSE FEASIBILITY STUDY PLANNING & ARCHITECTURE

The Park City Housing team approached Stereotomic in 2021 to better understand how one of their existing properties could be converted into additional employee housing for current and future city workers. The study included an existing assessment of the properties structural, HVAC, Thermal Envelope and plumbing systems, as well as a planning and zoning assessment to determine the best, most effective path forward for renovation. Stereotomic coordinated with several city departments, as well as incorporating independent consultants to develop a new floor plan, exterior upgrades, structural layout and HVAC systems entitlements pathway to complete the renovation. A comprehensive cost estimate was included as part of the final deliverables.



## KIMBALL ART CENTER (2015) PROGRAMMING /ARCHITECTURE/CONSTRUCTION ADMIN.\*

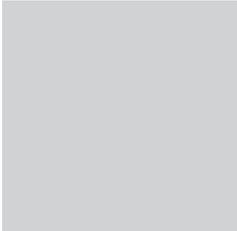
After a failed attempt to expand at its previous historic site on main street, the Kimball Art Center relocated to the Iron Horse District. The project included renovation of an existing church and storage facility to provide a unique, inspiring environment which would allow the center to expand the current class offerings, while preserving the ability to display works at a caliber not afforded any other gallery's in Park City. The project held very tight financial restraints, as well as a very time sensitive schedule.

\* Jarrett Moe while employed with Gigaplex Architects as a Project Manager/Project Architect 2015-2017

\*\* Jarrett Moe while employed with Method Studio as a Project Manager/Project Architect 2017-2021

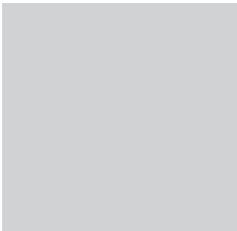
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**Jamie Kimball, General Manager**



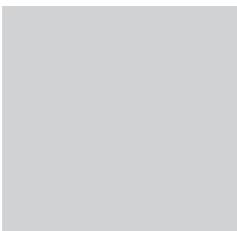
Utah Olympic Park / Utah Olympic Legacy Foundation  
3419 Olympic Pkwy  
Park City, UT 84098  
Email: jkimball@uolf.org  
Phone: 435 658 4226

**Jason Glidden, Housing Development Manager**



Park City Municipal Corporation  
445 Marsac Ave  
Park City, UT 84068  
Email: jglidden@parkcity.org  
Phone: 435.615.5268

**Brooke Peterson - Facilities / Project Development Manager**



Cascade Seddie, LLC  
Crossroads Blvd #143  
Saratoga Springs, UT 84045  
Email: brooke@wrwinc.co  
Phone: 801-856-5080

**insurance coverages:**

Stereotomic, PLLC carries the following professional and general insurance coverages. Proof of insurance is available upon request

|                             |                          |
|-----------------------------|--------------------------|
| <b>PROFESSIONAL E&amp;O</b> | <b>\$1 MIL</b>           |
| <b>GENERAL LIABILITY</b>    | <b>\$2 MIL / \$4 MIL</b> |
| <b>AUTOMOBILE</b>           | <b>\$2 MIL</b>           |
| <b>WORKERS COMP.</b>        | <b>\$1 MIL</b>           |

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## **project specifics**

project approach

conceptual design ideas

project management & work plan

fee proposal / probable cost of construction

# project approach

Our approach for the design of the new ice rink facility for Midway city is based around the concept of promoting the sense of place. The experience for the user should be simple, memorable, and well-functioning. It should be subordinate to the existing structures on the site, and integrate with a contemporary, yet historic contextual vernacular. Proposed materials include wood shakes (siding & Roofing) as well as exposed timber post & beams, calling to traditional practices of Swiss and Germanic styles of mountain architecture. The experience should be one which allows the user to always feel the connection to the place in which it is located and strive to fully connect the experiences within to the location of Midway, the Heber Valley and the Wasatch back. Generous visual and emotional connections should abound and be evident through a proximity to the functions it serves.

