



## ALTERNATIVE DELIVERY SERVICES

### CHOOSING THE RIGHT DELIVERY METHOD

Choosing the right tool for the desired outcome is critical for the success of any task. In design and construction, choosing the right delivery method for the project is key to successful execution. HKP Architects has worked with Design/Bid/Build, Design/Build, GC/CM, and Progressive Design Build. We are adept at helping owners understand the advantages and opportunities with each, and balance the goals of the projects with the risks and benefits that exist. We welcome the opportunity to team with contractors early in the project to optimize the budget and schedule for the Owner's benefit, and to establish the expectations and analyze the risks for the entire team's understanding and acknowledgement.

Our collaborative spirit is a natural fit for the GC/CM and Design Build processes. You will find that our experience, insight, and desire to work as one team will help you win and deliver superior projects for owners.

### CERTIFIED WOMEN BUSINESS ENTERPRISE (WBE)

HKP received its Women Enterprise Business certification in 2015. As one of only a few Prime Consultants working on public projects, we are uniquely positioned to bring minority participation to your team, while providing the highest level of service and quality, and the knowledge and expertise of working in the public forum for over 60 years.

### FIRM BY THE NUMBERS

ESTABLISHED  
1952  
Mount Vernon, WA

STAFF  
2 Partners  
1 Project Architect  
3 Project Managers  
1 Office Manager

ANNUAL  
CONSTRUCTION  
\$10 - \$20 million

WBE  
W2F0024000

## COLLABORATIVE PROCESS

We embrace the evolution of alternative delivery models as a way to approach projects. Our best projects are those where we worked early with the builder, learned from every team member, and felt that our contributions were providing a better product for everyone.

Working closely with contractors gives us the opportunity to learn, to explore, to test, and to ultimately deliver the highest and best use of the client's budget and schedule.

Our reputation for being good communicators, great facilitators, and exceptional executors makes us a strong team member for your next project.

“They understand the importance of every project from a minor remodel to a 70,000 square foot building. They have an eye for detail, strong interpersonal skills and are good problem solvers which make them an effective leader in the design process.”

Eve Magyar, Former Capital Budget Manager, Bellingham Technical College



## GC / CM

HKP Architects has completed several GC/CM projects. The most recent was a 50-unit affordable housing unit project for Housing Hope in Marysville, Washington. The site includes six, two-story buildings, a community garden, children's play area, interior courtyards and lawn space. Built to Evergreen Sustainable Design Standards, this project is energy efficient and utilizes sustainable materials throughout.

“I don't think I have worked with a more dedicated group of architects. It was my pleasure to have worked with you.”

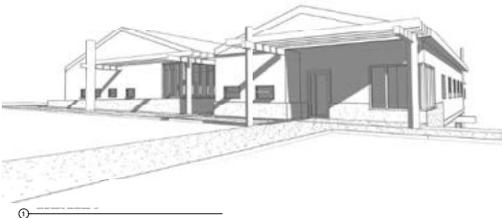
Bob Waage, Project Manager, Synergy Construction

## DESIGN / BUILD

Many of the projects that HKP Architects have completed for the Swinomish Indian Tribal Community have been Design/Build. These include a Domestic Violence Group Home, a Wellness Center, addition and remodeling of the Social Services Building, and the new Dental Clinic and DHAT Training Center addition. Each of these projects was managed to meet budget and schedule requirements along with the client's functional needs. We are proud to continue this client relationship throughout the years based on our reliable quality of design and service.

“Julie fostered a true ‘team’ approach for all stakeholders in the project. Her leadership resulted in a beautiful, remodeled building that will serve the Tribe's needs for years. I would be honored to work with her again. I heartily recommend Julie Blazek and HKP Architects.”

Mark Pottle, Pottle & Sons Construction, Inc.



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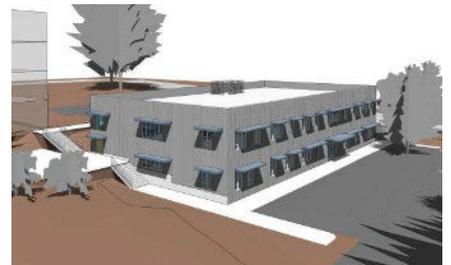


## PROGRESSIVE DESIGN BUILD

HKP Architects is the lead architect with Mortenson Construction for Western Washington University's Consolidated Administrative Support Services Facility, a new 15,000 square foot office building on an undeveloped lot at the south end of the campus. The Target Value Budget is \$8.8 Million dollars.

HKP Architects is bringing its sustainability focus and passion for Passive House to help Western Washington University deliver a project with high sustainability aspirations. The project is pursuing LEED Gold, Passive House, and Fitwel certification. With a solar array of 16Kva, it will be NetZero Ready. Other sustainable strategies include rainwater harvesting for toilet flushing, Cross Laminated Timber (CLT) framing, and Low-Impact Development (LID) design strategies.

The project is being delivered using Progressive Design Build to provide efficiencies and innovation in design and execution.





## PROJECT TYPES

From its founding, HKP Architects has been a generalist firm, completing a wide variety of project types of all sizes and complexities. Instead of focusing on certain project market types, HKP is focused on projects that fit three main criteria:

- Projects that lift people up and help them grow
- Projects that positively impact the environment
- Projects that help make our communities better

We chose our projects carefully so that they meet our goals and so they are in line with our core talents, experience and expertise. From planning to execution, we deliver on our client's vision, build lasting relationships with the entire team, and are proud of the projects that we create.

## ABOUT US

HKP Architects is a sustainably focused firm dedicated to providing public and private clients with long-range planning, durable buildings, and economical solutions to facility asset management. HKP has been providing architectural services to the Pacific Northwest since 1952, with a focus on governmental, tribal, housing, education, cultural and commercial architecture.

Clients include Seattle City Light, National Parks Service, Skagit County, City of Mount Vernon, Swinomish Indian Tribal Community, University of Washington, Washington State University, Evergreen State College, Western Washington University, Skagit Valley College, Bellingham Technical College, Mount Vernon School District, Burlington-Edison School District, City of Everett Parks Department, Housing Hope, and many more.

We are a small minority firm that is capable of producing exceptional design, meeting tight budgets and tight schedules, and delivering projects with alternative delivery models.

## PROJECTS

Higher Education

Community and Technical College

Pre-K - 12

Governmental

Museums

Libraries

Performing Arts Centers

Housing

Parks

Environmental Learning Centers

Master Planning

Pre-design

Capital Budget Requests

Sustainable design principles have always been at the heart of HKP's design decisions, particularly when it comes to natural ventilation, passive solar strategies, light, views and material expression in the Pacific Northwest. HKP Architects actively incorporates sustainable design principles in all of our work and we help clients understand the long-term benefits to our environment and to their operation and maintenance costs.

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