

STATEMENT OF QUALIFICATIONS



LAND SURVEYING
CIVIL ENGINEERING
LAND USE PLANNING
CONSULTING

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ABOUT ENCOMPASS



Issaquah Office

In 2009, **Encompass Engineering & Surveying** and **Baima & Holmberg, Inc.** have joined forces to blend the talents of both companies into a strong, competitive group of professional engineers, surveyors, and planners under **Encompass Engineering & Surveying (Encompass)**. With a professional staff having more than forty years of experience, **Encompass** offers comprehensive consulting services in civil engineering, land use planning, land surveying, project management, and construction management and support in both Western and Eastern Washington. **Encompass** provides the highest quality services with the greatest efficiency with a proficient staff of licensed Professional Engineers, Land Surveyors, and Land Use Planners. Our business and its reputation have been built on these basic principles:

- Our goal on every project extends beyond simply meeting requirements. We strive to deliver innovative, practical, and sustainable solutions.
- Our services are of professional quality.
- Projects are produced and delivered in a timely manner.
- Plans, specifications, and reports are accurately prepared and presented in a professional, organized, and thoroughly understandable manner.
- All principals are personally involved in the services provided for each client.

We believe that consistent investment in continuing education and equipment is paramount in keeping knowledgeable in all new technologies, which enables us to efficiently provide cost effective projects in a timely manner. With the latest, state-of-the-art technology and an experienced and dependable staff of engineers, surveyors, planners, and technicians, **Encompass** is capable of meeting the time scheduling demands of a variety of projects, responding quickly to client requests and producing superior quality projects.

What differentiates **Encompass** from other firms is our strong commitment to our clients in helping them achieve their full strategic and operational agendas.

We assist municipalities, regional and federal governments, and private industries develop and manage infrastructure and facilities that improve efficiency, safety, and quality of life. In our continuous efforts to support and expand on sustainable

Services

Civil Engineering
Land Surveying
Land Use Planning
Consulting
Project Management

Locations:

Eastern Washington - Cle Elum
Western Washington - Issaquah

Memberships

City of Cle Elum Planning Commission
Central Washington Home Builders Association
American Society of Professional Engineers
Kittitas County Rotary Club
Cle Elum/Roslyn Chamber of Commerce
Kittitas County Chamber of Commerce
Issaquah Chamber of Commerce
Snoqualmie Valley Chamber of Commerce
Habitat for Humanity
Life Support
GO98922



Cle Elum Office



Civil Engineering Services

- Stormwater Pollution Prevention Plans and compliance with DOE Construction and Industrial Stormwater General Permits
- Sanitary Sewer System Analysis, Design, and Reports
- Water System Analysis and Design
- Storm Drain System Analysis, Design, and Reports
- Stormwater Management Facilities Design
- Hydrologic Studies including JARPA application process
- Erosion Protection and Sediment Control Design
- Comprehensive Water Plans
- Engineering Peer Reviews
- Public and Private Road, Street, and Parking Design
- Residential, Commercial, and Industrial Developments Master Planning and Design
- Municipal and Recreation Facilities Planning and Design
- Wetland Permits, Mapping, and Floodplain Analysis
- Utilities Design

Project Examples

- City Heights Master Planned Community (*Cle Elum*)
- Berilla Plat (*Enumclaw*)
- Sander's Mill, Phases I – IX (*Ellensburg*)
- Dueberry Hills, Phases I & II (*King County*)
- Kittitas County PUD #1 Currier Creek Crossing (*Kittitas County*)
- Fall City Water District Engineer (*Fall City*)
- Ryegrass Water System Rehabilitation (*Kittitas County*)
- Easthill Youth Sports Complex (*Kent*)
- Sun Country Estates Water System Replacement Project Grant Acquisition and Design (*Cle Elum*)
- Avalon (*Seattle*)
- Kittitas County Water District #2, #3 & #5 Engineer (*Kittitas County*)
- Camelot Apartments (*Everett*)
- Dolarway Road Commercial Projects (*Ellensburg*)
- Sumner Warehouse (*Sumner*)
- Central Storage and Office Park (*Ellensburg*)
- APEX Center, Covington Medical Building (*Covington*)
- Center Pointe Business Park (*Ellensburg*)

Encompass Engineering & Surveying prides itself on providing cost-effective, accurate, and timely services specializing in the areas of general civil engineering, hydrology and hydraulic design, municipal engineering, and land development. More specifically, these major areas include water systems, sewer systems, and storm systems analyses and design, storm management facilities design, grading design, erosion and sediment protection design, stormwater pollution protection design, hydrologic analyses of creeks, creek channel, and culvert design, public and private street and parking lot design, ADA and International Fire Code compliance, and commercial and industrial land development. In our continuous efforts to support and expand on sustainable design practices, **Encompass** has attained LEED certification.

From complex road systems to innovative storm water solutions, **Encompass** engineers have the knowledge and experience to successfully and efficiently complete a variety of projects. Our local ownership and employees not only provide quality service, but have a direct knowledge of the developing areas including governmental regulations and the needs of our environment. Our continued relationships and experience with local municipalities and governing agencies, such as Kittitas County, King County, City of Cle Elum, Ellensburg, Issaquah, Kent, Kittitas, Roslyn, South Cle Elum, Washington State Department of Ecology, Department of Transportation, Department of Health, Department of Fish and Wildlife, and US Army Corps of Engineers, and local public and private water districts have kept us directly involved with ever-changing development standards, environmental impacts, domestic and commercial utility demands, transportation needs, and storm water and hydrologic solutions.

Encompass' experience also extends into the local irrigation districts such as Cascade Irrigation District, Kittitas Reclamation District, and Ellensburg Water Company. The incorporation of the existing underlying irrigation systems within the developing areas is a crucial part in maintaining the agricultural land of the Yakima River Basin.



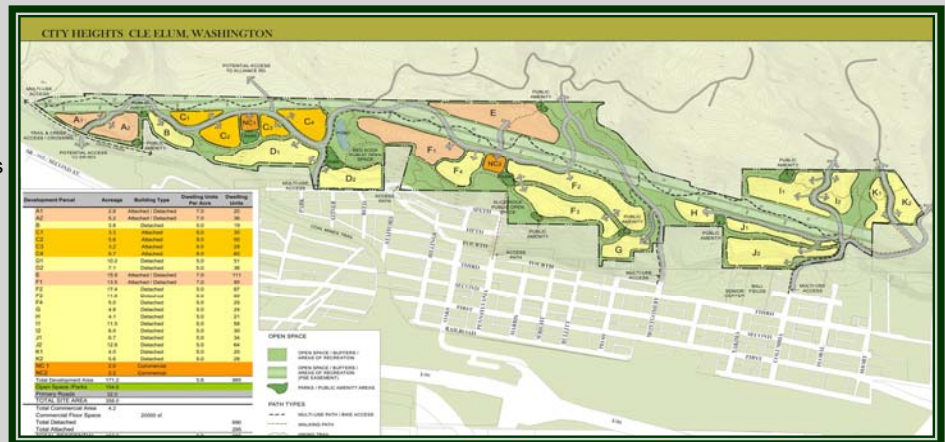


Land Surveying Services

- Topographic Surveying and Mapping
- As-built Surveys
- Boundary Surveys
- Legal Descriptions
- Boundary Line Adjustments
- Administrative Segregations
- Parcel Combinations
- ALTA Surveys
- Estate Surveys
- Cadastral Retracement Surveys
- Right-of-Way Plans
- Construction Staking
- Unified Site Plans
- Geodetic Surveys
- FEMA Elevation Certificates
- L.O.M.A. Surveys
- Condominium Plats
- Binding Site Plans
- Subdivisions

Encompass Engineering & Surveying has established a reputation for providing cost-effective, accurate, and timely surveying services using the latest technology. To accomplish **Encompass'** objective of providing the highest quality of work with the greatest efficiency, the surveying department at **Encompass** maintains a comprehensive inventory of the latest survey equipment technology including GPS and Robotic Total Stations in an effort to sustain technological leadership and provide expedient, accurate field measurements with a minimum number of personnel.

Encompass contains a core of professional office and field surveyors experienced in the areas of boundary surveying, boundary line adjustments, right-of-way, topography, as-built surveys, ALTA surveys, wetland delineation, construction engineering services, and staking. Currently, the Surveying Department consists of three Professional Licensed Surveyors (PLS), three Land Surveyors in Training (LSIT), and three Field Crews that are supported by the Drafting and Engineering Departments. Our local ownership and employees not only provide quality service, but a direct knowledge of the surveying history and developing area. Our firm's database contains a variety of critical surveying information dating back into the 1970's keeping the surveying department at **Encompass** a step ahead of the rest.



