



11815 N.E. 113th Street, Suite 104  
Vancouver, WA 98662  
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[www.DLC-Architecture.com](http://www.DLC-Architecture.com)



BRIDGING DESIGN, CONSTRUCTION AND MANAGEMENT



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## Firm Introduction

Whether it is \$10,000, \$10,000,000 or more, the money budgeted for your next project may be minimal compared to the sleepless nights and stress worrying about the many decisions -large and small- that await you between concept and completion.

Serving as the client advocate is key to DLC Architecture's success. The attention to detail, positive attitude and ability to solve complex problems brings clients back time and time again.

With a diverse background ranging from complex private and government projects to residential, commercial, industrial and educational projects, DLC Architecture provides solutions for the smallest investment projects to those ranging up to millions of dollars in construction costs.

From wood framed construction to concrete/masonry and steel construction, DLC Architecture provides the first-hand knowledge needed to select the correct project building materials. DLC Architecture has in-depth knowledge of sustainable building products and practices that support clients in creating buildings that are respectful of the environment.

David listens carefully to understand the goal of each project and then tailors his approach accordingly. It's a winning combination and a blueprint for success.



"Thank you for your consistent energetic and determined leadership..."  
- Kelly Helmes, New Tradition Homes



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## Services

DLC Architecture has thrived even during the economic downturn due to an overarching commitment to earn each Client's trust anew daily. **DLC Architecture's projects are known for exceptional drawings and specifications**, which have proven repeatedly to reduce the number of issues and unanticipated costs during construction.

Services offered through DLC Architecture include:

- Building Evaluations
- Feasibility Studies
- Architectural Design
- Master Planning
- Project Management

**The variety of project types DLC Architecture is qualified to undertake is broad.** Many types of these projects, such as military, are highly technical in nature and have specific and demanding standards and requirements.

“In my experience, I have never walked into a pre-construction meeting with a City planning team and had such a pleasurable experience. David and the DLC team were so thorough and organized that by the end of the meeting we were receiving compliments from the City. They made several comments about using DLC as THE example....surreal and incredible. I would most assuredly use DLC architecture again.” Roger Bairstow

- |            |              |
|------------|--------------|
| Clinical   | Public Works |
| Municipal  | Residential  |
| Education  | Library      |
| Courts     | Fire/ EMS    |
| Office     | Retail       |
| Industrial | Military     |
| Police     | Historic     |
| Financial  | Multi-family |
| Justice    | Mixed Use    |

DLC Architecture has experience working on hundreds of projects spanning over 30 years. These attributes all add value and benefit the company can bring to your projects.



TIERRA VIDA - RECREATION CENTER



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## References

At DLC Architecture, we understand that trust needs to be earned each and every day. We encourage you to contact our references for an objective assessment of our ability to team with clients in addressing project challenges.



Firm Foundation Christian School  
**Julie Olson, Development Director**  
**(360) 737-9348 Cell Phone**

Julie is the school Development Director who has worked with David during the design, bidding and construction phases of multiple projects. We want you to have an opportunity to talk with a project representative who had direct "project related" experience interacting with David Commeree and his consultants throughout multiple phased projects.

Clark County- Public Services Center  
**Darrel Stump, Facilities Manager**  
**(360) 397-2282, ext. 2238 Office Phone**

As a manager representing Clark County, Darrel Stump is someone who can talk about his experiences working with David Commeree on the Public Service Center and the many following projects they have worked on together. Darrel will be able to speak to you from the perspective of someone who understands David's philosophy and pro-active approach towards preparing quality bid documents, working to minimize change orders and protecting the County's interests.

Union Prairie Business Park- Master Planning and Building #1  
**Kelly Helmes, Vice President, Helmes, Inc.**  
**(360) 901-0051 Cell Phone**

This reference represents an administrative/ executive level decision-maker who worked with David Commeree from Day 1 at the start of the project, during the design and construction phases of the project and, finally, when his organization moved their corporate headquarters into the facility. Kelly and David have continued their working relationship on many other projects.



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## Select Recent Project Summaries

### Clark County- Old Pepsi Building Re-Roof

Architect/Role: David Commeree, Partner-in-Charge  
Client: Darrel Stump, Facilities Director  
Address: P.O. Box 5000 Vancouver, WA 98666  
Project Type: Public Sector Improvements/ Permitting  
Construction Cost: \$250,000 est.  
Project Area: Existing facility  
General Contractor: Weatherguard, Inc.



### Firm Foundation Christian School- Campus Master Plan and West Wing Addition

Architect/Role: David Commeree, Partner-in-Charge  
Client: Firm Foundation Christian School Board  
Address: 1919 SW 25th Ave., Battle Ground, WA 98604  
Project Type: Educational/ Master Planning/ Permitting  
Construction Cost: \$1,000,000 est.  
Project Area: Existing Campus Expansion  
General Contractor: Michelson Construction



### Tierra Vida Multi-Family- Tierra Vida Development

Architect/Role: David Commeree, Partner-in-Charge  
Client: CASA, LLC/ Jubilee Foundation  
Address: 1111 Fishhook Park Road, Prescott, WA 99348  
Project Type: Multi-Family Housing/ Site Planning/ Recreation Center  
Construction Cost: \$12,000,000 est.  
Project Area: 6.36 ac with over 125,000sf of floor area  
General Contractor: New Tradition Contracting, Inc.



