



## **Camp Withycombe- Armed Forces Reserve Center**

Owner: Oregon Military Department  
Architect/Client: Mark Danielson, Partner ARCHITECTS Barrentine.Bates.Lee  
Project Role: David Commeree, Project Manager (DLC Architecture,LLC)  
Address: Clackamas, Oregon  
Project Type: Armed Forces Reserve Center Facility  
Construction Cost: Approximately \$65,000,000  
Project Area: 245,000sf Armed Forces Reserve Center Complex at Camp Withycombe, including 35,800sf vehicle maintenance/ storage building and covered exterior pavilion meeting areas.  
General Contractor: Hoffman Construction Company (Design-Build project)

### **Project Summary**

Project complex containing office suites and unit storage uses on first floor with associated public assembly hall and associated locker/ shower facilities and lunch/ kitchen functions. Second floor contains office suites, conference/ training rooms and 400 fixed seat auditorium (with executive suites at mezzanine). The facility includes electronic and static display areas of military artifacts and campaign history, as well as display of restored historic WWII era American and Japanese tanks.

Exterior finishes included metal roofing, brick, Kalwall skylights/ clerestories, metal panel siding and curtainwall window systems.



Main Entry at End of Memorial Quad



Partial South Elevation of AFRC



### **Technical situation/ Project Challenge**

This project was delivered as a design build effort with multiple user groups and required very complex and detailed processes to provide complete the design and construction documents in phases to be provided just ahead of the field work. The documents were prepared into multiple bid packages for the trades and for the owner review submittals. Coordination of the permit documents was critical with jurisdictions having authority, so that all parties knew the scopes of work and their respective schedules so as not to delay any part of the project.

### **Solution**

The solution to coordinating such a complex project was on-going communication, setting expectations, facilitating the flow of information and getting commitments by all parties to meeting their agreed to work products and schedules. Without question these partnership arrangements and project approach maximized teamwork and efficiencies.

### **Benefits**

The benefits of this process provided the Owner with an exceptional project on schedule, within budget with minimum/reduced errors, minimized construction schedule impacts, and a project where each party was proud to have contributed.



West End of Building Under Construction



Second Level Office Area Under Construction

### **Selected Client Quote:**

"As a former partner of David's, I can attest to the exceptional qualities he brings to every project. He has the ability to run a project efficiently, coordinate complex jurisdictional issues, and deliver a project the owner and team can all be proud to be associated with. His work for me on the Camp Withycombe project has been invaluable. I highly recommend him for your project, regardless of the size or complexity." Mark Danielson, Partner, AIA