Project Examples

- Teanaway Solar Reserve (*Kittitas County*)
- Sammamish Plateau Water & Sewer District (*Sammamish*)
- Microsoft Columbia Data Center (*Grant County*)
- Nisqually Road Flood Protection (*Thurston County*)
- Evergreen Rd. Emergency Repair (*Snohomish County*)
- Parking Lot Rehabilitation (*NPS Paradise, Mt. Rainier*)
- Vista View Estates (*Ellensburg*)
- Sophia Glen (*Kent*)
- Bowers Field Industrial Park (*Ellensburg*)
- Eagle Creek (*Kent*)
- Sanders Mill Phases I – IX (*Ellensburg*)
- Kendall Ridge (*King County*)
- City Heights Master Planned Community (*Cle Elum*)
- City of Issaquah Boundary Surveys & On-Call (*Issaquah*)
- West Ellensburg Park (*Ellensburg*)
- City of Issaquah City Limits Survey (*Issaquah*)
- Faust Road, Alford Road, White Road Safety Program Reconstruction (*Kittitas County*)
- Duberry Hill, Phase I & II (*King County*)
- Canyon Road Reconstruction (*Kittitas County*)
- Wilson Playfields (*Kent*)





Land Use Planning and Consulting Services

Environmental Impact Statement Preparation
Subdivisions
Master Planned Communities
Planned Unit Developments
Binding Site Plans
Rezones
Comprehensive Plan Amendments
Special Use Permits
Variances
SEPA Compliance
JARPA Coordination
Feasibility Analysis
Project Management and Entitlements
Public Hearing Representation

Project Examples

City Heights Master Planned Community (*Cle Elum*)
Trust for Public Land Feasibility Study (*Benton County*)
West Ellensburg Park Expansion Project, Phase I & II (*Ellensburg*)
Yellowstone Trail Estates (*Kittitas County*)
Sanders Mill, Phases I – IX (*Ellensburg*)
Forest Ridge (*Kittitas County*)
Vista View Estates (*Ellensburg*)
Center Pointe Business Park (*Ellensburg*)
No. 5 Canyon PUD (*Kittitas County*)
Idaho Point Plat (*Ellensburg*)
Currier Creek Estates (*Ellensburg*)
Timothy Park (*Ellensburg*)
Rosewood Mobile Home Park, Division II (*Ellensburg*)
Sophia Glenn (*Kent*)
Duberry Hill, Phases I & II (*King County*)
Hazel Park, Phases I & II (*King County*)
Vintage Hill, Division V & VI (*King County*)
Pickering Hills (*Issaquah*)
Transfer Development Rights (TDR) Implementation
Program (*Kittitas County*)
Vision Cle Elum (*Cle Elum*)

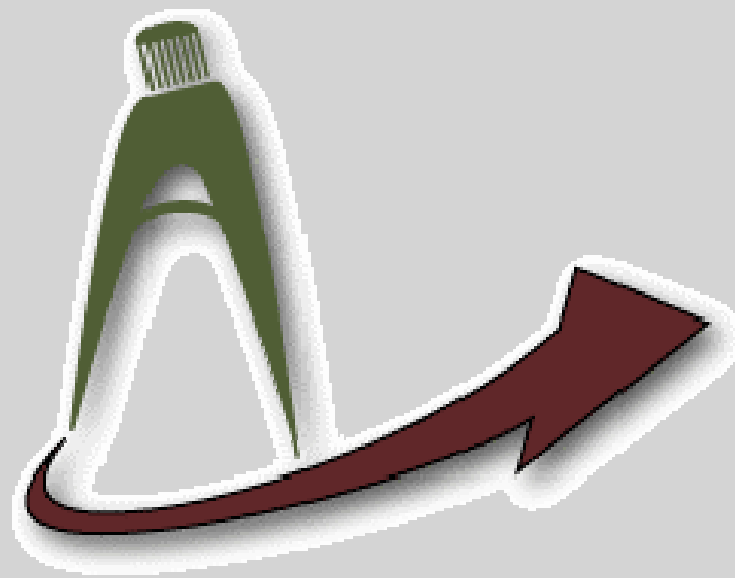
Encompass Engineering & Surveying has the capacity of a full service organization for planning, surveying, engineering, and construction. Our firm has the capability to take a project from its inception through the preliminary design phase, coordination with government agencies and professionals, to preparation of final design for construction. What differentiates **Encompass** is our strong commitment to partner with client to achieve their full strategic and operational agendas. We assist municipalities, regional and federal governments, and private industry developers and manage infrastructure and facilities that improve efficiency, safety, and quality of life. Our goal on every project extends beyond simply meeting requirements. We strive to deliver innovative, practical, and sustainable solutions.

Encompass' land use planning expertise is comprised of extensive public and private sector experience including EIS preparation, acquisition and feasibility studies, preliminary layouts and development plans, critical paths, project entitlement, development permits such as subdivision, short subdivision, variances, rezones and special uses, SEPA and other environmental compliance, and agency and public hearing representation.

Through an innovative and integrated planning process, we can assist our clients to formulate development plans that not only fulfill their individual goals, but also the ideals and desires of the community as a whole.



SERVICES





INDUSTRIAL, COMMERCIAL, MEDICAL & EDUCATIONAL SITE DEVELOPMENT



Project Examples

APEX Center, Covington Medical Building (*Covington*)

R. Terrell Dolarway Commercial Projects (*Ellensburg*)

Longs Plaza (*Issaquah*)

Kidder Dolarway Commercial Projects (*Ellensburg*)

Village Theater, First Stage Theater (*Issaquah*)

Lakeshore Business Park (*Ellensburg*)

Village Theater Scene Shop (*Issaquah*)

Central Storage and Office Park (*Ellensburg*)

Squawk Junction Mini Storage (*King County*)

Alliance Investment Group Industrial Park (*Ellensburg*)

Sumner Warehouse (*Sumner*)

Center Pointe Business Park (*Ellensburg*)

116th & 164th Mixed Use Office/Residential Building (*Kirkland*)

Calaway Trading Office Building (*Ellensburg*)

Jack in the Box & Starbucks (*Bellevue*)

Industrial Stormwater General Permit Compliance, Calaway

Trading, Inc. (*Ellensburg*)

Robinswood Elementary School (*Bellevue*)

Industrial Stormwater General Permit Compliance, Shoemaker

Manufacturing (*Cle Elum*)

Roadhouse Grill (*Everett*)

Morning Star / Chevron Gas Station (*Cle Elum*)

SMIFF Center (*Snohomish County*)

Gateway Center (*Cle Elum*)

Maple Valley Center (*Maple Valley*)

Cle Elum – Roslyn School District (*Cle Elum*)

Encompass provides master planning, surveying, and engineering design services for various types of commercial, industrial, medical and educational sites and developments throughout Eastern and Western Washington. Every commercial, industrial, medical and educational project has specific needs and concerns depending on the location, facility type and use of the property. **Encompass** satisfies these needs by complying with all local, state and federal standards and requirements, implementing innovative and feasible engineering techniques, while maintaining environmentally sound and architecturally appealing design. We take a very "hands on" team approach in coordinating owner requests and government agency requirements.

Encompass has participated in many commercial and industrial site development projects, including numerous commercial and industrial projects along Dolarway Road in Ellensburg, in Issaquah, and throughout King and Snohomish Counties. Our current staff has extensive experience in medical and educational projects, including large hospitals, small medical buildings, and Elementary, Middle, High School and University level educational facilities.

On the east side, **Encompass** has been retained by the Alliance Investment Group to provide continuous master planning for the proposed 80-acre industrial park in Ellensburg. The first phase of this Master Plan has already been built. Other phases will be designed and built in the near future. On the west side, we have been retained by Village Theater to provide surveying and engineering services for First Stage Theater in downtown Issaquah.

As part of the industrial site development, **Encompass** assists industrial facilities and industrial land owners in complying with the requirements set forth in Department of Ecology Industrial Stormwater General Permit.

We understand the individual complexities of each project and the necessity for coordination with the entire project team in order to deliver the project on time and on budget. We aim to effectively respond to the owner, contractors and other consultants immediately upon request for our services. We further recognize the value of maintaining open communication with the project team so that we can be confident our immediate tasks and long term goals are never in conflict. If a problem should arise, we take any action necessary to facilitate resolution and success of the project.





Combined with our skilled staff of civil engineers, land surveyors, and planners, our select network of consultants provides for a design team at the forefront of green building techniques. We fully embrace an integrated approach emphasizing team communication and analysis to develop innovative solutions.

We provide design services for various parks, trails, ball fields, and multiple-use facilities throughout Eastern and Western Washington. Every municipality has specific needs and concerns when designing their project. **Encompass** has satisfied these needs by taking a very "hands on" team approach. Our offices take pride in the local relationships we have developed throughout the years. It is very important to work together with public officials in establishing a scope of work that is clear and comprehensive so that expectations are met timely and efficiently.



Recently, we have been retained by the City of Cle Elum to provide Engineering and Surveying services through the year 2012. These services will include road and utility design, plan review, boundary verification, and construction inspection services.