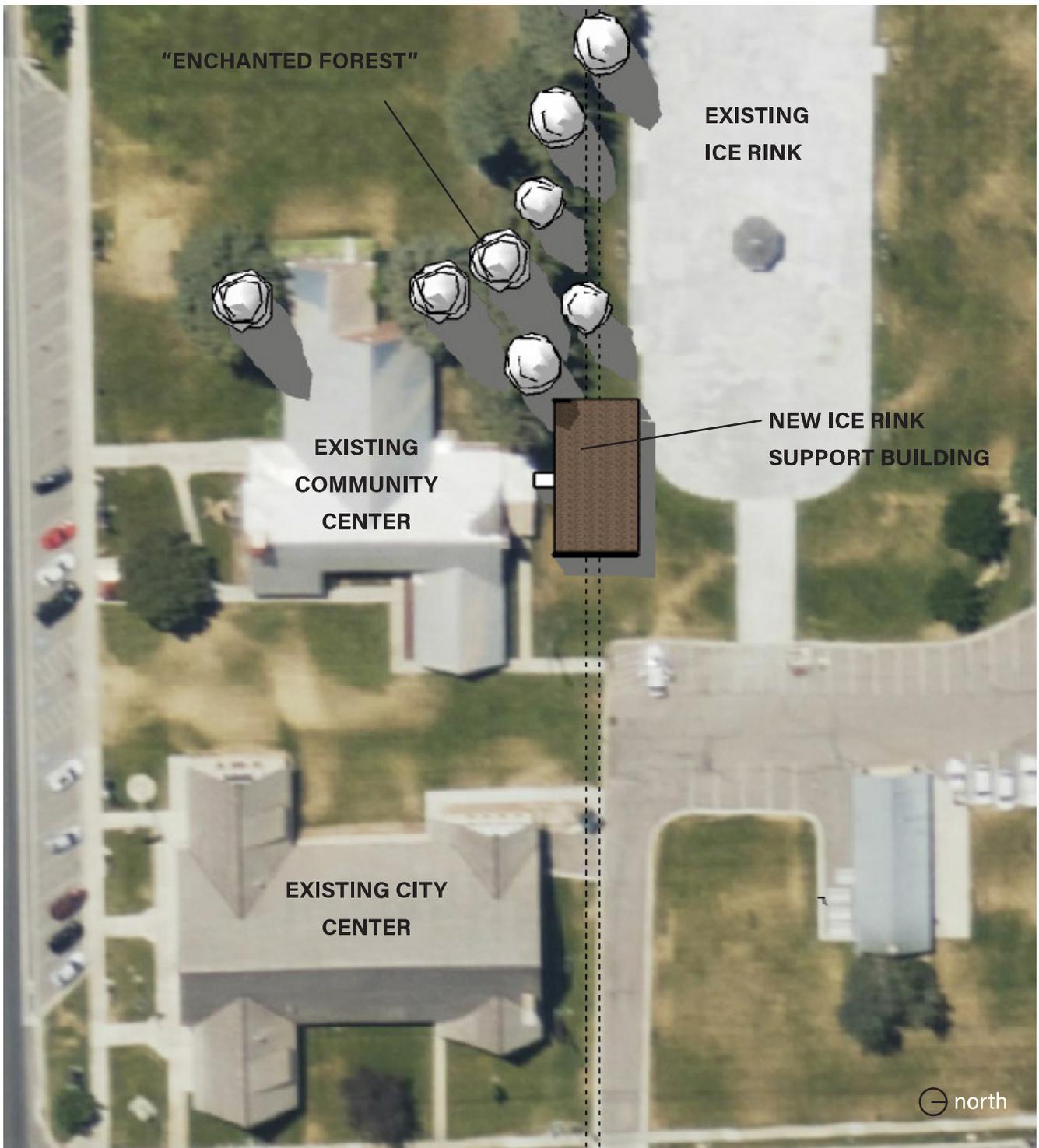
## Concept Design

The initial conceptual design for the facility is driven by 3 primary forces. 1 – To preserve the existing character of the community and promote a sense of place. 2 – To provide a facility which can be used year round to enhance the existing functions of the town square both in the summer and the winter seasons. 3- execute a building which functions very well and can blend seamlessly into the future execution of the Midway town square master plan.

The proposed design uses materials and construction techniques which provide a visual connection to the past while providing an energy efficient, fiscally responsible building which can be erected quickly on site. The use of pre-fabricated elements can not only save time during the build, but can also save money and leverage the local vernacular and businesses of the greater Heber Valley. We propose the use of SIPS (structurally insulated panel system) to help minimize the construction time on site, as well as provide the most cost-effective energy efficient building envelope to reduce the long term heating costs. Exposed post and beam construction visually harkens to traditional Swiss building systems, while providing a unique, low profile structure which enhances but does not dominate the site and its surroundings. Large glazed windows and moveable door systems on the west side provide ample view to the Wasatch mountains, which promote the sense of place. This also provides a fantastic opportunity for viewing the ice rink, as well as the town square lawn immediately to the west.

The design of the facility is meant to serve indoor and outdoor functions simultaneously. The facility could be opened up by a series of glazed door system to transform into an indoor/outdoor pavilion for the spring, summer and fall months. In the winter, the glazing panels remain closed to serve the skate rental, concessions and warming area in the winter while still allowing for a generous view of the Ice Rink.