### Cowlitz County- Kelso Shop Upgrade

Architect/Role: David Commeree, Partner-in-Charge  
Client Rep.: Roger Maurer, PE., Project Manager  
Address: 2215 Talley Way, Kelso, WA 98626  
Project Type: Public Sector Improvements/ Permitting  
Construction Cost: Approx. \$330,000 (est.)  
Project Area: Existing Facility Improvements/ Addition.



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**David Commeree, AIA  
Architect, LEED AP**  
Founder and Principal  
David@DLC-Architecture.com  
(360) 601 9858

**Education/Training**  
LEED Accredited Professional (2002)  
Leadership Clark County (1999)  
Phoenix Institute of Technology (1983)

"DLC delivers the perfect trifecta: Efficient space planning, appealing design, and realistic budgets. He patiently educates us relative to our expectations and guides us to outcomes that consistently enhance our business delivery models"  
Michael Graves  
FSG Northwest, Inc

**Licenses & Registrations:**

Architect, State of Washington (1995)  
Architect, State of Colorado (2002)  
Architect, State of Arizona (2003)  
Architect, State of California (2004)

"David is one of the most enthusiastic and hard working architects I've ever teamed with. In my experiences with him, he has truly been a project leader."  
Paul Schulz, Senior Project Manager LCG Pence LLC

**Affiliations/ Memberships:**

Columbia River Mental Health Services,  
Board of Trustees (Past President)  
American Institute of Architects,  
Vancouver Chapter (Past President)  
Clark County Development Engineering  
Advisory Board (Past Member)  
Clark County Community Pride Design  
Awards Selection Committee Member

**Experience Overview:**

With over 29 years of design experience, David has worked on projects as small as a few thousand dollars to projects like the \$65 million Camp Withycombe Armed Forces Reserve Center.

He has provided services on a wide range of projects ranging from feasibility studies and conceptual design through permit documents and construction administration services. These project types include administration offices, specialized industrial spaces, public hearing rooms, and training centers, as well as, many others.

**Proven Experience & Qualifications:**

- Depth and variety of experience.
- Responsiveness to Client needs.
- Recognizes that achieving budgets is critical.
- Navigating through complex permitting processes.
- Understanding of how to successfully achieve schedules.
- Practical knowledge of sustainable products and techniques.



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**Experience applied to example project:**

As Principal-in-Charge for projects, David has direct responsibility and accountability to his Clients for the programming, planning, design and throughout construction. This experience spans a wide range of successfully completed facilities for many public clients, including Clark County, Cowlitz County, Clark County Sheriff's Office and numerous private clients, such as Jubilee Foundation and Broetje Orchards. Some projects had various funding sources requiring strict timelines, careful coordination and documentation.



David has experience working on complex and challenging projects, including multi-phased developments. An excellent example would be the Tierra Vida Community Projects. David was the primary point of contact for the Developer. He was the key facilitator during the program needs assessment and design phases and through the preparation of detailed bid, permit and construction documents. David was also actively involved obtaining jurisdictional permits, during construction and was available during the move-in.

This successful approach and experience will be applied to your projects and David will be your partner and advocate for the entire duration of the project, as well as, who will be in constant contact with all stakeholders, key personnel and project consultants.

**Summary of Services/ Experience:**

- Primary Point of Client Contact.
- Programming/ Space Needs Assessment.
- Site Planning and Building Design.
- Detailed Bid, Permit and Construction Drawings and Specifications.
- Coordination of all Project Consultants.
- Coordination of Required Jurisdictional.
- Approval and Construction Permits.
- Bidding and Negotiation Services.



"Having the opportunity to serve on the client side with David as project architect on a project, I can recommend David without hesitation. He is an exceptionally skilled designer and facilitator who understands how to design constructable buildings meeting programmatic, aesthetic, and budgetary requirements."

Julie Olson, President Godwin Olson (360) 737-9348



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## Experience Overview

The recent focus of our practice has been to assist clients with space needs assessments/ master planning services, renovations/ tenant improvements and maintenance related improvement projects.

### Master Planning/ Feasibility Studies:

Clients are looking to the future and how best to utilize their resources and communicate with decision makers and stakeholders. Recent projects include services to explore expanding areas at existing campus facilities, look at phased development strategies and future improvements on vacant/ underutilized property.



### Renovations/ Tenant Improvements:

Making the most of reduced funding is ever important and clients are looking to maximize their efforts. We find our clients are looking to upgrade exterior and interior finishes and building systems, as well as improve functionality and layouts for their customers and staff. DLC Architecture has assisted a wide range to private and public sector clients. These range from assisting small business owners such as at Lacamas Swim & Sport and Minnehaha Corporate Center and various medical clinics, to much larger organizations, including Concordia University and Broetje Orchards. We also assist not-for-profits, including Columbia River Metal Health Services, Prince of Peace Lutheran Church and Jubilee Foundation, among others with their facilities updates, feasibility studies for site and building improvements.

### Maintenance Related Improvements and Building Expansion Projects:

Facilities need to be maintained to prevent weather related problems and to ensure buildings are performing correctly. Whether coordinating HVAC improvements, updating damaged interior and exterior finishes or designing roof and flashing replacements, DLC Architecture provides clients the appropriate level of services needed to complete these type of important projects and represents the Owner best interests. Public Sector Clients have included Clark County, Cowlitz County Dept. of Public Works, Washington State Dept. of Natural Resources, Clark County Sheriff's Office and Clark Regional Wastewater District.