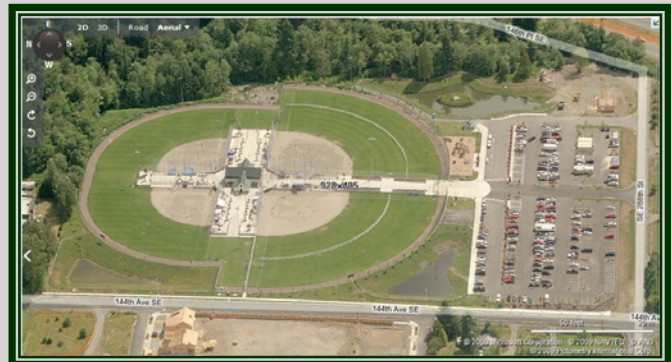
We have also been recently retained to provide consulting services by the Kittitas County Community Development Services Department for the design of the implementation code for the County's Transfer Development Right (TDR) Program.

These recent opportunities show that **Encompass Engineering & Surveying** has become a sound leader of Land Use Planning, Civil Engineering, and Land Surveying for the State of Washington.



Project Examples

- West Ellensburg Park Expansion Project, Phases I & II (*Ellensburg*)
- Easthill Youth Sports Complex (*Kent*)
- City to Canyon Trail I-90 Undercrossing (*Ellensburg*)
- Canterbury Neighborhood Park (*Kent*)
- Helena & Alder Street Extension (*Ellensburg*)
- Fall City Water District Engineer (*Fall City*)
- Kittitas Highway Turn Lane (*Ellensburg*)
- Chestnut Ridge Park (*Kent*)
- White Road, Faust Road, and Alford Road Safety Program Reconstruction (*Kittitas County*)
- Turnkey Park (*Kent*)
- Kittitas County Water Districts #2, #3 & #5 Engineer (*Kittitas County*)
- Service Club Ball Fields (*Kent*)
- Ryegrass Water System Rehabilitation (*Kittitas County*)
- Sammamish Plateau Water and Sewer District (*Sammamish*)
- Sun Country Estates Water System Replacement Project Grant Acquisition and Design (*Cle Elum*)





ROAD, STREET, AND PARKING DESIGN



From the rural landscape of eastern Washington to the urban center of the Puget Sound Region, **Encompass** prides itself on the capacity to offer efficient and innovative design solutions for the simplest site to the most complex. Our familiarity with local, state and federal standards is the core of our ability to recognize individual site constraints and to provide effective design solutions.

Encompass staff has a considerable knowledge of all aspects of parking lot design, especially of the very stringent requirements outlined in the U.S. Department of Justice American with Disabilities Act, as a result of many years of extensive experience in these types of projects. Every commercial, industrial, medical, educational, and similar project require parking lot designs and compliance with all applicable federal, state and local standards. **Encompass** staff has participated in ADA compliance projects for different projects within and outside of State of Washington, providing the owners with a guidance and design solutions. In addition, the knowledge of local development codes and general parking design standards has provided some **Encompass** employees the opportunity to successfully participate in parking studies and analyses.

Over the past years, **Encompass** has participated in many public street and road design and improvements either as a Consultant for different municipalities or as part of the private development projects. This experience includes extensive coordination with local municipalities and compliance with AASHTO, WSDOT and local requirements for horizontal and vertical alignment and superelevation design of the proposed streets and roads, planning for future extensions and uses, utilities, environmental compliance, drainage mitigation, and coordination with local residences and businesses. **Encompass** places a large emphasis on coordination with traffic consultants and implementation of their traffic studies.



Project Examples

- ADA Compliance, Pennsylvania Place Apartments (*Roslyn*)
- ADA Sidewalk Improvements, Vino Bella (*Issaquah*)
- ADA/Parking Improvements, American Title (*Ellensburg*)
- Building Permit and Parking Lot/ADA, Maple Valley Town Center (*Maple Valley*)
- Mizzou Court, Walker Hills Plat (*Moses Lake*)
- Building Permit and Parking Lot, Roadhouse Bar & Grill (*Everett*)
- Kittitas Hwy Left Turn Lane (*Kittitas County*)
- SR-169 Frontage Improvements (*Maple Valley*)
- Kittitas Hwy Frontage Improvements (*Kittitas County*)
- 136th Avenue SE Frontage Improvements (*Kent*)
- Helena Street Extension (*Ellensburg*)
- SE 304th Street Frontage Improvements (*King County*)
- Alder Street Extension (*Ellensburg*)
- Hoquiam Avenue NE Frontage Improvements (*Renton*)
- Faust Road (*Kittitas County*)
- 124th Avenue SE Frontage Improvements (*King County*)
- Alford Road (*Kittitas County*)
- Valley Heating & Cooling (*Ellensburg*)
- Parking Lot, Mill Pond Apartments (*Auburn*)
- Anytime Fitness (*Ellensburg*)



Encompass provides full civil engineering services with emphasis on utility design. Our expertise in utility design include:

- Stormwater Drainage Analysis and Design including Technical Information Reports (TIRs)
- Stormwater Conveyance System and Municipal Storm Drainage System Analysis and Design
- Stormwater Management Facilities Analysis and Design
- Domestic Water Distribution System Analysis and Design
- Fire Water System Analysis and Design
- Sewer System Analysis and Design
- Irrigation System Design
- Limited Dry Utility System Layouts – design coordination with gas, phone, cable and electric system consultants
- Hydrologic Studies including JARPA application coordination
- Hydraulic and Hydrologic Analysis
- Septic Systems Design
- Construction Details and Technical Specifications
- Local, State, and Federal Permitting
- Grant Applications

Encompass provides extensive utility analysis and design services as part of our regular residential, commercial, and industrial subdivision projects. We are also the District Engineer for multiple water districts in Eastern and Western Washington, such as Kittitas County Water Districts #2, #3 and #5, Sun Country Water District, and Fall City Water District. Over the years, we have provided peer review services of construction plans and Technical Information Reports for numerous Plats and Short Plats in King County. Most recently, we have been retained by the City of Cle Elum to provide Engineering and Surveying services through the year 2012, and assist the City in the Grant obtaining process. In each case, we work closely with local agencies to provide an efficient and cost effective design, while meeting local and state regulations.

Encompass' staff has extensive experience in all aspects of utility analysis and design and is capable of taking projects from a preliminary planning phase, through design, contract documents and construction, to final inspection.

Project Examples

Berilla Plat (*Enumclaw*)

Sun Country Estates Water System Replacement Project Grant Acquisition and Design (*Cle Elum*)

Family Fun Center Grease Interceptor Design (*Tukwila*)

Ryegrass Water System Rehabilitation (*Kittitas County*)

Fall City Water District Engineer (*Fall City*)

Carrier Creek Overcrossing Project (*Kittitas County*)

Kendall Ridge (*King County*)

Kittitas County Water Districts #2, #3 & #5 Engineer (*Kittitas County*)

Finkbeiner Development Sewer Main Extension (*Auburn*)

Sanders Mill, Phases I - IX (*Ellensburg*)

Michael Robbins Sewer Project (*Sammamish*)

Alliance Investment Group Irrigation Project (*Ellensburg*)

Mastro Properties, 116th & 124th Mixed Use Storm and Water Improvements (*Kirkland*)

WA State Horse Park Utility Peer Review (*Cle Elum*)

Basic Ventures, Allenwood Short Plat Storm and Water Improvements (*Bellevue*)

Buzz Inn Sanitary Sewer Lift Station (*Ellensburg*)

Tamasan Sanitary Sewer Extension (*Sammamish*)

Sanitary Sewer and Water Extension Project (*Roslyn*)

Vintage Hills Onsite Stormwater Detention and Water Quality Facility (*King County*)

City Heights Master Planned Community (*Cle Elum*)

Dahlgren Water Main Extension (*King County*)

SR-903 Watermain Extension (*Cle Elum*)





BOUNDARY SURVEYS, ALTA SURVEYS & BOUNDARY LINE ADJUSTMENTS



Encompass's staff of three Licensed Professional Land Surveyors and three Land Surveyors in Training have the experience to complete any surveying project in a timely and cost efficient manner. Two of our Licensed Surveyors have more than 36 years of individual experience in the State of Washington and Oregon. Our surveying services range from standard boundary and ALTA/ACSM surveys to boundary line adjustments, segregations, legal description preparation, and expert testimony.

Boundary surveys and boundary line adjustments are some of our staples. Often complimentary to each other, **Encompass** provides boundary surveys and boundary line adjustments for municipalities from the federal government to local cities, forest resource companies, land development companies, and working with private land owners. Included in our services is the finding and resetting of original GLO land corners.

ALTA/ACSM surveys for the issuing of title or mortgage insurance is part of our repertoire. Experiences include national companies such as the Best Western Hotel, apartment complexes, and private companies.

Our Licensed Land Surveyors have exceptional knowledge of Land Surveying and have been summoned to provide expert testimony for a variety of clients. Honest, candid, fair, logical, and credible are just a few words that describe our Land Surveyors and their ability to give expert testimony.