The location of the building lies on the future east/west promenade as proposed in the future master plan for the town square. The simple layout locates the support spaces (skate rental, sharpening, offices, concessions) on the south side, backing up the existing community center. This allows for easy access and deliveries from both the south and east ends, while maintaining the west / south / east sides for public viewing, resting & changing areas. The simple floor plan would allow for flexibility, as the facility could be rented during the spring/summer and fall seasons for private gatherings, parties and festival activities.

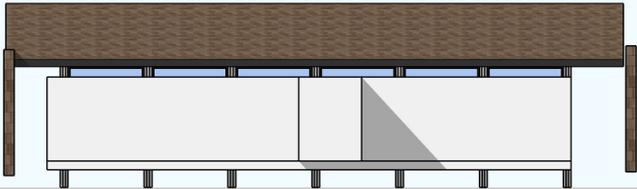


site plan

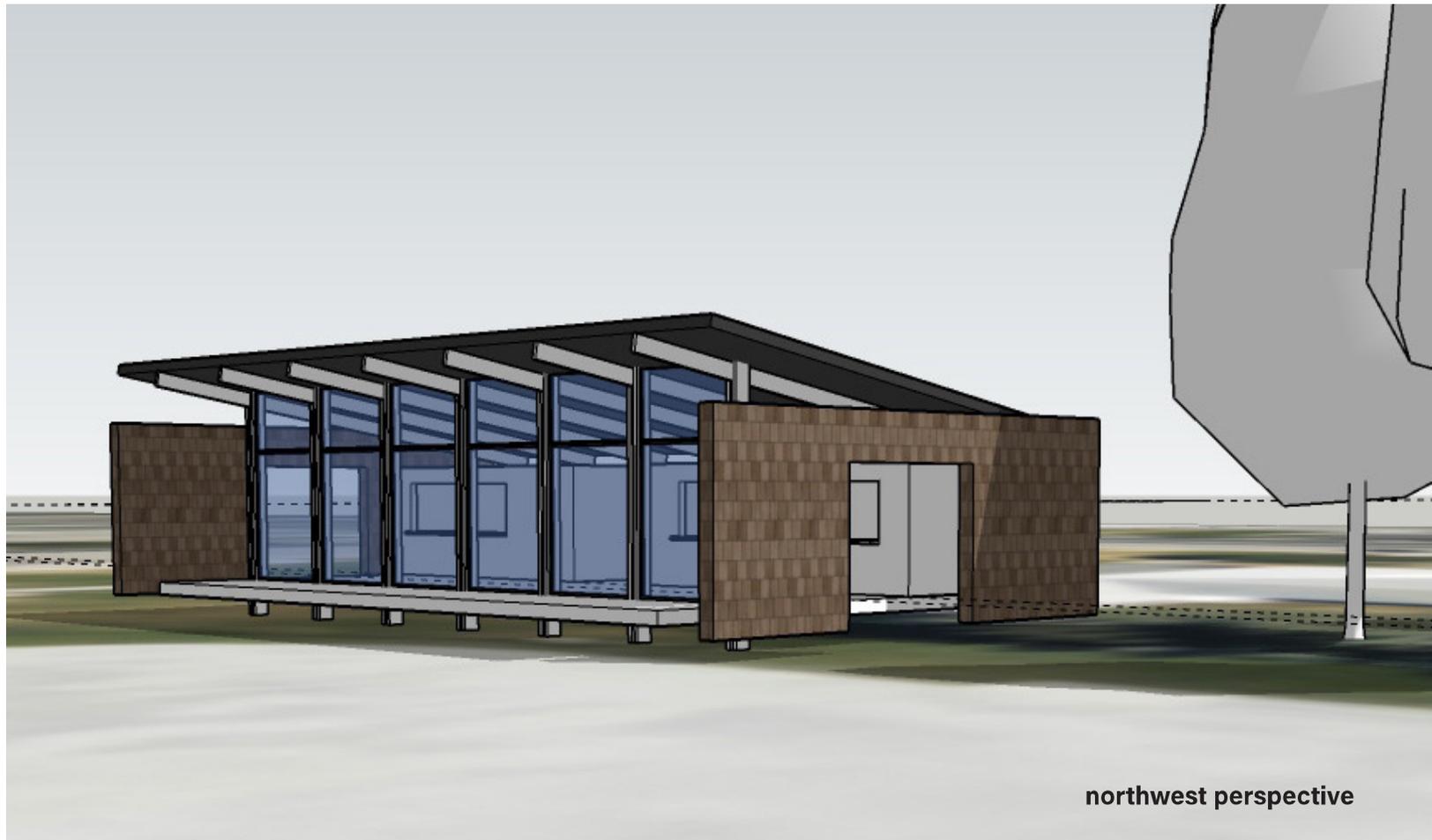
**conceptual design ideas**



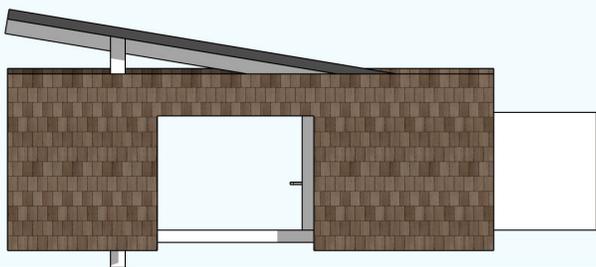
**east elevation**



**south elevation**



northwest perspective



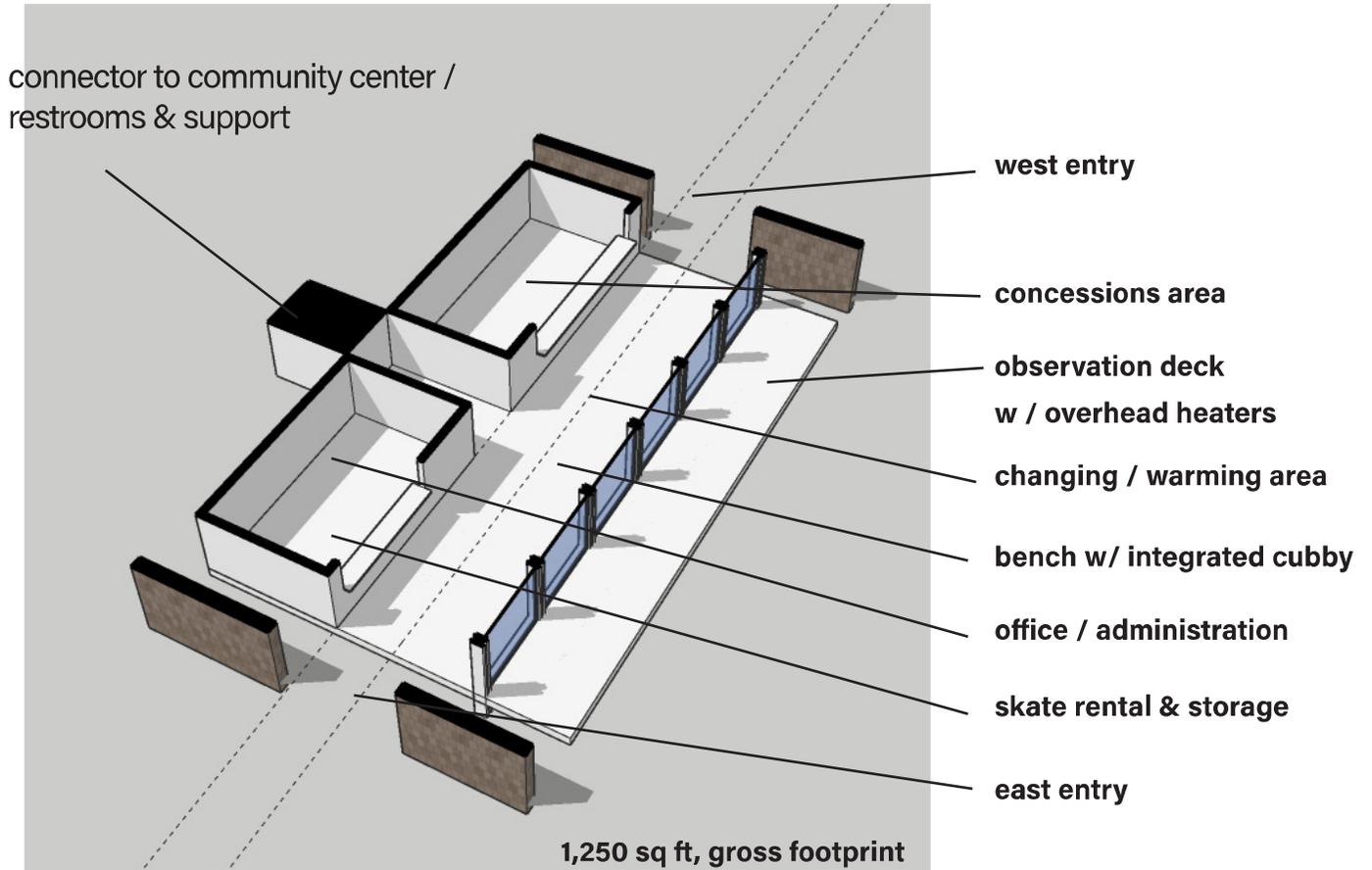
west elevation



north elevation

# conceptual design ideas

## CONCEPT FLOOR PLAN



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**ROOF ASSEMBLY:**

structural insulated panels to accommodate fast erection time, reduce cost and provide a very efficient thermal envelope

