
Candess Packard
ARCHITECTURE



Candess Packard, Associate AIA

BACKGROUND

Ms. Packard has over 15+ years of project management experience. She provides an unwavering passion for architecture. She has been involved in a wide range of project types from schematic design to occupancy, in both Architecture and Interior Design. Projects of this range require to manage various roles while overseeing and coordinating between team members and multiple consultants.

Her experience as project manager ranges from Historic Preservation to New Construction in both residential and commercial project types ranging from 5,000 to 300,000 sq.ft. Candess' expertise, focus, and attention to detail have given her the reputation as a high performer, and has afforded her opportunities to travel throughout the United States and around the world.

Candess' collaborative efforts have been widely published and have generated some of the top awards. Publications include The Oregon Coast Magazine. Awards include Award of Excellence - Idaho Masonry Concrete Association, and Interior Design Educators Council - World Trade Center Memorial.

REGISTRATIONS / AFFILIATIONS

AIA

Associate AIA

USGBC

LEED AP BD+C

USGBC Former Chair of Idaho Chapter Green Schools

USGBC Former Chair of Coachella Valley Branch, California Chapter Green Schools

IIDA

International Interior Design Association, Fashion Show, CFO

EDUCATION

UNIVERSITY OF IDAHO

Masters of Architecture and Urban Development 2007

Bachelor of Science Architecture 2006

Bachelor of Fine Arts Interior Design 2006

Study Abroad Italy 2004

TECHNICAL SKILLS

Revit (BIM)	●●●●●●
AutoCAD	●●●●●●
SketchUp	●●●●●●
V-Ray Rendering	●●●●●●
Illustrator	●●●●●●
Photoshop	●●●●●●
InDesign	●●●●●●
Lumion	●●●●●●

BACKGROUND

Project Manager.
















CLIENTS INCLUDE

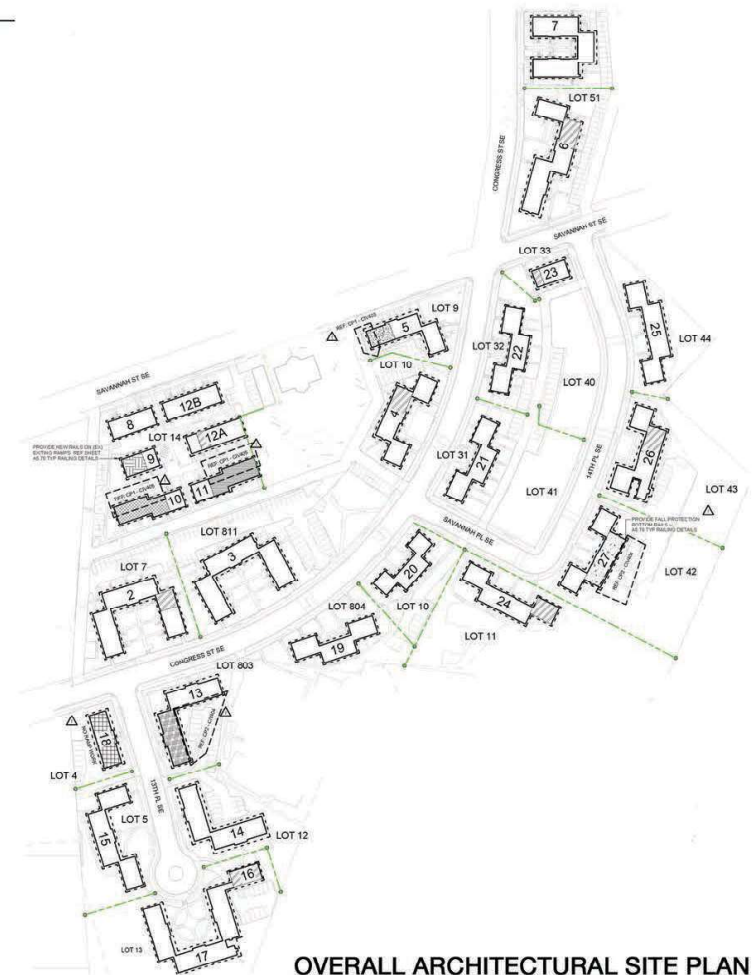
Standard Congress Park
Conifer Reality
MassHousing
WinnDevelopment

FEATURED PROJECT: CONGRESS PARK PLAZA

DESCRIPTION

Congress Park Plaza is an existing development consisting of (28) structures comprised of (27) apartment buildings (mix between flats and townhouses), and (1) community building. The scope of work entailed the rehabilitation of the existing structures and minimal site work.

HP / AV UNIT LEGEND		
HP / HANDICAP & AV UNITS		
HP / HANDICAP	BUILDING #	PHASE
	BUILDING #6 - 1369 #2,4	CP1
	BUILDING #9 - 1327 #1	CP1
	BUILDING #10 - 1328 #1,2,7	CP1
	BUILDING #11 - 1331 #2,3,10	CP1
	BUILDING #13 - 3403 #101-104	CP2
	BUILDING #19 - 3401 #101-104	CP2
	BUILDING #27 - 3338 #101-102	CP2
AV / AUDIO VISUAL		
AV / AUDIO VISUAL	BUILDING #	PHASE
	BUILDING #6 - 1369 #6	CP1
	BUILDING #4 - 1362 #2	CP1
	BUILDING #19 - 3413 #102	CP2
	BUILDING #23 - 1325	CP2
	BUILDING #24 - 1389 #101	CP2
	BUILDING #12A - 1323 #9	CP2
	BUILDING #26 - 3323 #101	CP2
	BUILDING #2 - 1324 #6	CP1



OVERALL ARCHITECTURAL SITE PLAN

PROJECT LOCATION:

1345 Savannah St SE, Washington, DC 20032

BACKGROUND

Project Manager.

CLIENTS INCLUDE

Standard Congress Park
Conifer Reality
MassHousing
WinnDevelopment



FEATURED PROJECT: THE TOWER (EXISTING)

DESCRIPTION

74,949 Gross Square Foot re-modification of a 21-story existing tower.
The scope of work entailed the rehabilitation of the existing common areas, and the (180) units.

PROJECT LOCATION:

475 & 495 E Broad St, Rochester, NY 14607

BACKGROUND

Project Manager.

CLIENTS INCLUDE

Elevate Bio

Arbor Bio

Takeda

Integra

FEATURED PROJECT: ELEVATE BIO

DESCRIPTION

ElevateBio BaseCamp houses a wide range of technologies, expertise, operations, processes, and GMP manufacturing under one roof, so its partners can accelerate the development of life-transforming cell and gene therapies, wherever they are in the product life cycle.

Provided architecture and design services for the interior fit-out of a raw warehouse space into a state-of-the-art cGMP development and manufacturing facility for novel therapeutic technologies. Designed to feel like a “basecamp” - a physical foundation point for the incremental climb in the company’s growth, the client’s new facility features a collaborative open plan office and amenities that promote interaction, and provide flexible production suites for GMP manufacturing, laboratories, and a range of supporting utility and warehouse areas. The facility produces viral vector, cell therapy, gene therapy, and regenerative medicine for clinical purposes.