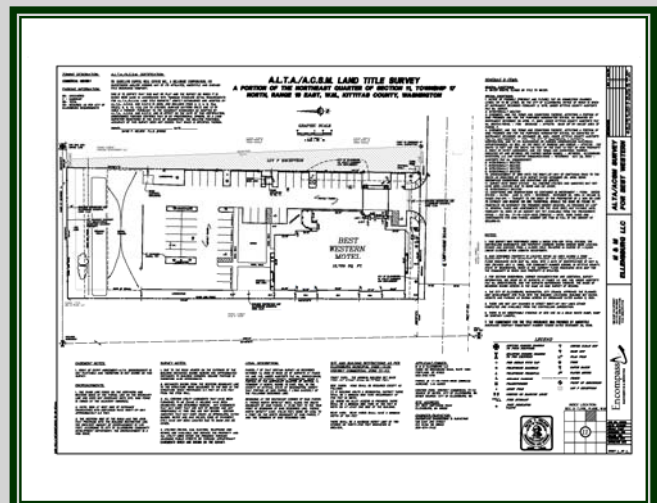
Encompass' years of experience combined with the utilization and implementation of modern technology promotes productivity saving time and client dollars in the field and in the office. Our state-of-the-art GPS system and the total station ensure precise and consistent accuracy for every job.

Encompass stands behind its work unconditionally and firmly believes our quality assurance is unparalleled.



Project Examples

- Best Western Motel ALTA (*Ellensburg*)
- Lacey Apartments ALTA (*Lacey*)
- Cuginni Land & Timber ALTA (*Cle Elum*)
- Redmond East ALTA (*Redmond*)
- Swedish Medical Facility ALTA (*Cle Elum*)
- West Willows ALTA (*Redmond*)
- Kittitas County P.U.D. Power Line Route (*Kittitas County*)
- Kittitas County Binding Site Plan (*Kittitas County*)
- Deneen Segregations/BLA./Legal Descriptions (*Cle Elum*)
- Weis Segregations/BLA./Legal Descriptions (*Cle Elum*)
- Paxman BLA (*Sammamish*)
- Hansen BLA (*King County*)
- Haughee BLA (*King County*)
- Abernethy BLA (*Pacific*)
- College Place Airspace Condominium (*Auburn*)
- Bothell Station Condominium Conversion (*Bothell*)





CONSTRUCTION STAKING & SURVEYING



Encompass has continuously demonstrated exceptional knowledge and performance in comprehension of standard construction practices and specific job requirements in completion of construction staking and surveying.

Our staff is proficient in all phases of construction staking and surveying including, but not limited to:

- Mass Grading Staking
- Road, Street, and Parking Lot Staking
- Utilities and Drainage Staking
- Curb Staking
- Building Control Staking
- Residential Site Staking
- Commercial Site Staking
- Right-of-Way Staking
- Establishing horizontal and vertical control points
- Establishment of bench marks



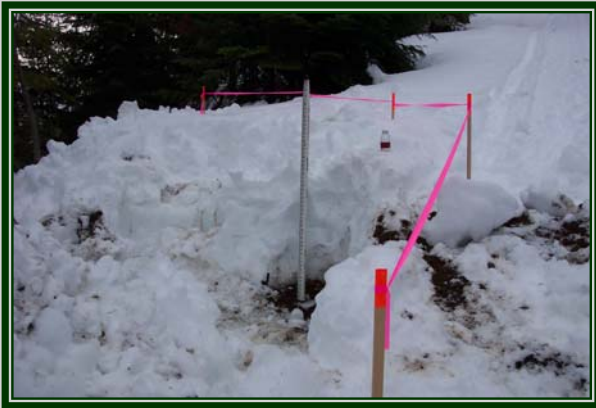
Encompass practices quality control measure to verify all plans prior to staking in order to provide for sufficient opportunity for correction and clarification. We work closely with the Contractors and Clients to meet their needs for construction staking at the minimum cost. **Encompass** has developed internal processes, procedures, and innovations that maximize productivity, ultimately saving our clients time and money.

We utilize a team concept to tackle any construction staking needs. Our field crews are assigned to specific clients allowing a strong business relationship to be established between contractors and our personnel. We are proud of our ability to respond to any staking need in a time frame rarely seen in the industry.

Project Examples

- Sander's Mill, Phases I – VI (*Ellensburg*)
- Dueberry Hills, Phases I & II (*King County*)
- Timothy Park (*Ellensburg*)
- Sophia Glen (*Kent*)
- Wheaton Court (*Ellensburg*)
- Kendall Ridge (*King County*)
- West Ellensburg Park, Phases I – III (*Ellensburg*)
- Avalon Way (*Seattle*)
- Greenfield Park Condos (*Ellensburg*)
- Rolling Hills Townhomes (*Renton*)
- Sagebrook Townhomes (*South Cle Elum*)
- Boeing Field Badge Office (*Seattle*)
- Microsoft Data Center (*Quincy*)
- Kenmore Townhomes (*Kenmore*)
- Dolarway Road Commercial Projects (*Ellensburg*)
- Redmond East Apartments (*Redmond*)
- Lakeshore Commercial Building (*Ellensburg*)
- Overlake Center (*Issaquah*)
- Canyon Road (*Kittitas County*)
- Meydenbauer Center (*Bellevue*)





Surveying is critical for sound design and proper construction. With that in mind, **Encompass** provides competitive and dedicated service.

Encompass' staff, consisting of knowledgeable and experienced Licensed Professional Land Surveyors and technicians, using the latest technology to ensure the highest level of accuracy and efficiency, both in the field and in the office. Effectively utilizing the efficiency of our equipment in topographic surveying and mapping, **Encompass** creates a highly productive environment.

Our topographic surveying services provide the framework to turn development plans into reality. They are the basis upon which all engineering design is established. Proper preparation and coordination is the key to our success. **Encompass'** survey crews are highly trained and experienced in all aspects of topographic surveying, paying special attention to detail which, time and time again, proves to be critical to a successful design.

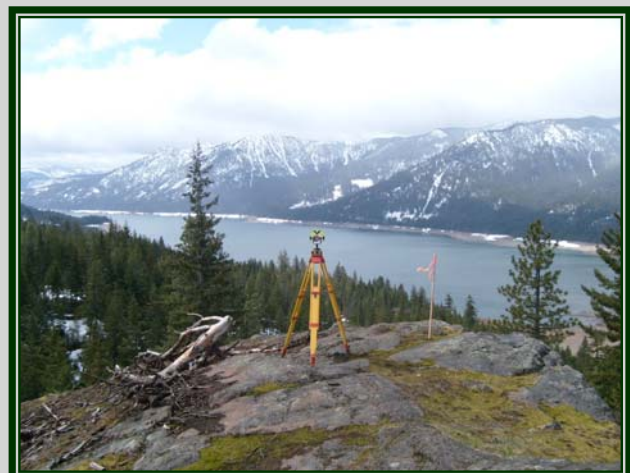
Topographic mapping is greatly dependant on the topographic field survey. Our field methods compliment and streamline the drafting process and the final product. We continually strive to produce methods for flawless, advanced, and time effective mapping.

The effectiveness of topographic surveying is greatly dependent on the firm's location with respect to the project location. **Encompass** office locations allow us to be a strong and effective surveying presence in both Eastern and Western Washington.



Project Examples

- Vista View Estates (*Ellensburg*)
- Cedar Pointe (*Kent*)
- Sanders Mill, Phases I – IX (*Ellensburg*)
- Duberry Hill (*Auburn*)
- Lakeshore Estates (*Ellensburg*)
- Eagle Manor (*Federal Way*)
- Walker Hills Major Plat (*Moses Lake*)
- Camelot (*Everett*)
- Bowers Field Industrial Park (*Ellensburg*)
- I-90 Undercrossing (*Issaquah*)
- West Ellensburg Park, Phases I – III (*Ellensburg*)
- Cascade View (*King County*)
- Dolarway Road Commercial Projects (*Ellensburg*)
- Taylor Court (*Renton*)
- Calaway Trading, Inc. (*Ellensburg*)
- Lisa's Acre (*Bothell*)
- Canyon Road (*Kittitas County*)
- Ridgewood (*Kenmore*)
- Alford, Faust, and White Road (*Kittitas County*)
- 124th/116th Mixed Use (*Kirkland*)
- Montgomery Road Culvert Replacement Project (*Kittitas County*)
- SMIFF Center (*Snohomish County*)
- Entrix, Currier Creek Restoration Project (*Kittitas County*)
- Miralago (*Seattle*)





Encompass's Construction Management staff includes personnel with extensive experience represented by the following typical scope of work and project examples below:

- Prepare bid documents and administer competitive bidding process
- Schedule and supervise pre-bid meeting
- Obtain bids and review for compliance with project specifications and budget
- Provide recommendation to Owner for qualified bid selection
- Preparation of Construction Contract in consultation with Owner
- Ensure receipt of all necessary contract documents including insurance, bonds, and/or licenses
- Schedule and supervise pre-construction meeting
- Provide necessary on-site supervision to ensure compliance with design specifications
- Schedule and conduct timely completion of all necessary inspections
- Administer contract and process change orders and payment requests in consultation with Owner
- Track quantities for unit pricing
- Schedule and supervise regular progress meetings
- Prepare and maintain progress updates for construction and budget for Owner review
- Prepare punch list for any sub-standard work and ensure corrections are made by Contractor
- Assist Owner with dispute resolution, if necessary, due to performance of work by Contractor
- Ensure general site compliance including safety issues, permit conditions, and storage of supplies, materials, and/or equipment.
- Schedule and ensure all necessary final inspections
- Prepare final punch list for any sub-standard work and ensure corrections made by Contractor
- Prepare final budget and process final payment requests for Owner's review
- Prepare and/or obtain all necessary close-out documentation including inspections, lien releases, and final payment.