**POST & BEAM:**

exposed wood post and beam structure, utilize local materials and adhere to the traditional swiss architectural styling

**WALL ASSEMBLY:**

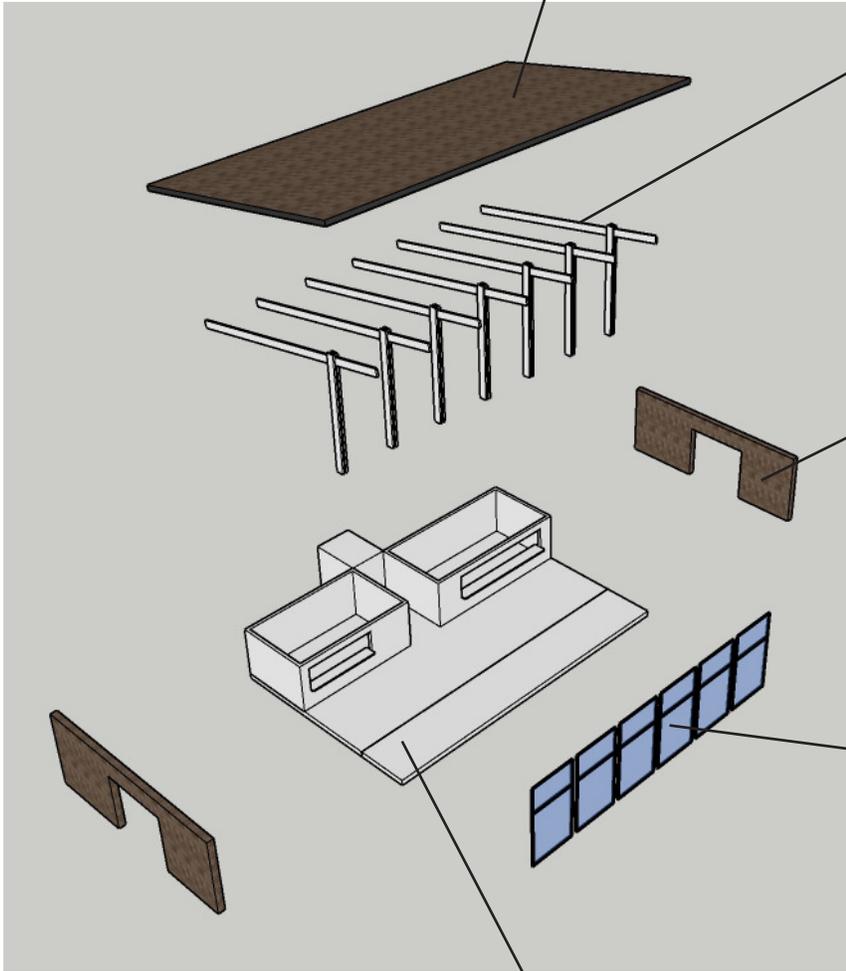
structural insulated panels to accommodate fast erection time, reduce cost and provide a very efficient thermal envelope

**GLAZING:**

commercial grade, energy efficient windows and door panels to take advantage of the view towards the mountains and provide generous natural daylighting

**FLOOR ASSEMBLY:**

structural insulated panels to accommodate fast erection time, reduce cost and provide a very efficient thermal envelope



# project management & work plan

The Stereotomic team has identified and organized the work plan for this project into 5 distinct phases, with an overarching project management task that runs the entirety. As is our process for all projects, we will establish and organize shared electronic files in the cloud to allow access for the necessary meeting agenda's, meeting minutes, pertinent data, issued design drawings to ensure key project team members have access to the necessary information whenever needed.