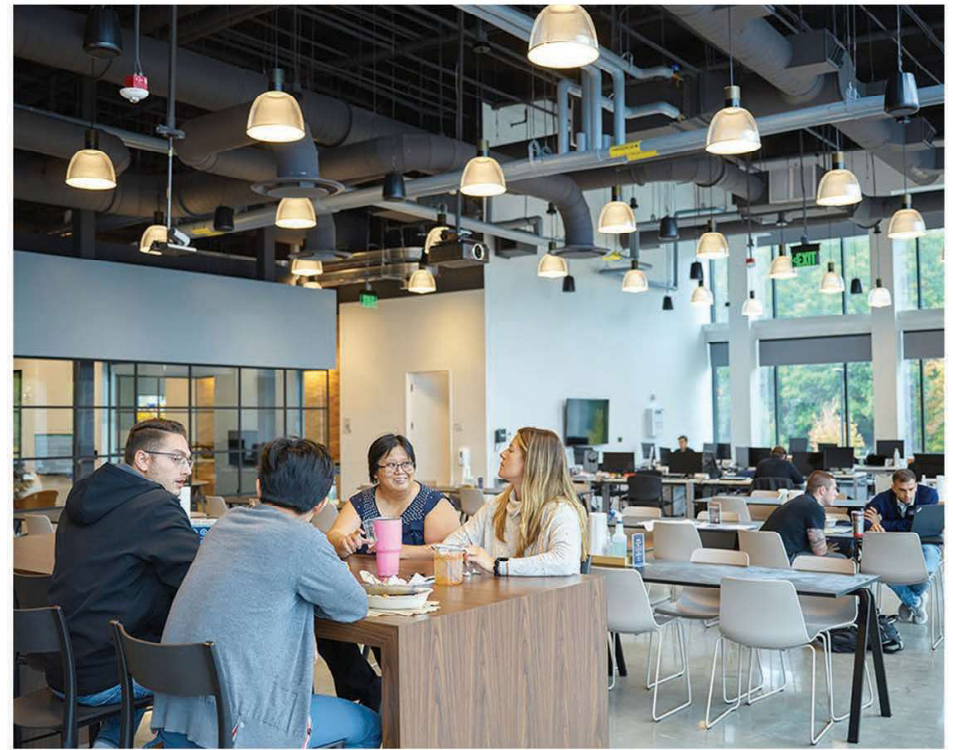
PROJECT LOCATION:

200 Smith St, Waltham, MA 02451

INTERIOR WORK



LIFE SCIENCES



COMMERCIAL FIT-OUT

BACKGROUND

Project Manager, Lead Designer.

CLIENTS INCLUDE

Shonto Chapter Governance of the Navajo Nation

FEATURED PROJECT: SHONTO HOTEL AND RETAIL

DESCRIPTION

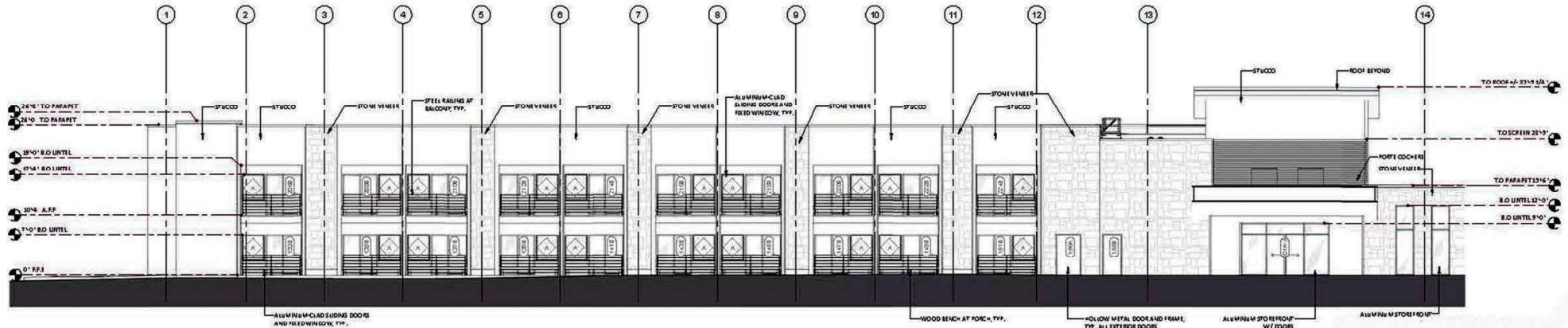
The Shonto Hotel and Retail approximately 50,000 gross square feet for the Governance of the Navajo Nation is comprised of (70) room plan units, a restaurant and bar, retail, and meeting rooms. The Shonto Hotel and Retail is a design to bring in economic development for the Shonto Chapter Governance of the Navajo Nation and community.



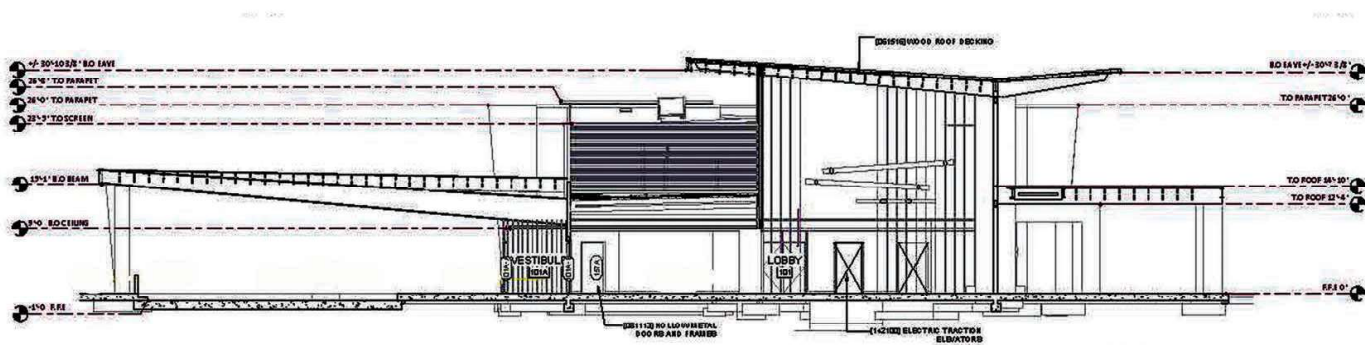
PROJECT LOCATION:

Intersection of Highway 98 and Highway 160, Shonto, AZ

EXTERIOR ELEVATION / SECTION



EAST ELEVATION



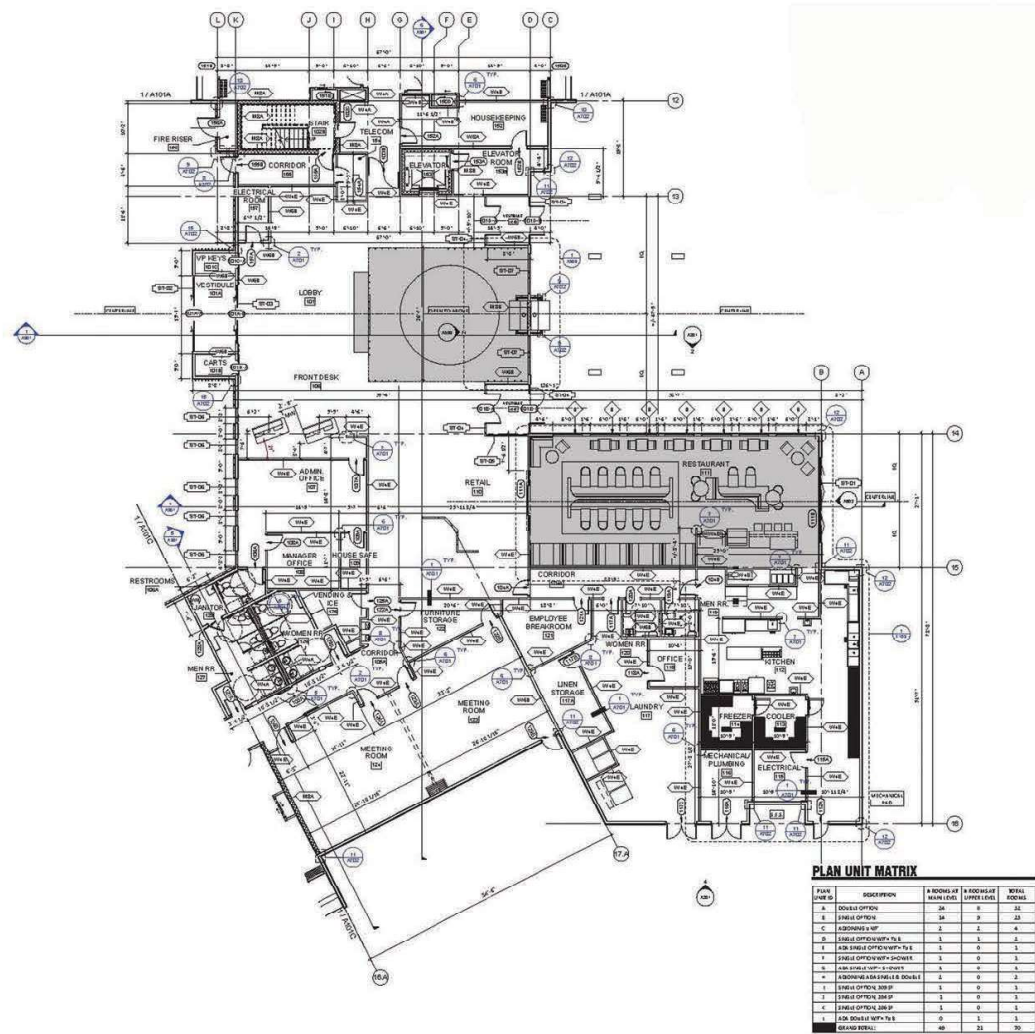
SECTION

EXTERIOR PERSPECTIVE



FLOOR PLANS / INTERIOR WORK

FEATURED ROOMS
Lobby 101
Restaurant 111

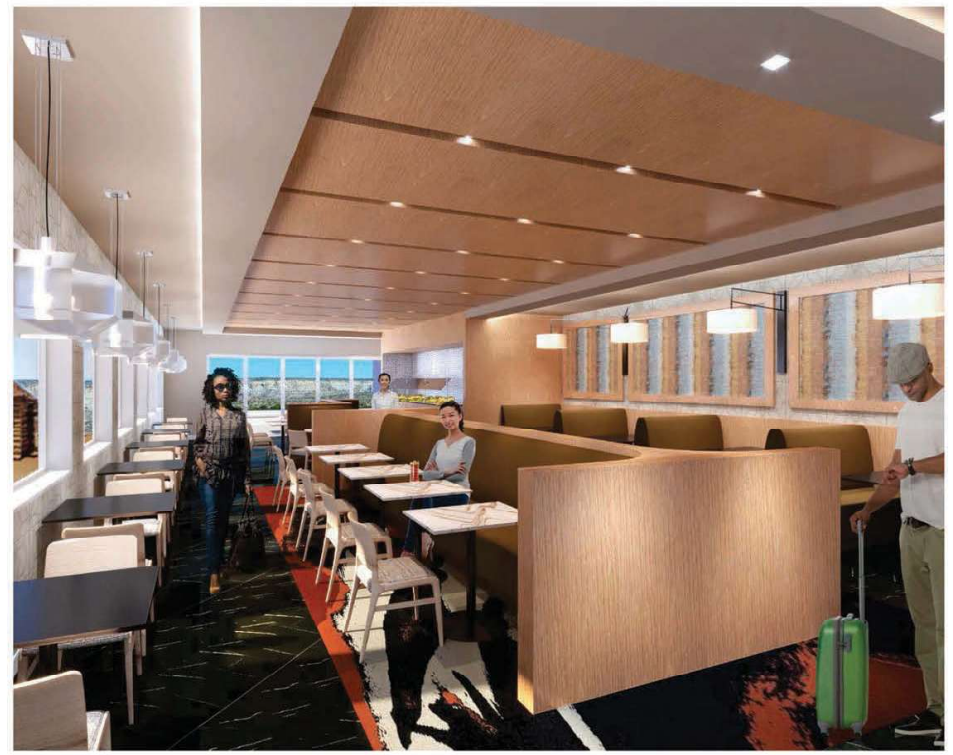


FLOOR PLAN - AREA B

FLOOR PLANS / INTERIOR WORK

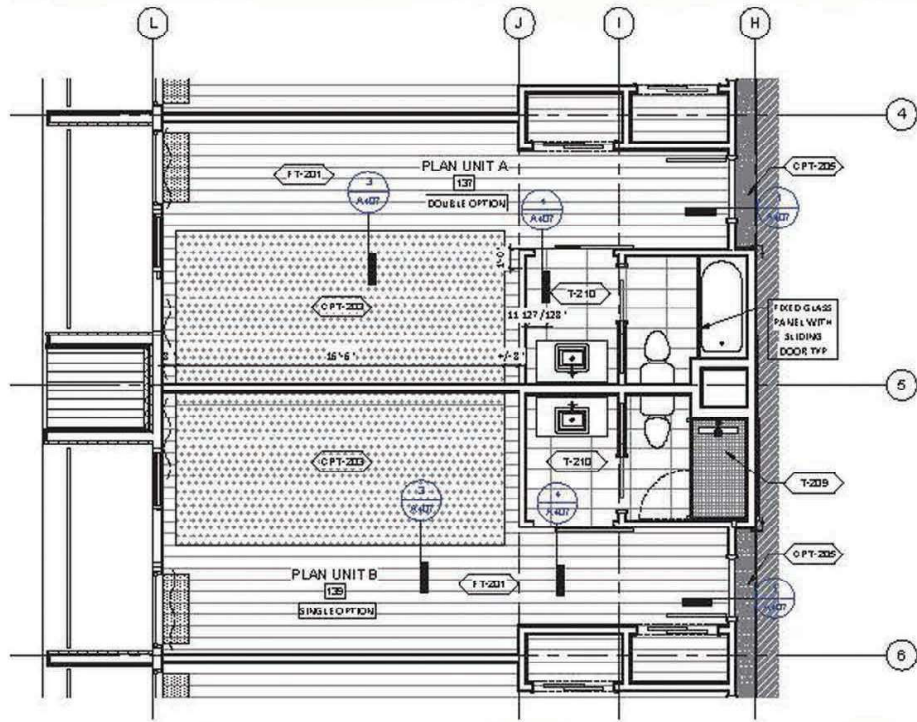


LOBBY 101



RESTAURANT 111

FLOOR PLANS / INTERIOR WORK

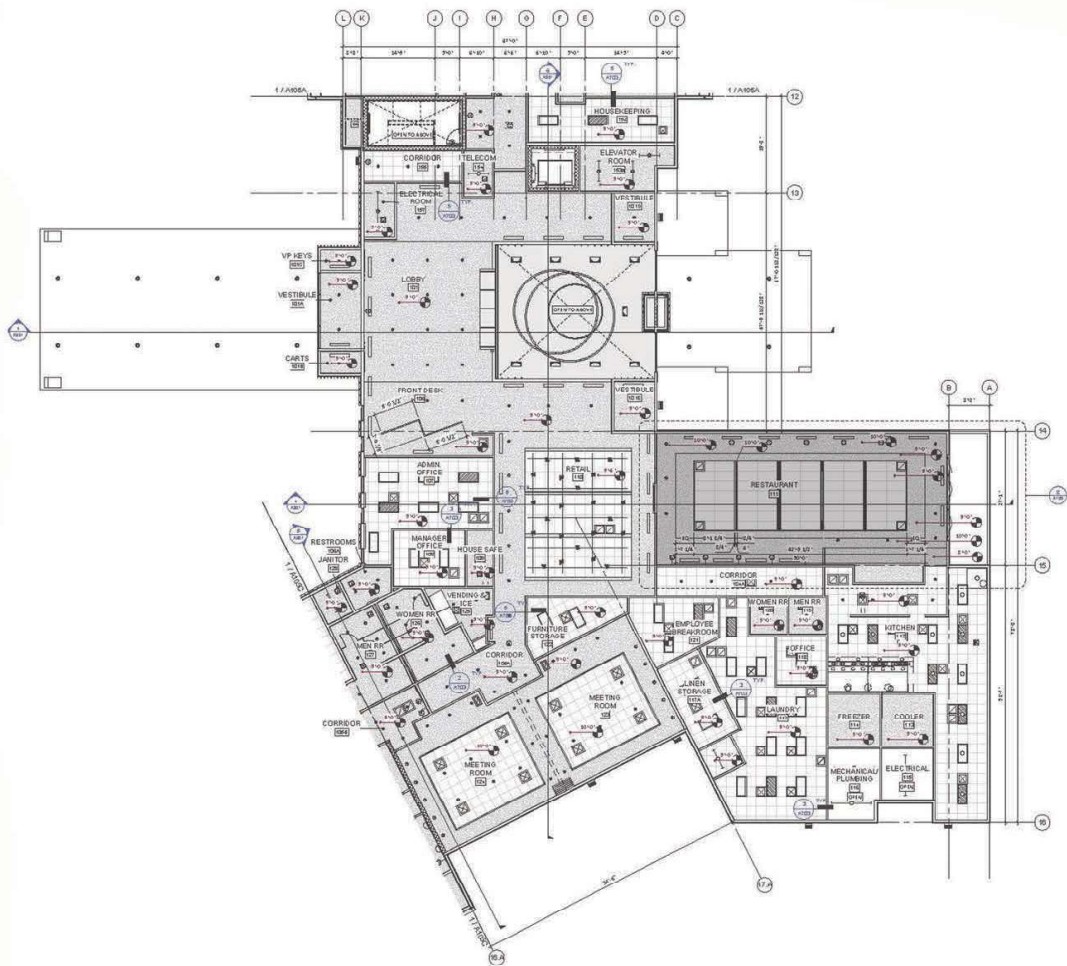


PLAN UNITS A & B












PLAN UNIT INTERIOR WORK

RCP / LIGHTING SELECTION - SPECIFICATION



RCP - AREA B

		PROJECT		Shonto Hotel & Retail (Interior)		
		Architect		Merge Architectural Group		
		Interior Designer		Kraemer Consulting Engineers		
		Engineer				
Type	Image	Manufacturer	Catalog Number	Quantity/Lamp	Finish	Remarks/Notes
F8		Lithonia Lighting	CLX L96 6000LM SEF RDL MVOLT G210 30K 80CRI	6000lm 3000K LEDs included	White	8' LED strip light with round diffuse lens, 80 CRI, 0-10V 10% dimming, 38.15 watts, 120-277V Cut Sheet
F8E		Lithonia Lighting	CLX L96 6000LM SEF RDL PS1050	6000lm 3000K LEDs included	White	8' LED strip light with round diffuse lens, 80 CRI, 0-10V 10% dimming, integral EM battery back up, 38.15 watts, 120-277V Cut Sheet
G		Lithonia Lighting	FEM L48 6000LM LPACL WD 120 G210 30K 80CRI	6000lm 3000K LEDs included	White	4' LED linear low-profile gasketed surface mount luminaire with clear acrylic lens, 80 CRI, 0-10V 10% dimming, 45 watts, 120V Cut Sheet
H1		Lightnet	1RP10SD-827E-D3500-MUTED OAK	29124lm 2700K LEDs included	Muted Oak	11' 6" diameter suspended direct/indirect LED luminaire with opal diffuser, 90CRI, 0-10V dimming driver, 458 watts, 120V Website
H2		Lightnet	1RP10SD-827E-D5000-MUTED OAK	41397lm 2700K LEDs included	Muted Oak	16' 5" diameter suspended direct/indirect LED luminaire with opal diffuser, 90CRI, 0-10V dimming driver, 403 watts, 120V Website
H3		Lightnet	1RP10SD-827E-D6000-MUTED OAK	51680lm 2700K LEDs included	Muted Oak	19' 9" diameter suspended direct/indirect LED luminaire with opal diffuser, 90 CRI, 0-10V dimming driver, 499 watts, 120V Website