In order to support Department of Ecology's (DOE) efforts on implementation of Best Management Practices during construction as part of compliance with DOE's Construction Stormwater General Permit, and assist our Clients and Contractors during the construction process, **Encompass'** Construction Management staff has been certified with the DOE as Certified Erosion and Sediment Control Lead (CESCL).

Project Examples

Sun Country Estates Water System Replacement Project Grant
Acquisition and Design (*Cle Elum*)

SR-903 Watermain Extension (*Cle Elum*)

City to Canyon Trail I-90 Undercrossing (*Ellensburg*),

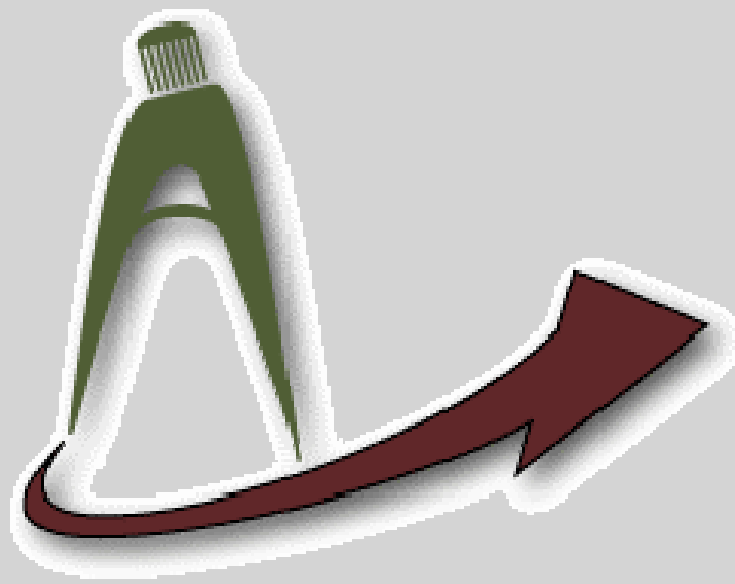
West Ellensburg Park Expansion Project, Phase I & II (*Ellensburg*)

Faust Road, Alford Road, White Road Safety Program
Reconstruction (*Kittitas County*)

Wilson Play Fields (*Kent*)



PROJECTS





City Heights Master Planned Community

Cle Elum/Kittitas County, Washington



Encompass was retained by Sapphire Skies LLC to provide professional engineering services as part of a master plan for this 985-dwelling unit development located on Cle Elum Ridge, and within Kittitas County and City of Cle Elum UGA. This project is known as City Heights Planned Mixed-Use Development and is approximately 358 acres in size.

As part of the Environmental Impact Statement (EIS) process, **Encompass** provided extensive project management and coordination, assisted in preparation of preliminary EIS document, master planning and extensive analysis of the pre-development and post-development conditions of the water system, sanitary sewer system, storm drainage, stormwater management, and clearing and grading impacts for four (4) conceptual land use alternatives. As a result, **Encompass** prepared an extensive Technical Report that outlined the pre-development and post-development project site conditions, design requirements, project impacts during and after construction, and proposed mitigation measures and construction phasing of the project for all land use alternatives. The report also included extensive amounts of analysis information and calculations, assumptions, and exhibits.

Fall City Water District Engineer

Fall City, Washington

Encompass engineers are the District Engineer for Fall City Water District. Fall City Water District is a Class A water system serving over 1,000 connections.

Services provided by **Encompass** include future water system planning, grant and loan application assistance, project cost estimating, permit acquisition, prepare an updated comprehensive water plan in accordance with the Washington State Department of Health requirements, and the design of capital improvement projects. Coordination with the Washington State Department of Health, Washington State Department of Ecology, and King County is provided as needed.

Ryegrass Water System Rehabilitation

Kittitas County, Washington

Encompass was retained to analyze the existing water system and provide a recommended option to meet the unique water demands of the Ryegrass Rest Area. A 39,000 gallon storage tank with booster pumps was designed, and Department of Health approval was obtained. Final engineering drawings were coordinated with the Washington State Department of Transportation. Bid specifications were prepared for the contract documents.

Forest Ridge Planned Unit Development

Kittitas County, Washington



Encompass was retained by Sapphire Skies LLC to provide preliminary engineering and surveying services for this 175-lot planned unit development (PUD) located on the Cle Elum Ridge, north of City of Cle Elum and within Kittitas County.

Encompass was the Sub-Consultant on this project providing the preliminary surveying services for the PUD submittal and preliminary engineering services in preparation of an extensive Preliminary Storm Drainage Report that included stringent storm drainage analysis, impacts and mitigation measures to comply with SEPA review conditions. The work was coordinated with Environmental and Geotechnical Consultants.

In addition, **Encompass** prepared Civil Engineering design for a proposed road that ran through this development and would served the properties to the north. Civil engineering design included coordination of the existing road and proposed road revisions layouts with the future development, roadway rough grading and drainage, and Construction Stormwater Pollution Prevention Plans. **Encompass** also provided bidding assistance, construction surveying and construction administration services.

Kittitas County PUD #1 Substation

Kittitas County, Washington



Encompass was retained by the Kittitas County Public Utility District to assist in the development of the site location and access for a new substation at the east end of Smithson Road, Kittitas County, WA.

Engineering and surveying services were performed for the delivery of a 120,000lb transformer. Detailed engineering and surveying design for construction plans, quantities for bidding purposes, JARPA application for US Army Corps of Engineers Nationwide Permit and Department of Fish and Wildlife HPA Permit for temporary culvert crossing for the delivery of the transformer and winterization of Currier Creek, JARPA application for Department of Fish and Wildlife HPA permit for the permanent bridge crossing, Notice of Intent application to the Department of Ecology for the Construction Stormwater General Permit, Storm Water Pollution Prevention Plan and Report, record of survey and construction staking were completed within a strict timeline. Coordination was provided with Kittitas Public Utility District, D. Hittle & Associates, geotechnical engineer, neighbors, Department of Ecology and Department of Natural Resources.



West Ellensburg Park, Phase I & II

Ellensburg, Washington



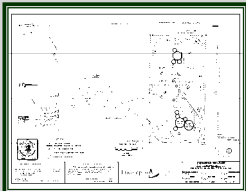
Encompass employees, as part of a different firm, were retained by the City of Ellensburg Department of Parks and Recreation to provide project management, design, and construction administration services for several ball fields, soccer fields, bathroom facilities, parking, stream embankment protection, retaining wall and pedestrian trail system. The total size of the project was approximately 130 acres. **Encompass** provided the primary coordination with the City of Ellensburg Parks and Recreation Department, Public Works Department and the Landscape Architect. Outside agencies that were also included in the design were Department of Fish and Wildlife and Washington State Department of Transportation.

Under the direction of Marc Kirkpatrick as the Project Manager, **Encompass** provided the topographic survey, aerial photography coordination, riparian edge delineation, and full civil engineering services, and prepared the full set of Contract Documents, including Plans, Specifications and Cost Estimates. The project was designed in three phases in order to meet strict deadlines and funding. Phase one included the design of the ball fields, main entry and majority of parking spaces. Also included were the storm and utility design for the full build out of the Park. Phase two included the remainder of the parking area. Phase three involved the trail connection that crosses under I-90 and along Reecer Creek to an adjacent City park. All existing utilities were off-site and had to be brought into the City's property in order to provide bathroom facilities, irrigation and fire protection. Existing irrigation ditches ran throughout the park area and had to be incorporated in the design so that no interruption occurred during and after construction. The main challenge of this project was to provide a phased design that met the City's recreational needs, aesthetics and all within a fixed budget.

Encompass also provided bidding assistance and construction administration services. The construction cost for this project was approximately \$1.2 million and was slightly under budget.

Evergreen Sno-Park

Kittitas County, Washington



Encompass was retained by Back Country Resources, LLC to provide land surveying and civil engineering services for this 7-acre recreational site located approximately one mile south of West Nelson Siding Road within Kittitas County.