## **Concept Refinement (Phase 1)**

Great design is an artform which is inherently a problem-solving exercise. Often with architectural projects the real problems to be solved are hidden within the existing social, physical and culture framework of a community at large. Thus, an approach of problem-seeking must be initiated; where the design team executes a process by which the problems are investigated to seek the true issues which need to be resolved. Our team approaches this project in the same way as we would approach any other project, by first meeting with the clients to gauge the overall goals and confirm the programmatic elements through our **Programing and Visioning Process (1A)** Although the project program is well defined in the RFQ, we would ask the pertinent questions of the appropriate stakeholders to be sure we understand any subtleties which can be easily overlooked. We have made some assumptions about the project to render a conceptual design, but feel it is essential to test these assumptions as some may or may not be correct, given the work of both the city staff as well as the council and booster club members. We often get the best results by hosting a **Project Meeting (1B)** which we refer to as the '**Visioning and Programming**' (1B.1) aspect of the project. In this meeting, we gather the key stakeholders together and discuss both the qualitative and quantitative goals the project must achieve to be successful. We also seek to know more about the town square master plan work currently underway, and how this facility can best fit into the overall direction the plan is progressing. From this meeting, we seek to confirm, **Refine or Revise Existing Concept Design (1C)** by Confirming the **Assumed Program (1C.1)** and further refine the **Test Fit of the Concept Design to the Site (1C.2)**.

## **Schematic Design (Phase 2)**

In the beginning of the schematic design phase, we will take the work products from phase 1 and develop the draft final of the program to arrive at an **SD Design & Visualization Package (2.A)**. This package includes plan drawings, elevation drawings and perspectives to help convey a more refined design. By now, the overall visual character is defined, and we begin to pull together a schedule of values to better assist with our **Schematic Design Cost Estimate (2.D)** With our Schematic Design package assembled, we like to have an additional **Project Meeting 02 (2B)** meeting to present the refined concept and gather notes from our partner stakeholders on a well-defined design. By utilizing the latest in digital design software, we are able to quickly produce high quality visual perspectives to illustrate the experience of proposed design. We also use this step to identify the **Exterior Materials**

**Selection (2.C)** and define our building envelope, including moisture, vapor and air barriers.

As our design becomes more refined, it now becomes possible to balance our sustainability design strategies to best reduce both the energy use and the carbon footprint of the project. This is where we lean on the strength of our mechanical, structural, and electrical engineers to help us select the most cost-effective solutions for achieving our target.

From our schematic design package, we then procure the **SD Cost Estimate (2.D)**, which not only helps us refine, at a unit based level, the actual costs we will be facing for construction. This becomes the basis for a target value design process; where the design team defines our values for each portion of the project and depends on each design team member engineers to balance each step of the design with the target values. This process has proved to be very effective in balancing cost, schedule, and quality early in the process, reducing unnecessary design over runs.

### **Design Development (Phase 3)**

The subsequent phases of the project are focused around making the concept vision, goals, and schematic layout a reality. In the Design Development phase, the digital model of the project is developed to a sufficient degree to finalize the technical and spatial aspects of the construction. In this stage, we **Develop the DD Drawing / Spec. package (3.A)**, which allows our partners to gain a better understanding of the quantities, details and finishes we envision for the project. It is at this stage, we would highly recommend the shift to an alternative means of project delivery. It is apparent from the schedule outlined in the RFQ, the project will be under some significant schedule constraints. This means the design & construction team should look for every opportunity to provide a highly coordinated and effective project construction method. In our preliminary assessment, we are suggesting a hybrid approach to project delivery, such as **"CMAR - Construction Manager At Risk" (3.B)** or CM/GC – Construction Manager / General Contractor type of delivery system. This would allow us to get our construction manager or general contractor partners on board early and hit a prime bidding and estimation season well before we look to break ground. We would suggest the GC provide a guaranteed maximum price, along with a well vetted process, by ensuring multiple bids by different subs / suppliers to give confidence to the city team the best possible quality and price the residents and taxpayers would expect from a municipal project.

A critical follow up in the DD phase is the **Building Code Review (3.C)** process, where we finalize our continual quality review process to ensure our construction documents adhere to the locally adopted building code, saving time and money by eliminating any surprises or omissions from our design team.

### **Construction Documents (Phase 4)**

In our final preparation for pre-construction, the final building documents are assembled which include the **final drawing and specifications package (4.A)** (as required), and required supplements, which

# project work plan

solidify the scope of construction. Near the end of this phase, we assist city staff in managing the **Bidding Review and Evaluation (4.C)** exercise, while simultaneously executing the **Permitting (4.B)** process with the city and local governing jurisdictions.

## **Construction Administration (Phase 5)**

During construction, our team assists the city staff and building team with **Site Observations (5.A)** at regular intervals, **Submittal Responses (5.B)** and manages any **Addenda (5.C)** documents as required. We always hold **RFI Responses (5.D)** as a top priority, aiding the contractor in holding a tight schedule. As standard practice, we incorporate AIA documents (series G) to process and **Review Pay Applications (5.E)** for the contractor.