		PROJECT		Shonto Hotel & Retail (Interior)		
		Architect		Merge Architectural Group		
		Interior Designer		Kraemer Consulting Engineers		
		Engineer				
Type	Image	Manufacturer	Catalog Number	Quantity/Lamp	Finish	Remarks/Notes
J		The Lighting Quotient	S224-M021-T-SS-M-VO-O-27-ZX	2711lm 2700K LEDs included	White	24" long x 5 7/8" wide x 2 3/8" deep recessed LED wall wash luminaire with cutoff visor, 80 CRI, 0-10V 5% dimming driver, 48 watts, 120-277V Cut Sheet
K1		Deltoro Lighting	Custom Single Arm Sconce	4000lm 2700K LEDs included	Verify Finish with Architect/Designer	18" diameter x 36" high x 36" extension LED decorative wall sconce with acrylic shade, 80 CRI, 0-10V dimming, 28 watts, Verify Voltage
K2		Deltoro Lighting	Custom Double Arm Sconce	4000lm 2700K LEDs included	Verify Finish with Architect/Designer	(2) 18" diameter shades x 36" high x 36" extension LED dual arm decorative wall sconce with acrylic shade, 80 CRI, 0-10V dimming, 28 watts, Verify Voltage
L1		Axis Lighting	SCPLED 1000 80 27 FL # W 120 DP 1 DF	1000lm/ft 2700K LEDs included	White	1 1/4" wide LED linear recessed perimeter mount luminaire with flush acrylic lens, length per plan, 80 CRI, 0-10V 1% dimming driver, 11.1 watts per foot, 120V Cut Sheet
L2		Axis Lighting	SCR 500 80 27 FL S# W 120 DP 1-Verify Mounting>	500lm/ft 2700K LEDs included	White	1 1/4" wide LED linear recessed luminaire with flush acrylic lens, length per plan, 80 CRI, 0-10V 1% dimming driver, 5.55 watts per foot, 120V Cut Sheet

BACKGROUND

Project Manager.

FEATURED PROJECT: ESTRELLA WELCOME CENTER



**THIS WORK IS
HIGHLY CONFIDENTIAL**
(For Company & Client Reasons)

WWW.SWABACK.COM

BACKGROUND

Job Captain / Project Manager.

CLIENTS INCLUDE

Green River College
Renton Technical College
Everett Community College
South Seattle Community College
Seattle Central College
Seattle University
Shoreline Community College

OTHER:

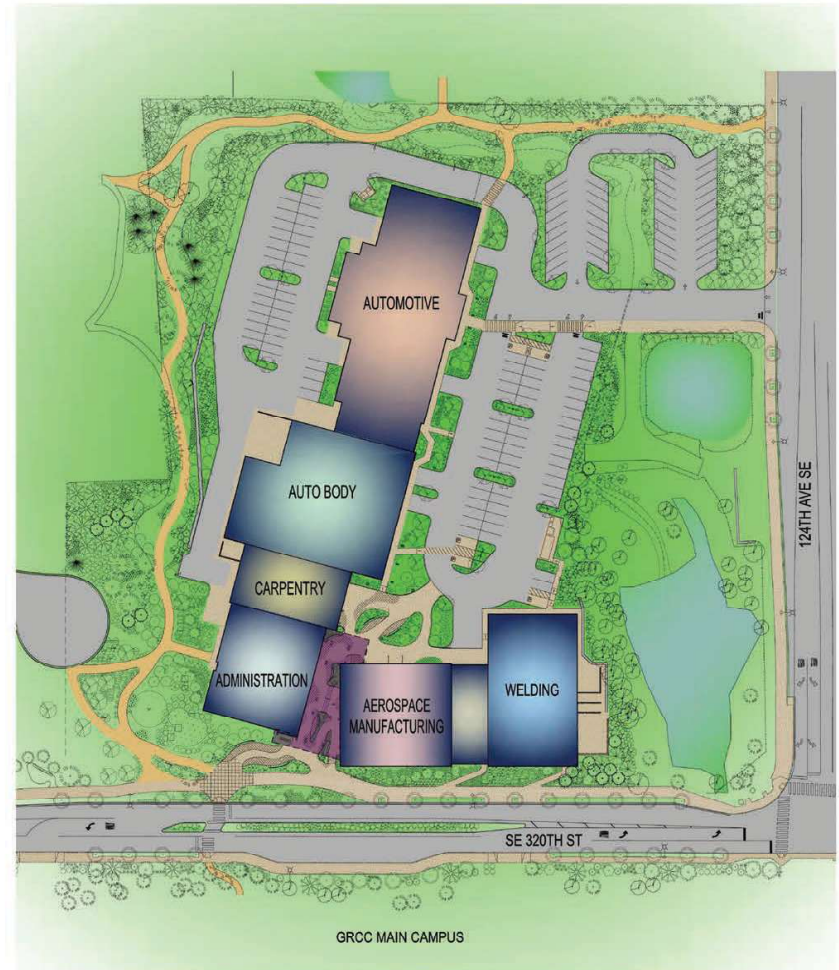
City of Seattle
Seattle Parks

FEATURED PROJECT: GREEN RIVER COLLEGE

TRADES TECHNOLOGIES; LEED “Silver”