Encompass was responsible for providing the topographical and boundary survey, public representation and full engineering services for the Evergreen Sno-Park Conditional Use Permit. Responsibilities included coordination of the site layout with the County, Client and Kittitas County Park and Recreation District #1, critical area features, which consisted of parking lot analysis and parking lot layout. Also grading and drainage design was done to allow adequate snow removal and proper stormwater runoff quality and quantity mitigation. **Encompass** prepared full engineering plans.

Tillman Creek Crossing

Kittitas County, Washington



Encompass provided the topographic and boundary survey and full engineering services for the development of the entire plat. As part of the engineering coordination and design efforts, Tillman Creek crossing off Westside Road had to be modeled in order to improve the existing creek bed, accommodate inadequate existing culvert capacity, alleviate creek/culvert flooding, and improve fish passage.

Services included extensive coordination with Yakama Nation Tribe, US Army Corps of Engineers, and Department of Fish and Wildlife in order to design and construct a cost effective and the most efficient culvert crossing. Due to the amount of juvenile fish present in the creek, the No-Slope Design Option approach based on the Department of Fish and Wildlife design manual was utilized. The JARPA application was submitted to the US Army Corps of Engineers and Department of Fish and Wildlife and the construction of the culvert was completed in the late summer/early fall of 2006. The culvert has performed well in the recent years' floods without any impact to the constructed features and adjacent properties.

Sun Country Estates Water System Replacement Project

Kittitas County, Washington



Encompass was retained by the Sun Country Homeowner Association Board, the owner of an 18-hole Golf Course in Cle Elum, WA, to work with Sun Country Maintenance Association in providing surveying, engineering, and construction management services for the water system design. The project site is approximately 250 acres in size and is comprised of a Golf Course surrounded by approximately 300 home-sites.

The scope included the setup for an Aerial Mapping Survey which consisted of placing the aerial pre-marks and establishing a GPS control network, new water system layout and design, water system calculations, construction details, preparation of Contract Documents, assistance in bidding process, and construction management of all on-site construction. The GPS control network was used for supplemental topographic field survey in conjunction with the aerial mapping.

Encompass also prepared a small water system management plan for a domestic Class A water system serving approximately 165 active connections and 300 future connections. The plan was prepared in accordance with the Washington State Department of Health guidelines. In addition, **Encompass** provided assistance in preparing an application for Drinking Water State Revolving Funds to replace the water system and was responsible for design of the Replacement Water System consisting of approximately three miles of new watermain, Booster Station and Storage Facility to provide domestic water supply and fire suppression capabilities.



Kittitas Highway Left Turn Lane

Kittitas County, Washington



Encompass provided the topographical survey and engineering services for addition of the left turn lane at existing Kittitas Highway and Magnolia Street intersection in Ellensburg.

Responsibilities included coordination of the road layout with applicable WSDOT standards, which consisted of existing roads and surrounding area analysis and left turn lane layout. Left turn layout was designed taking into consideration the future improvements and expansion of Kittitas Highway to the south. Grading and drainage design was performed in accordance with the local requirements and existing drainage features. The challenging part of this project was to design a left turn lane that would cause a minimum impact to the existing roadway and new improvements done as part of the Vista View Estates project to the north. Additionally, traffic control plans were created in order to minimize the local traffic impact during the construction.

This project is located in an annexed portion of City of Ellensburg with both City and County jurisdiction. The project design was completed and approved by the Kittitas County Public Works and City of Ellensburg in November/December 2008 and the construction is expected to start in the spring of 2009.

Alford Road Elimination Safety Program Reconstruction, Phase 2

Kittitas County, Washington



Encompass key personnel were involved in providing topographic survey, full civil engineering services, bid documents, right-of-way plans and construction staking data for 1,700 lineal feet of new County Road Improvements to eliminate a hazardous curve and to improve traffic flow and maintenance of Alford Road.

Primary coordination was with Kittitas County Public Works. Consideration of the high speeds, sharp curve and adjacent driveway access were the most challenging aspects of the design. **Encompass** staff designed a super elevated curve in order to meet the safety and comfort requirements of Alford Road. In order to not interrupt the recreational use of the John Wayne Trail, a reroute design of the trail was also incorporated into the design. Storm drainage, irrigation and erosion control was carefully evaluated during the design in order to protect the road, safety and downstream neighbors. After the civil design was completed, right-of-way maps were prepared in order for the County to properly vacate and acquire right-of-way. Bid documents and survey notes were also provided to the County for construction purposes.

Montgomery Road Improvements

Cle Elum/Kittitas County, Washington



Encompass was retained by Sapphire Skies LLC to provide topographic and boundary survey and full engineering services for Montgomery Road extension in Cle Elum, Washington.

Responsibilities included coordination of the road alignment with the City of Cle Elum, local neighbors, Client's design strategies and critical area features. As part of the initial design process, a new road crossing over an existing seasonal drainage channel was evaluated and designed. Stream channel realignment plans, including hydrologic calculations, grading, channel bed design, new culvert design and sizing, existing stream channel filling and road expansion, and channel mitigation plan were provided as part of JARPA application.

A JARPA application for Department of Fish and Wildlife HPA Permit, US Army Corps of Engineers' Nationwide Permit, and Department of Ecology 401 Water Quality Certification was coordinated, submitted, and approved by all Agencies.

Faust Road Elimination Safety Program Reconstruction, Phase 2

Kittitas County, Washington



Encompass engineering and surveying personnel were involved in providing topographic survey, full civil engineering services, bid documents, right-of-way plans and construction staking data for 700 lineal feet of new County Road Improvements to eliminate a hazardous switch back and to improve traffic flow and maintenance of Faust Road.

Primary coordination was with Kittitas County Public Works. A public open house was conducted in order to educate the neighbors of the proposed improvement and to retrieve information critical for design. Consideration of the steep grade, poor sub-grade and large fill were the most challenging aspects of the design. **Encompass** staff solicited the advice of a geotechnical engineer as a subcontractor to insure proper design of the sub-grade. In order to not interrupt the recreational use of the John Wayne Trail, a reroute design of the trail was also incorporated into the design. Storm drainage, guardrail and erosion control was carefully evaluated during the design in order to protect the road, safety and downstream neighbors. After the civil design was completed, right-of-way maps were prepared in order for the County to properly vacate and acquire right-of-way. Bid documents and survey notes were also provided to the County for construction purposes.



Helena Street LID

Ellensburg, Washington



Encompass employees were involved in providing topographic survey, full civil engineering services, assist in bid documents and right-of-way plans for 3,400 lineal feet of new City of Ellensburg Street Improvements.

The project included the design of three (3) City street intersections starting with Helena Street and Walnut Street intersection and ending Helena Street and Alder Street intersection. The project included extending Helena Street an additional 1350 lineal feet beyond last intersection. The scope included the design of new curb, gutter, and sidewalks, horizontal and vertical alignments, conform to existing City streets, new storm, sewer and water utilities, coordination with gas, electrical, cable and communication utilities, coordination with existing City facilities, signage and striping design, traffic control coordination, stormwater quantity and quality design, temporary erosion and sediment control design, and project management. After the civil design was completed, right-of-way maps were prepared in order for the City to properly acquire additional right-of-way. Bid documents and survey notes were also provided to the City for construction purposes.

Kittitas County Water District #2, District Engineer

Kittitas County, Washington

Encompass has been retained as the District Engineer for Kittitas County Water District #2 for the design of a 130,000 gallon replacement reservoir in compliance with Water Use Efficiency Regulations and to prepare a Small Water System Management Plan.

Encompass engineers prepared a Small Communities in Rural Counties Grant Program Application and a USDA Rural Utilities Waste and Water CFDA 10-760 and will continue to prepare funding applications as needed.

Kittitas County Water District #5, District Engineer

Kittitas County, Washington

Encompass presently is the District Engineer for Kittitas County Water District #5. Kittitas County Water District #5 is a Class A water system serving approximately 250 connections.

Services provided by **Encompass** include future water system planning, grant and loan application assistance, project cost estimating, permit acquisition, prepare an updated comprehensive water plan in accordance with the Washington State Department of Health requirements, and the design of capital improvement projects. Coordination with the Washington State Department of Health, Washington State Department of Ecology, and Kittitas County is provided as needed.

White Road Elimination Safety Program Reconstruction, Phase 2

Kittitas County, Washington



Our engineering and surveying team members were involved in providing topographic survey, full civil engineering services, bid documents, right-of-way plans and construction staking data for 1,300 lineal feet of new County Road Improvements to eliminate a hazardous switch back and to improve traffic flow and maintenance of White Road.

Primary coordination was with Kittitas County Public Works. Two public open houses were also conducted in order to educate the neighbors of the proposed improvement and to retrieve information critical for design. Consideration of the steep grade and the large cut into the hillside were the most challenging aspects of the design. Storm drainage and erosion control was carefully evaluated during the design in order to protect the road and downstream neighbors. After the civil design was completed, right-of-way maps were prepared in order for the County to properly vacate and acquire right-of-way. Bid documents and survey notes were also provided to the County for construction purposes.