In the final stages of construction, we manage the **Project Closeout (5.F)** and assist the Construction Manager in obtaining the final **Certificate of Occupancy (5.G)** and as a final step, issue the set of **Record Drawings (5.H)** which are the final documentation on the project. As standard practice, we would execute a **Post Occupancy Evaluation and 1 year walk (5.J)** to understand the full implementation of the design, and how the building is performing to its stated goals.



# fee proposal

Based on the programing and the construction timeline proposed in the RFQ, and using the concept design as our basis, we anticipate the construction costs for the facility to be between \$350 - \$500 per square foot of constructed space given the current market demands as well as the local conditions including materials and labor. This would equate to an overall construction budget of \$437,500 - \$625,000 for a 1,250 sq ft facility. Several factors are influencing the overall projected costs, and several driving factors could be readdressed in an attempt to make concessions to this overall estimate.

Based on the workplan outlined above, we propose the following fixed fee based on our assesment of the scope of work outlined in the RFP. Our design fees are based on the current Utah Department of Facilities and Construction Management A/E for a project of similar complexity and based on the total construction costs anticipated above. We are always happy to re address these fees if the above budget and project scope requires adjustment.

|   | FEE  | TOTAL FEE % |
|---|--|-------------|
| <b>GUARANTEED MAXIMUM PRICE</b>             | <b>\$48,450</b>                              | <b>100%</b> |
| <b>PHASE 0: GENERAL PROJECT MANAGEMENT</b>  | \$4,845                                      | 10%         |
| <b>PHASE 1: CONCEPT DESIGN/REFINEMENT</b>   | \$4,845                                      | 10%         |
| <b>PHASE 2: SCHEMATIC DESIGN</b>            | \$9,690                                      | 20%         |
| CONSULTANTS                                 |  |             |
| INDEPENDENT COST<br>CONSULTANT OR CMAR      | TBD, NOT INCLUDED IN<br>THE ABOVE DESIGN FEE |             |
| <b>PHASE 3: DESIGN DEVELOPMENT</b>          | \$9,690                                      | 20%         |
| CONSULTANTS                                 |  |             |
| LANDSCAPE<br>CIVIL                          | TBD, NOT INCLUDED IN<br>THE ABOVE DESIGN FEE |             |
| STRUCTURAL<br>MECHANICAL<br>ELECTRICAL      | INCLUDED IN THE<br>ABOVE DESIGN FEES         |             |
| <b>PHASE 4: CONSTRUCTION DOCS</b>           | \$12,112.50                                  | 25%         |
| CONSULTANTS                                 |  |             |
| LANDSCAPE<br>CIVIL                          | TBD, NOT INCLUDED IN<br>THE ABOVE DESIGN FEE |             |
| STRUCTURAL<br>MECHANICAL<br>ELECTRICAL      | INCLUDED IN THE<br>ABOVE DESIGN FEES         |             |
| <b>PHASE 5: CONSTRUCTION ADMINISTRATION</b> | \$7,267.50                                   | 15%         |

design fees

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Our standard hourly rates are noted below. Any additional services beyond those described in the aforementioned scope of work will be charged at our standard hourly rates, occurring only after written approval from the owner:

**ARCHITECTURE / PLANNING / PROJECT MANAGEMENT**

|                                |              |
|--------------------------------|--------------|
| Architect / Principal          | \$150 / hour |
| Associate / project management | \$100 / hour |
| Drafting / Design Support      | \$85 / hour  |

**CIVIL / SURVEYING**

|                                |              |
|--------------------------------|--------------|
| Engineer / Principal           | \$195 / hour |
| Associate / project management | \$160 / hour |
| Surveyor                       | \$155 / hour |

**LANDSCAPE**

|                                 |              |
|---------------------------------|--------------|
| Landscape Architect / Principal | \$120 / hour |
| Landscape Architect / Associate | \$100 / hour |

**ENTITLEMENTS / LEGAL**

|                   |              |
|-------------------|--------------|
| Senior Partner*'  | \$450 / hour |
| Managing Partner* | \$300 / hour |

\*discounted municipal rate

**ADMINISTRATION**

|               |             |
|---------------|-------------|
| General Admin | \$65 / hour |
|---------------|-------------|

## **appendices**

appendix A - individual resumes'

## Jarrett Moe

AIA, NCARB, LEED AP BD+C

Principal / Owner



Jarrett is a licensed architect, artist and educator with over 15 years of experience in both residential and commercial architecture and design. He has served as a Project Manager/ Project Architect on various large scale and high profile projects in both the Salt Lake and Park City. While employed as a Senior Associate with Method Studio, he served as project manager for the Park City Woodside phase II and Homestake housing projects as well as the renovation of the prospector condominiums employeee housing. In previous roles with Gigaplex architects, he served as Project Manager on the Central Park housing project as well as Project Architect on the adjacent Park City lodging mixed use development. He coordinated the design teams entitlements efforts on each of those projects through Park City's MPD process. Jarrett established Stereotomic Architecture + Design in 2021 based in Park City with the goal of providing high quality, critical and creative local leadership to the Park City projects. He lives in Kimball junction with his wife and 2 kids, and is active in the local community.