DESCRIPTION

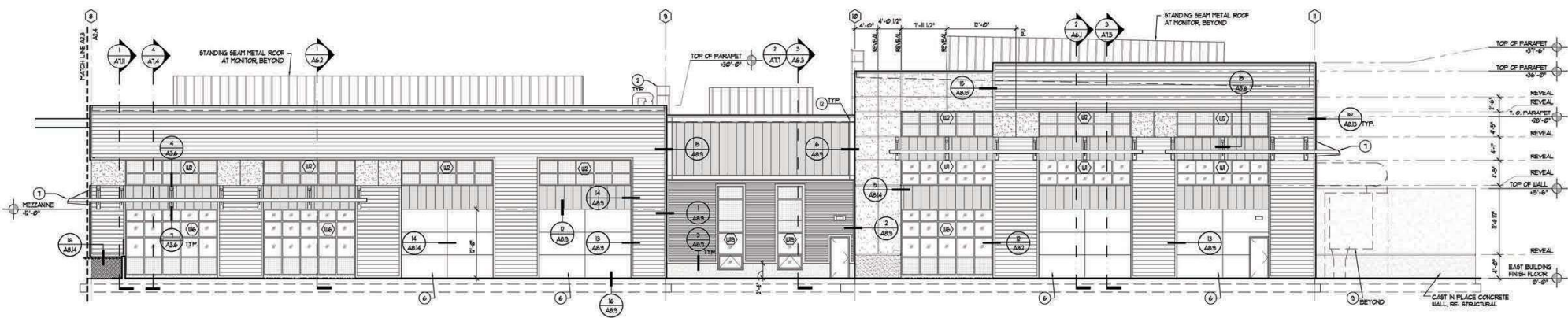
The Trades Technologies building is approximately 71,500 gross square feet and houses the Auto Body, Automotive, Carpentry, Manufacturing, and Welding programs. The facility provides GRC with improved classroom organization, long-term efficiency, and program flexibility. The project improves program delivery capability and instructional effectiveness, and helps meet local employers' demand for qualified industrial trades graduates. The facility allows students to be trained on modern technology-based industrial equipment, and creates teaching spaces that augment vocational laboratories, and improves student access to trades programs. The Trades Technologies building meets the new standard for quality building with an emphasis in sustainable design. In accordance with updated state building standards, the building is designed for LEED “Silver” certification.



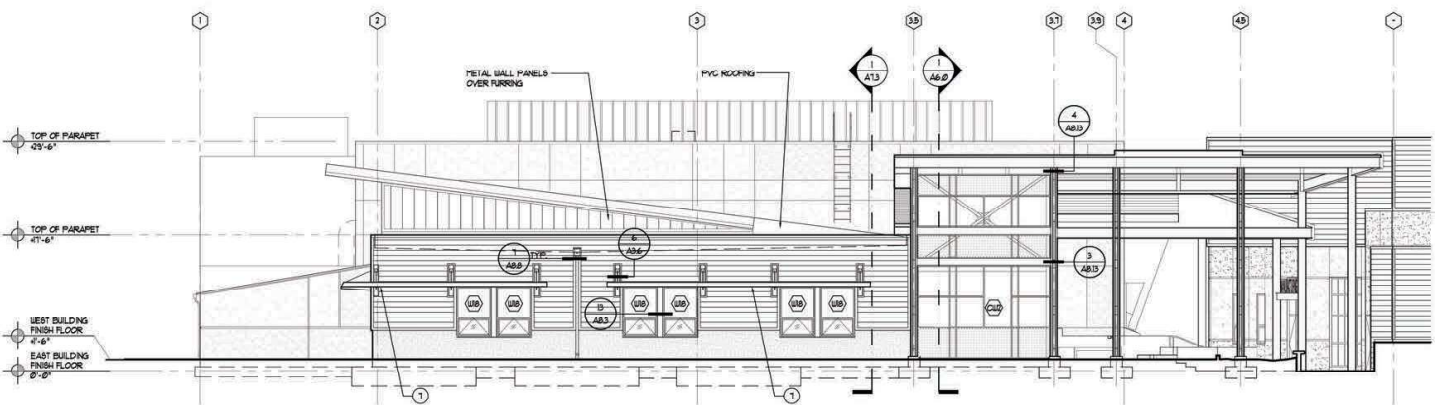
PROJECT LOCATION:

12401 SE 320th St, Auburn, WA, 98092

EXTERIOR ELEVATIONS



EAST BUILDING - SOUTH ELEVATION



WEST BUILDING - SOUTH ELEVATION

EXTERIOR ELEVATIONS



SOUTH ELEVATION



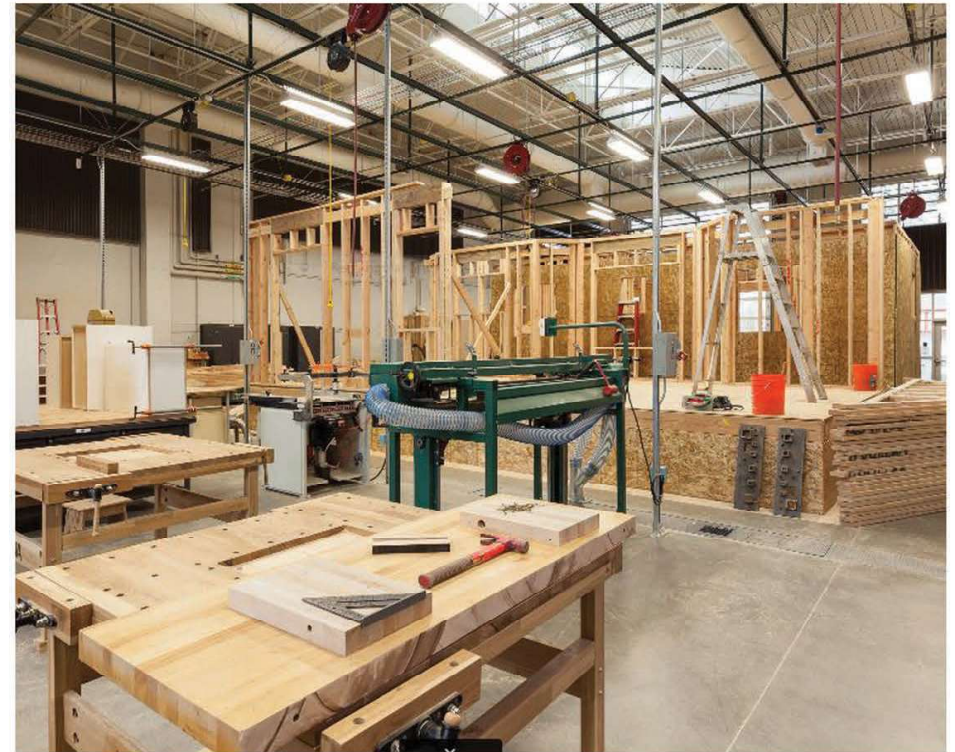
SOUTH ELEVATION

EXTERIOR ELEVATION



SOUTH ELEVATION

INTERIOR



BACKGROUND

Leader in Residential Design.