Kittitas County Water District #3, District Engineer

Kittitas County, Washington

Encompass is currently the District Engineer for Kittitas County Water District #3. Kittitas County Water District #3 is a Class A water system serving approximately 190 connections with the capability of serving approximately 500 connections.

Services provided by **Encompass** include future water system planning, grant and loan application assistance, project cost estimating, permit acquisition, comprehensive water plan update in accordance with the Washington State Department of Health requirements, and the design of capital improvement projects. Coordination with the Washington State Department of Health, Washington State Department of Ecology, and Kittitas County is provided as needed.

City to Canyon Trail

Ellensburg, Washington



Encompass employees, as part of a different firm, were retained by the City of Ellensburg Department of Parks and Recreation to provide professional consulting services for a trail.

Services provided by **Encompass** included the design of the I-90 trail under-crossing and construction inspection throughout the construction process for the I-90 trail under-crossing connecting the Rotary and West Ellensburg Parks to the Irene Rinehart Riverfront Park.



McDonalds Building

Cle Elum, Washington



Encompass was retained by Gordon Gaub to provide the topographical and boundary survey, full engineering services, and construction administration services for three commercial buildings, one of which was to house McDonalds. The total size of the project was approximately 1.5 acres.

Encompass provided the primary coordination with the City of Cle Elum Public Works Department, Puget Sound Energy, the Architect, and the Structural, Plumbing and Mechanical Consultants.

Under the direction of Darko Hrle, P.E. as the Project Manager, the project was designed to be built in three separate phases in order to meet strict funding constraints. Responsibilities included coordination of the site layout with the project team, which consisted of parking lot analysis, parking lot and building footprint layout, ADA regulations compliance, drive-thru coordination, driveway locations and street access. Considering the locations of driveways, relatively steep site, lack of City of Cle Elum storm drainage facilities in the vicinity of the project site, and proposed locations of all site features, a creative and challenging grading and drainage design was required to meet all project goals. A pump station design for storm drainage and the analysis of the neighboring existing Safeway stormwater management system was performed in order to discharge the proposed stormwater. In addition, sanitary sewer and domestic water design were provided to comply with City of Cle Elum construction standards. A limited sanitary sewer study of the existing sanitary sewer service was done to verify the need for a new sewer service. A temporary erosion and sediment control design was also provided. The project is currently under construction and it is expected to be finalized in January/February 2011.

Swedish Medical Clinic

Cle Elum, Washington



Encompass was retained by Callison Architects to provide parking lot layout, with compliance with ADA regulations, grading and drainage design for the Swedish Clinic in downtown Cle Elum.

Under the direction of Darko Hrle, P.E. as the Project Manager, **Encompass** provided grading design to meet minimum job standards and ADA requirements on a confined site with different conform elevations within a very close proximity. Drainage design was a challenge due to non-existing City of Cle Elum storm drainage system in the vicinity of the project site. The challenge on this project was to design a storm drainage management facility to mitigate additional impervious surfaces without an impact to the existing City of Cle Elum infiltration facility. An additional infiltration storm drainage facility was designed to fit in a confined site, while meeting DOE regulations.

Senior Center

Cle Elum, Washington



Encompass employees, as part of a different firm, were retained by a local non-profit organization led by Larry Putnam to provide the land surveying and full civil engineering services for the Senior Center project. Funds for this project were extremely limited, but considering an extreme need for this type of project within the local community, **Encompass** donated a majority of the design services to produce a very cost effective product.

Under the direction of Marc Kirkpatrick as the Project Manager, **Encompass** provided boundary and topographic survey and civil engineering for a community building within the City of Cle Elum. This project required replacement and upgrade of the sanitary sewer and water mains within City of Cle Elum right-of-way in order to provide adequate services to the proposed building. Due to the nature and location of the proposed Senior Center, pedestrian access improvements to the on-site and off-site walkway serving the proposed building were provided to meet the ADA standards. Responsibilities included the site and parking layout design to conform with ADA standards, grading and drainage design, stormwater management facility design per City of Cle Elum standards, sewer and water design with connection to City of Cle Elum facilities, and construction administration. **Encompass** also provided Construction Documents and construction staking.

Windermere Realtors Building

Cle Elum, Washington



Encompass employees, as part of a different firm, were retained by Windermere Realtors to provide full land surveying, civil engineering, and construction management services for the new Windermere Realtors Building in downtown Cle Elum.

Coordination with the City of Cle Elum, WSDOT, and adjacent businesses and land owners was very important in the preparation of Civil Construction Documents to meet the demands of the client and the future growth of the community. The project fell within the highest traffic area in Cle Elum and was one of the first projects within a now highly developed area new the I-90 interchange.

Under the direction of Marc Kirkpatrick as the Project Manager, **Encompass** provided the topographic survey, site and parking layout design, grading and drainage design, stormwater management facility design, sewer and water design, and off-site improvements for WSDOT review. It was critical that all stormwater from the new impervious area be contained on-site and infiltrated in the ground. Infiltration tests were performed by our staff in order to adequately design a stormwater facility. In addition, **Encompass** provided Construction administration services, which included construction staking, to meet both City of Cle Elum and WSDOT standards.



Kittitas County Sheriff Office

Ellensburg, Washington



Encompass was retained by Jack Piper to provide the topographical and boundary survey, and full engineering services for two mixed-use commercial buildings, one of which was to house Kittitas County Sheriff, and two storage building. The total size of the project was approximately 3.5 acres.

Under the direction of Darko Hrle, P.E. as the Project Manager, **Encompass** assisted the owner in managing the project, coordinating with City of Ellensburg Public Works Department, Community Development Department, Energy Services Department, and Kittitas Valley Fire and Rescue.

Responsibilities included coordination of the site layout with the Client's design strategies and critical area features (Wilson Creek), which consisted of parking lot analysis and parking lot and building footprint layout. The buildings utilized a common access driveway that had to be designed for truck and fire truck access to the back of the property. Considering the proximity of the critical area of Wilson Creek, relatively flat site, frontage improvements for the City of Ellensburg, which included shallow storm drainage design, site location within the flood zone, it required a creative and challenging grading and drainage design. In addition, sanitary sewer and domestic water design, and temporary erosion and sediment control design were provided for all buildings with connection to the City of Ellensburg facilities in Umptanum Road.

The project construction was completed in 2008 (buildings are still being completed inside) at the approximate cost of \$1.5 million. The project performed well in the most recent floods of January 2009 without any impact to the constructed features and adjacent properties.

Regional Sewer Committee

Cle Elum, Washington

Encompass was retained by the City of Cle Elum to act as facilitator on the Regional Sewer Committee Board, which is comprised of the City of Cle Elum, Town of South Cle Elum, City of Roslyn and Suncadia, LLC. The primary function of the committee is to oversee the implementation of the Upper Kittitas County Regional Wastewater Facility Development Agreement.

Water Utility Coordinating Committee (WUCC)

Cle Elum, Washington

The Kittitas County Board of Commissioners reconvened the WUCC in 2010 to review and recommend revisions to the boundaries of the Critical Water Supply Service Area pursuant to the Upper Kittitas County Coordinated Water System Plan. Members of the WUCC include various local agency and district representatives and **Encompass** was retained by the City of Cle Elum to facilitate the process and prepare the necessary documentation and mapping.

Kittitas County Transfer of Development Rights Implementation Program

Kittitas County, Washington

Kittitas County Board of Commissioners adopted the Transfer of Development Rights (TDR) program as part of their 2009 Annual Kittitas County Comprehensive Plan Amendment process. Subsequently, **Encompass** was hired by the county to draft and finalize specific procedures, policies and other related components to effectively implement the TDR program.

Central Washington University Dormitory Building

Ellensburg, Washington

Encompass was retained by Barker Landscape Architects to provide full Land Surveying and Civil Engineering services for the new Dormitory Building within Central Washington University. The project also included the design of two parking lots.

Under the direction of Marc Kirkpatrick as the Project Manager, **Encompass** provided extensive project coordination with CWU Facilities Department, City of Ellensburg Department of Public Works, Landscape Architect, and construction contractor, which were essential to provide a quality, safe, and cost effective design in a high pedestrian traffic area.

Project involved site and parking lot layout design and coordination with the Landscape Architect to fit adequate number of parking stalls within a very confined site, connect the new landscape areas with the existing irrigation system, grading design to match all sides of project area and meet ADA standards, storm drainage design and improvement to existing facilities, stormwater management facility design to provide quality and quantity stormwater mitigation per City of Ellensburg standards, sewer and water design to serve the proposed dormitory building. The challenge was to provide a grading design to meet ADA requirements on a confined site with different conform elevations within a close proximity. In addition, **Encompass** provided construction administration services, which among other things included construction staking, to meet the demands of the contractor.

Dolarway Road Commercial Projects

Ellensburg, Washington



Encompass was retained by Terrell Construction to provide the topographical survey and riparian edge delineation for the adjacent pond, and full engineering services for four commercial buildings. The total size of the project was approximately 2.5 acres.