### relevant project experience

#### Woodside Phase II Net Zero Energy Housing project \*

Client: Park City Municipal Corporation Lead designer / Project manager  
58-unit affordable housing development targeting Net Zero Energy from onsite sources

#### 1875 Homestake Net Zero Energy Housing project \*

Client: Park City Municipal Corporation Lead designer / Project manager  
70-unit affordable housing development targeting Net Zero Energy from onsite sources

#### Central Park Affordable housing \*\*

Client: Foghorn leghorn development / Park City Municipal Corporation  
Designer / Project manager  
11-unit affordable housing development using 35% less energy compared to standard baseline

#### the MARQ Multifamily housing\*

Client: DAI/  
Project manager / Designer  
64 -unit Market rate housing development using 15% less energy compared to standard baseline  
2020 Utah De

#### Orem City Hall & Civic Plaza\*

Client: Orem City  
Project Designer  
242-unit affordable housing & mixed use development in the heart of Midvale, UT. Scope of work included project management, conceptual design, entitlements through Midvale planning, schematic design and design development services.

#### Val Vista Farm to Table Event Center

Client: Val Vista, LLC  
Project manager / Project Architect / Principal  
20,000 SF multipurpose farm, commercial kitchen and event space for the purpose of educating users on the benefits of locally grown and managed agriculture. Event space for 250+ guests for private events

#### Kimball Art Center remodel / relocation Client: Kimball Art Center \*\*

Designer / Project manager  
Relocation of the Kimball Art Center from Mainstreet Park City to Ironhorse district  
10,000 SF + Art center including Gallery spaces, offices, instructional studio and stand-alone ceramics, welding and sculpture facility

\*employed at Method Studio (Sr Associate / Project Manager)

\*\*employed at Gigaplex Architects ( Project Manager/Project Architect)



## EDUCATION

UNIVERSITY OF UTAH – COLLEGE OF ARCHITECTURE + PLANNING 2014  
MASTER OF ARCHITECTURE  
Award of Merit – Architecture Design  
Graduate Final Studio

UNIVERSITY OF WISCONSIN – EAU CLAIRE BACHELOR OF FINE ARTS 2000  
Magna cum Laude

## PROFESSIONAL REGISTRATIONS

UTAH Nov 2016  
COLORADO May 2019  
MICHIGAN June 2022

LEED ACREDITED PROFESSIONAL, BUILDING DESIGN + CONSTRUCTION

## AWARDS

Most Outstanding Green/Sustainable Project, 2020 - UC&D magazine, the MARQ multifamily housing

### ROGER BAILEY TRAVELING FELLOWSHIP

University of Utah – School of Architecture annual graduate fellowship to fund  
Research study and travel

Research proposal “identity in Landscape; exploring connections between land art, landscape  
and architecture across the American West”  
May 2014

## TEACHING EXPERIENCE 2017-2023

UNIVERSITY OF UTAH – COLLEGE OF ARCHITECTURE + PLANNING  
ADJUNCT INSTRUCTOR, SCHOOL OF ARCHITECTURE  
ARCH 6010, Architectural Design Studio III  
ARCH 2630, Design Fundamentals Studio  
ARCH 3010, Architectural Design Studio I  
ARCH 1632, Basic Architectural communications II

## PUBLICATIONS/ PAPERS / PRESENTATIONS

Continuing the Conversation: Identity in Landscape – exploring connections between art, landscapes  
and architecture across the American West

25th Annual International Sculpture Conference, Phoenix AZ

Presented original content authored through study facilitated by the Bailey Traveling Fellowship  
Nov 2015

Panelist; “designing onsite based energy efficient affordable housing”

22nd Annual Housing Matters Conference

The Utah Housing Coalition

Nov 2018

Panelist; “NetZero Buildings; From Research to Reality”

NAIOP – Commercial Real Estate Development Association, Utah Chapter

March 2019

Research Assistant Staff, 2013-2014

SOLID TIMBER CONSTRUCTION; PROCESS, PRACTICE, PERFORMANCE compiled by Ryan E. Smith

University of Utah, Integrated Technology in Architecture Center, College of Architecture and Planning

June 2015



stereotomic