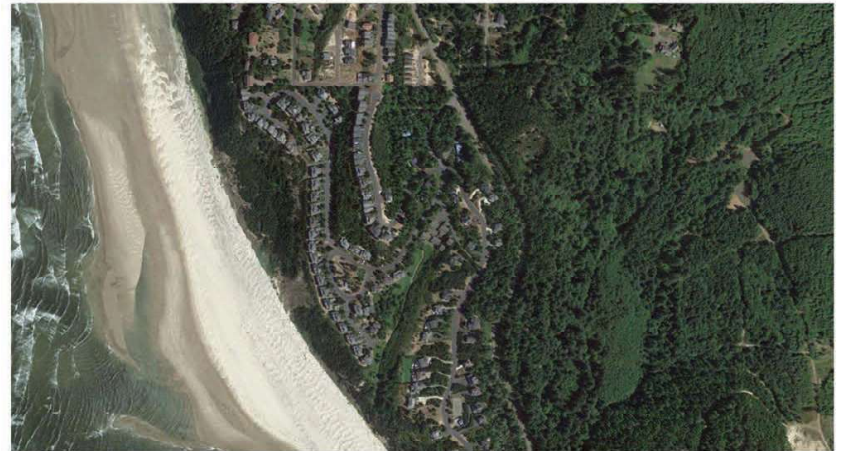
CLIENTS INCLUDE

Packards', Oregon

FEATURED PROJECT: 280 The Capes

DESCRIPTION

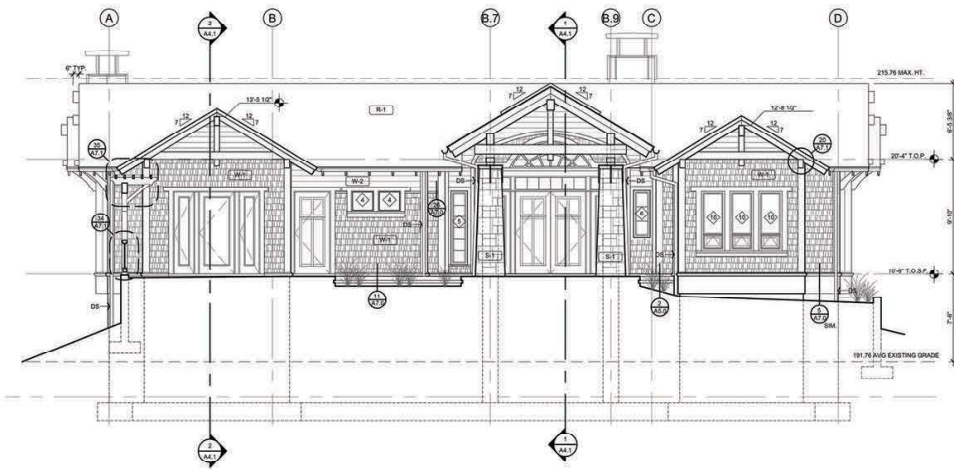
The Packard Residence is a 5,639 gross square feet, one of a kind NW Craftsman Masterpiece, with contemporary touches. The residence is located on a high oceanfront bank with a sweeping view from Cape Lookout to Three Arch Rocks. The residence was designed with exquisite natural NW finishes throughout bringing the exterior materials and sweeping view within the exterior and interior design. Slate patios, rich solid Acacia wood, ironwood, and clear grain hardwoods, thick slab granite, marble, and Columbia stone cover every finely crafted surface. The Packard Residence is a design for my parents retirement to entertain friends and family, and a nested space for future grandchildren. The floor plan contains an entry level master suite, large sauna, wine room, and dream parent / grandchild bedroom space above a triple garage.



PROJECT LOCATION:

280 Fall Creek Dr., Oceanside, OR, 97134

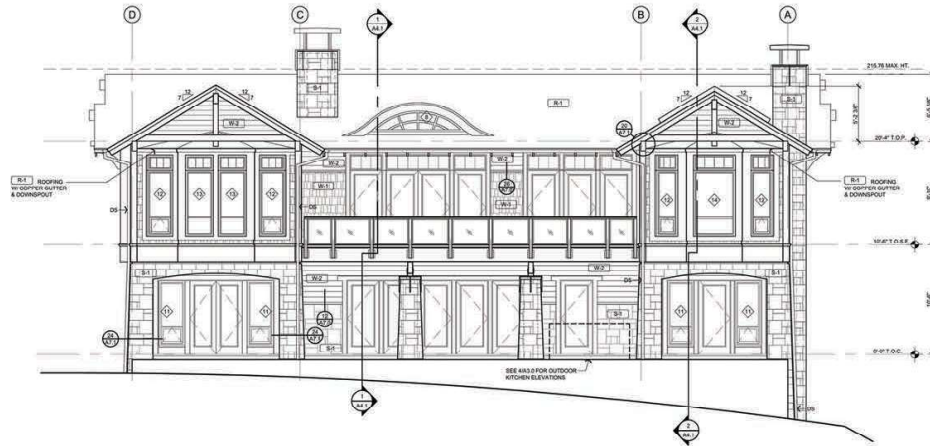
EXTERIOR ELEVATIONS



EAST ELEVATION



EXTERIOR ELEVATIONS

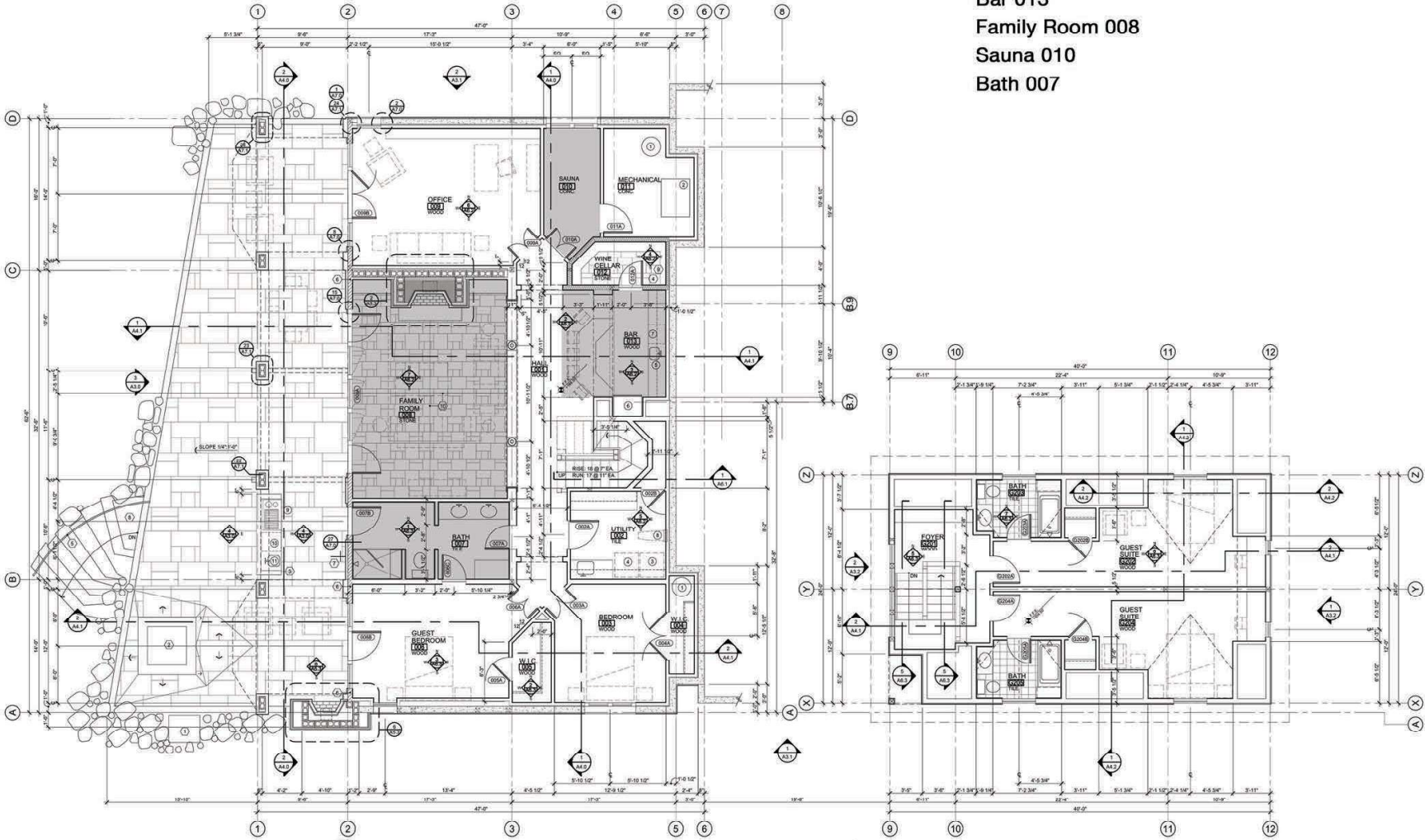


WEST ELEVATION



FLOOR PLANS / INTERIOR WORK

- FEATURED ROOMS
- Bar 013
 - Family Room 008
 - Sauna 010
 - Bath 007



SECOND FLOOR PLAN

FLOOR PLANS / INTERIOR WORK



BAR 013



SAUNA 010



FAMILY ROOM 008



BATH 007

FLOOR PLANS / INTERIOR WORK

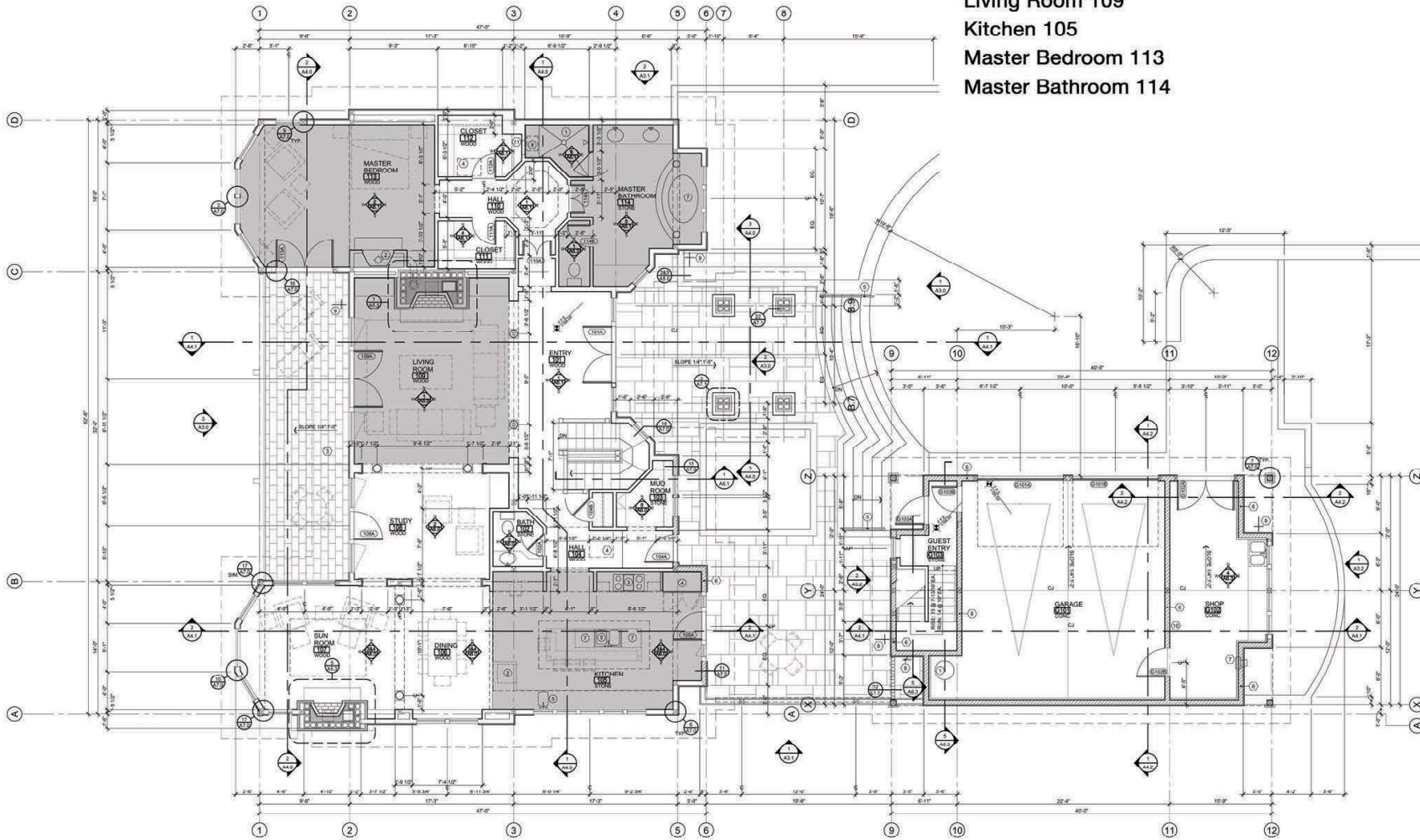
FEATURED ROOMS

Living Room 109

Kitchen 105

Master Bedroom 113

Master Bathroom 114



FIRST FLOOR PLAN

FLOOR PLANS / INTERIOR WORK



LIVING ROOM 109



KITCHEN 105



MASTER BEDROOM 113



MASTER BATHROOM 114

FEATURED PROJECT: LAKE DISTRICT HOSPITAL

DESCRIPTION

A 34,000 gross square foot addition and a 18,500 gross square foot renovation to the existing Lake District Hospital facility. Exterior building materials consist of structural masonry, masonry veneer, cementitious siding, single ply roofing, and asphalt shingle roofing. A remote central utility plant (CUP) was constructed along with a utility corridor to house the majority of the building systems to serve the new addition as well as various upgrades to the existing facility. A centrally located mechanical mezzanine houses the main electrical distribution, IT, and HVAC systems for the new addition. The majority of the site improvements include grading, landscaping, and hardscaping around the new addition as well as connecting existing walking and driving paths.

BACKGROUND

Architect In Training.