Under the direction of Darko Hrle, P.E. as the Project Manager, **Encompass** assisted the owner in managing the project, coordinating with the architectural design team (Western Building Design), City of Ellensburg Public Works Department, Community Development Department, and Energy Services Department. Responsibilities included coordination of the site layout with the Architectural building design and critical area features, which consisted of parking lot analysis and parking lot layout. Grading and drainage design was performed in accordance with the flood zone and critical areas requirements, taking into consideration the future improvements and expansion to Dolarway Road. In addition, storm drainage detention and treatment design, sanitary sewer and domestic water design, and temporary erosion and sediment control design were provided for all buildings. The challenging part of this project was to design a creative storm drainage conveyance, detention and treatment system that would work on a space-limited, relatively flat site adjacent to critical area (pond) with very high ground water levels, located within the Flood Zone (Zone AO), while complying with the Eastern Washington Storm Water Management Manual and the City of Ellensburg requirements.

The project construction was completed in 2007 at the approximate cost of \$1 million. The project performed well in the most recent floods of January 2009 without any impact to the constructed features and adjacent properties.



Aventine Apartment Homes

Bellevue, Washington



Encompass employees, as part of a different firm, were retained by Bellevue 59 LLC and Meydenbauer Apartments LLC to provide the topographical and boundary survey, and full civil engineering services for this mixed use building, which consisted of office and residential space, located on 211 112th Ave NE in the City of Bellevue.

The building was a six story apartment building with three levels of underground parking, a commercial/office space, and 65 residential units.

Responsibilities included site layout coordination and design, the design of an underground stormwater management facility, water, sanitary sewer and storm drainage design, grading design, frontage improvements, and underground utility coordination with other Consultants.

124th and 116th Mixed Use Building

Kirkland, Washington

Encompass employees, as part of a different firm, were retained by Mastro Properties to provide the topographical and boundary survey, and full civil engineering services for this mixed use building, which consisted of office and residential space, in the North Rose Hill Business District of the City of Kirkland. The building was a five story condominium building with three levels of underground parking, 68,000 square feet of office space, and 54 residential units.

Civil engineering design included relocating existing overhead power/telephone/TV and water running through the site, frontage improvements on three sides, design of an underground stormwater vault, clearing/grading plan, developer extension plans for water, sewer and storm, redesigning two nearby intersections for a new signal and a traffic circle, preparation of a variety of utility easements, road vacations and road dedications. The project is currently under construction and it is expected to be finalized in January/February 2011.

Camelot Apartments

Everett, Washington



Encompass employees, as part of a different firm, were retained by Mastro Properties to provide the topographical and boundary survey, and full civil engineering services for multi-family residential project, a five building apartment complex on an 11.5 acre site, located on 11030 Evergreen Way in the City of Everett.

Civil design involved two phases with a stormwater pond and stormwater vault providing detention and water quality treatment for both phases, grading/drainage plans that accommodated constraints posed by a mixture of a combination of underground parking and surface parking lots, extensive onsite wetland restrictions, and the necessity of bringing water and sewer mains in from a distance through an existing commercial building complex. The project also included boundary/topography survey and construction staking.

Avalon West Apartments

Seattle, Washington

Encompass employees, as part of a different firm, were retained by Mastro Properties to provide the topographical and boundary survey, and full civil engineering services for this mixed use building, which consisted of office and residential space, in the West Seattle area of the City of Seattle. The building was a six story apartment building with three levels of underground parking, 2,800 square feet of office space, and 60 residential units.

Civil design involved the design of an under-building detention/pump stormwater facility discharging to the City's combined sewer, a clearing/grading plan, and frontage improvements on two sides. This project involved coordination with the developer and the City of Seattle for the location of adjacent water and sewer lines as they related to shoring tie-backs into the City Right-of-Way.



Odle Middle School – Bellevue School District Bellevue, Washington

During the summer of 2012, Steve managed the creation of a topographic and boundary basemap for the school district to be used as a base for remodeling Odle Middle School. The Odle Middle School site consists of approximately 19.25 acres as well as access routes to and from the school. Steve also provided topography of the adjacent aquatic center. The boundary was based on a title report provided by the school district. Steve also created the documents to be used for a lot consolidation for the two school district owned parcels.

Wilberton North Property – Bellevue School District Bellevue, Washington

Steve managed the topographic mapping and boundary delineation for the approximately 9.3 acre Wilberton North property. This parcel is located at the intersection of Main Street and 124th Avenue NE. The topographic map included mapping wetlands, trees, the adjacent roads, utilities, structures and ground topography. The boundary was based upon a title report provided by the school district and included easement locations.

Cherry Crest Elementary – Bayley Construction Bellevue, Washington

Beginning in 2011, Steve provided accurate survey layout for Bayley Construction in order to construct a new 74,000 square foot, 2-story Cherry Crest Elementary School for Bellevue School District. Steve managed this project as well as performing calculations and layout. Layout items included demolition, building grid, utilities, curbing, paving and other items. Utility as-builds were also provided at the conclusion of the project.

Ringdall Middle School – Bellevue School District Bellevue, Washington

Steve assisted in managing the topographic mapping and boundary line adjustment for Ringdall Middle School. Steve created a topographic map of the school site and also created a boundary line adjustment drawing to facilitate the consolidation of the previous two lots into one contiguous lot.

Northgate to Lynnwood Link Extension – Sound Transit Seattle, Washington

Steve is managing the land survey portion of Sound Transit's light rail extension project that will provide high-capacity transit between Northgate and Lynnwood. As the lead surveyor on this project, Steve managed surveyors, as well as a sub-consultant, in support of the entire design team. The surveyors are tasked to provide boundary delineation along the chosen route, manage aerial mapping, and provide topography using both conventional survey methods and high definition laser scanning. A part of this project effort will be to identify wetland locations on the survey base map.

SR 522 Snohomish River to US 2 Widening – WSDOT Monroe, Washington

The SR 522 project involved adding multiple bridges (one of which will span the Snohomish River), widening an existing highway, and improving major interchanges. Steve managed land surveying in support of environmental permitting for highway improvements to SR 522 between the Snohomish River and US 2. This project involved the widening of a 4.5-mile portion of this State Highway to add two lanes. In support of the environmental assessment, survey crews mapped over 18 wetland areas. The survey also included topographic mapping of a 40-acre offsite mitigation area. Survey methods included both GPS/RTK and conventional methods. The resulting information was processed in CaiCE and Microstation format.

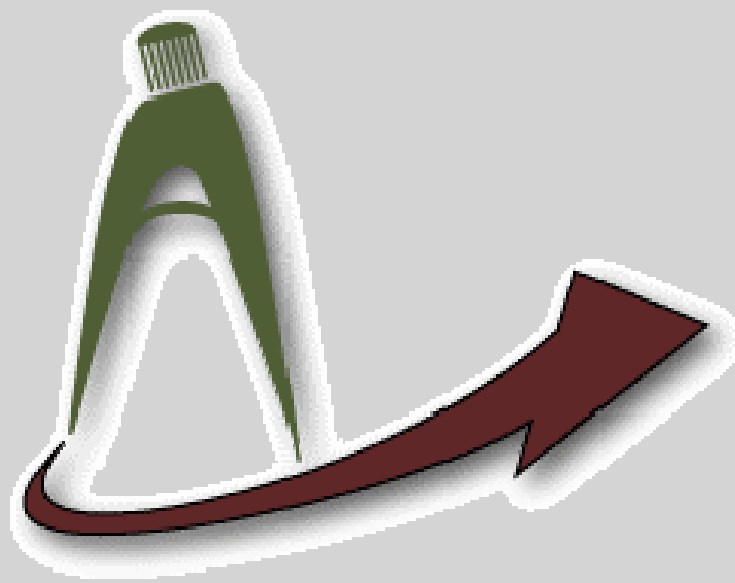
West Thomas Street Pedestrian Overpass – ABKJ (Prime) / City of Seattle (Owner) Seattle, Washington

Steve provided survey support for the design of a pedestrian bridge at West Thomas Street in Seattle. The bridge's purpose is to provide pedestrian access from Elliot Avenue to Myrtle Edwards Park. Steve managed the topographic basemap and boundary survey and support services which includes easement descriptions, additional topography and staking of design components. The basemap was produced to SDOT standards and included one-foot contours, overhead wires and underground utilities.

Greyhound Terminal – Greyhound Lines, Inc. Seattle, Washington

Greyhound Lines, Inc. is constructing a new bus terminal on a 0.41 acre parcel located at the southwest corner of 6th Avenue South and Royal Brougham Way in Seattle. Steve managed the development of a topographic and boundary base map to be used for design. The boundary is a mixture of Washington Department of Transportation right-of-way and a plat. The topography was developed to Seattle Department of Transportation standards and includes underground utilities, overhead bridge clearances and one-foot contours.

REFERENCES





REFERENCES

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