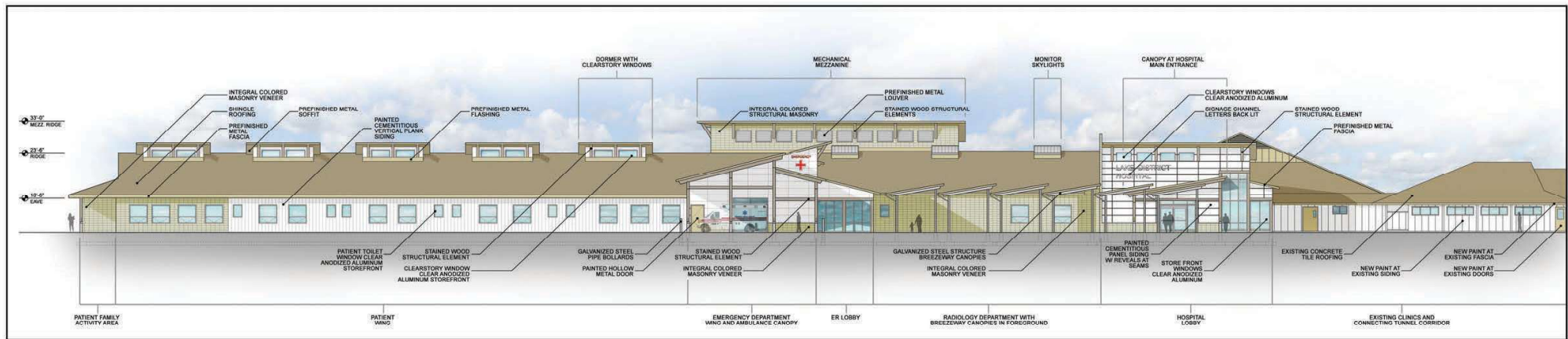
CLIENTS INCLUDE

Lake District Hospital, Oregon

Mercy Medical Hospital, Idaho

Apollo College, Nurse / Dental Department, Idaho

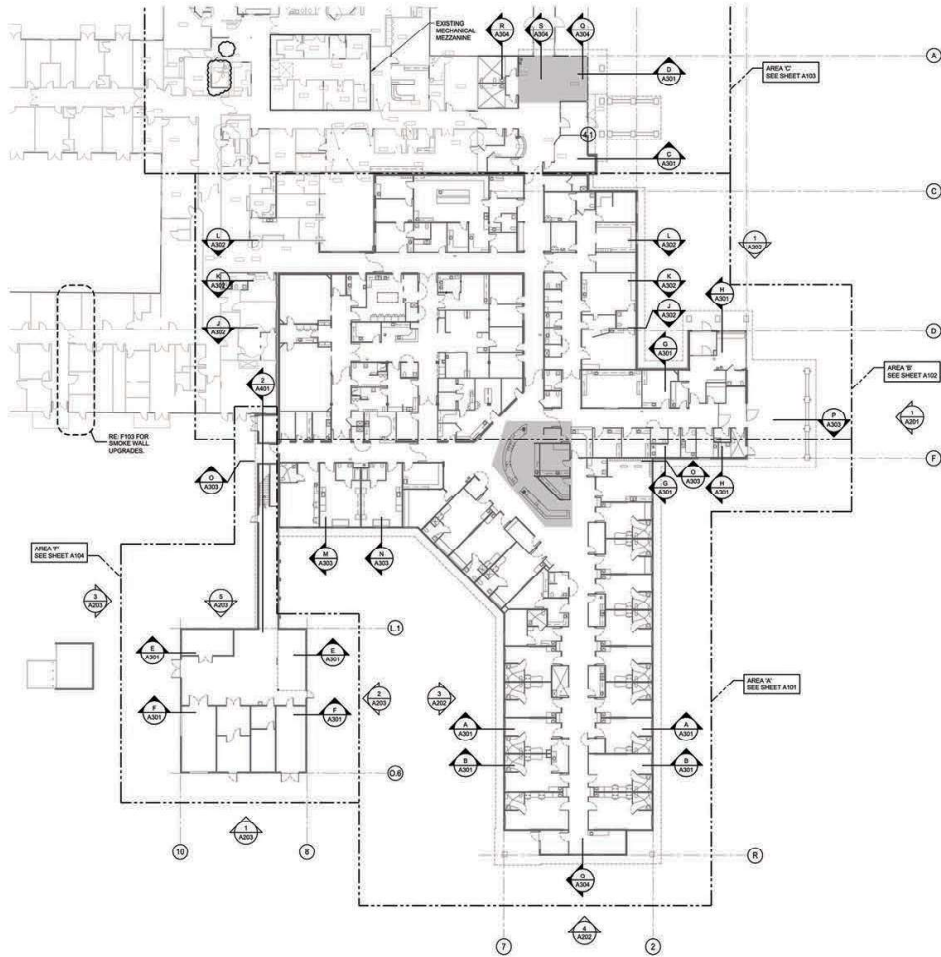
College of Southern Idaho - Health and Sciences Building, Idaho



PROJECT LOCATION:

700 S. 'J' St., Lakeview, Oregon, 97630

FLOOR PLAN



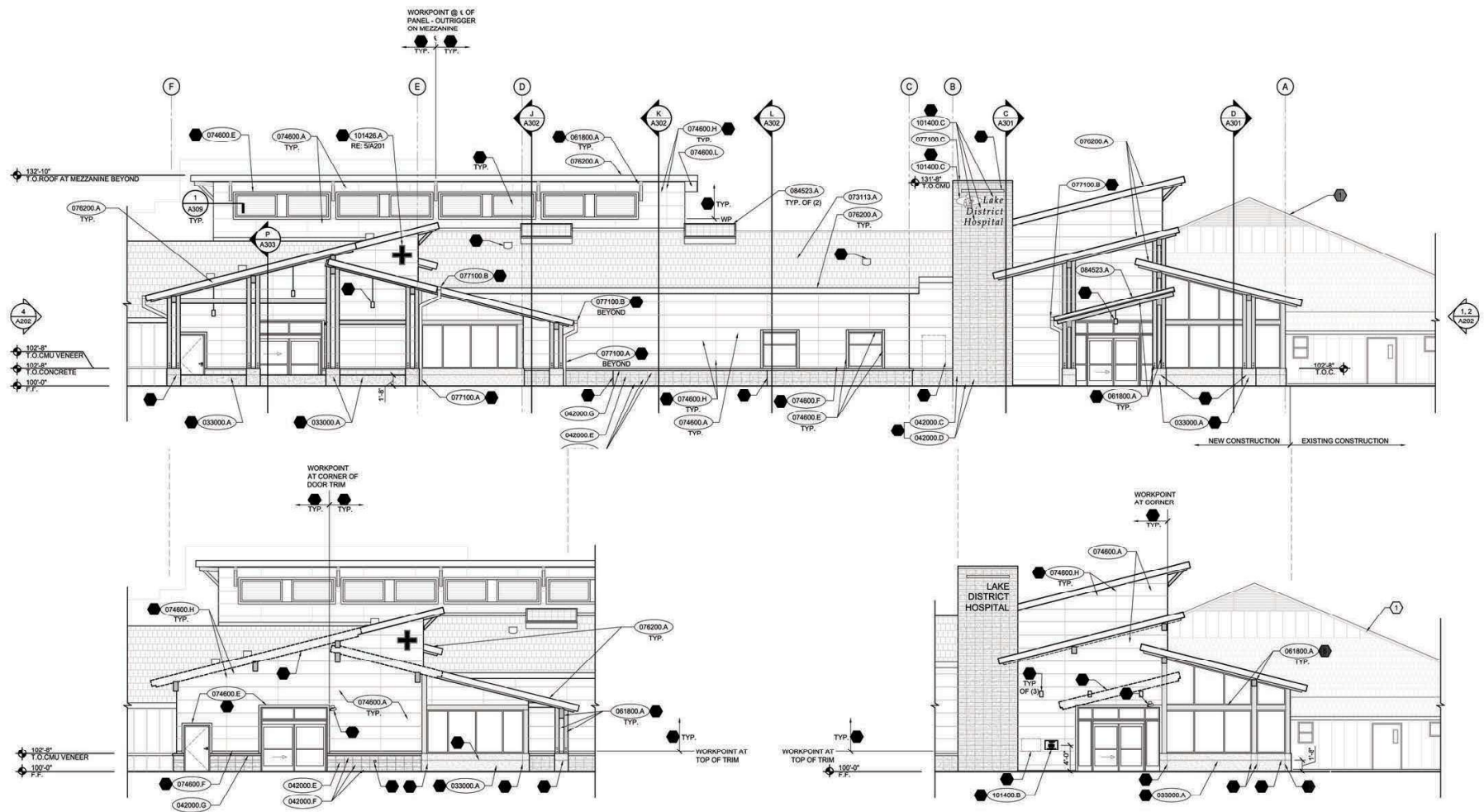
FEATURED ROOMS

Waiting Room

Nurses Station



EXTERIOR ELEVATIONS



EAST ELEVATION

EXTERIOR ELEVATIONS



EAST ELEVATION



Thank You
