

PROJECT NO. 2023-830
ON-CALL ARCHITECTURAL CONSULTANTS
BELLEVUE COLLEGE

May 30, 2023



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May 30, 2023

McGRANAHAN architects

Laurie Kearney, Project Manager
Department of Enterprise Services
Engineering & Architectural Services
1500 Jefferson Street SE
Olympia, WA 98501

Re: Project No. 2023-830 On-Call Campus Architects for Bellevue College

Dear Ms. Kearney and Selection Committee,

McGranahan Architects has had the privilege of serving DES and numerous WA State Community & Technical Colleges over many years, including Bellevue College. We are committed to continuing that support and success through this On-Call Agreement.

During the recent Building C Student Renovation Study project, we worked productively with the students of Bellevue College to create a design that fit their values and goals. We are confident that this experience with the college, together with our experience with DES, will translate into successful project results on campus.

We are very excited about the opportunity to partner with you and Bellevue College as your on-call architect on the wide variety of projects identified, as well as others likely to arise over the course of the two-year assignment. While reviewing our qualifications, please consider the following:

- Over our 55-year firm history McGranahan Architects has served as on-call architects for 10 Community & Technical Colleges. Our project delivery is based on rapid, nimble response to a wide variety of assignments and delivery methods — from PRR's and feasibility studies to repairs and renovations. We focus on assigning the right personnel to the right projects.
- Bellevue College is the third largest institution of higher learning in the state, offering more bachelor's degrees than any of its peer Community & Technical Colleges. The University of Washington has selected and retained us as on-call architects for the past two biennia. Our experience with the UW will help ensure we will be successful with Bellevue College.
- We built an understanding of the campus, culture, and students of Bellevue College through the recent Building C Student Renovation Study project. We collaborated effectively with the college, supported by our shared dedication to inclusion, pluralism, and diversity.
- The City of Bellevue can be a challenging jurisdiction. We have been successful with both the land use and building permit staff and process.
- McGranahan is well-positioned to move forward with any of the anticipated projects. Our staff of 37 professionals provides the resources necessary to simultaneously schedule and complete multiple projects by your deadlines.
- We take a holistic approach to design and project delivery, bringing together specific program and stakeholders and facilitating buy-in, while maintaining schedule and budget. Effective project scheduling and prioritizing life-safety, maintenance & operations are all fundamental elements of our approach.

This contract will be managed and administered out of our sole office located in Tacoma, Washington. This office will also develop the deliverables for assigned projects including design and construction documents. The project team identified in this Statement of Qualifications has the capacity to perform the work relative to their existing workload. We acknowledge Addendum #1 posted on 5/17/23.

We are very interested in this opportunity to introduce our firm to Bellevue College and strengthen and expand our continuing relationship with DES. If you have any questions about our firm, our services, or this statement of qualifications please contact me!

Sincerely,

McGranahan Architects



Matt Lane, AIA, DBIA, LEED AP
Principal in Charge



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson St. SE, Olympia, WA 98501
 PO Box 41476, Olympia, WA 98504-1476

On-Call Consultant Selection Contact Form

Designated Point of Contact for Statement of Qualifications

Point of Contact Name and Title Matt Lane, Principal		
Firm Name McGranahan Architects		
Address 2111 Pacific Ave. Suite 100		
City Tacoma	State WA	Zip 98402
Telephone 253.383.3084, Cell 253.208.1340		Email matt.lane@mcgranahan.com

Addresses of multiple office locations of firm (if applicable)

Address	
City	Phone
Address	
City	Phone
Address	
City	Phone
Address	
City	Phone

Diverse Business Certifications (if applicable)

Certification issued by the Washington State Office of Minority and Women's Business Enterprise (OMWBE)

- Minority Business Enterprise (MBE)
- Woman Business Enterprise (WBE)
- Minority Women Business Enterprise (MWBE)

Certification issued through the Washington State Department of Veteran's Affairs

- Veteran Owned Business

Certification issued through Washington Electronic Business Solution (WEBS)

- Small Business Enterprise (SBE)



EXECUTIVE SUMMARY AND KEY TEAM MEMBERS

Building Relationships

We pursue work and relationships founded on mutual respect and enjoyment, rigor, collaboration, and professionalism. To best serve our client’s needs, we work with our builder partners to implement and improve best practices, achieving the highest value possible. Sharing our body of knowledge ensures the whole is greater than the sum of its parts.

Our goal is to serve as a trusted advisor to all of our clients. McGranahan Architects is experienced and highly capable of providing the full range of architectural services that are required of your on-call campus architect.

Balanced Project Approach

Our approach focuses on diligent management, collaborative teamwork, and thorough documentation to ensure your projects achieve your unique goals, schedules and budgets. We make on-call projects successful by using these key guidelines:

Provide leadership, expectations and updates – On-call projects require a high level of management, attention to detail, and effective communication. Project timelines are often quick and investigations, documentation, and bidding can occur inside of a few weeks.

Use an integrated team approach – To meet deadlines we proactively collaborate with facilities and procurement personnel and work closely with consultants to coordinate design documents that meet the client’s needs and expectations. We have the experience to know what questions to ask, what level of site/building investigations are needed, how to build the proper team to meet project requirements, and how to work with contractors during construction through project closeout.

Schedule everything – We know how to develop effective construction sequencing strategies and schedules; clearly communicate sequencing plans and critical schedule dates

to the team and then to contractors through bid documents; and effectively manage the project to maximize the return on investment and minimize any operational impacts.

Depth of Experience

To support the success of your on-call projects, we bring a deep background of project request reports, facility master planning, understanding client goals, campus cultures, community connections and a commitment to environmental stewardship in service of short and long-range facility goals. McGranahan has broad experience delivering successful on-call projects for community & technical colleges, universities and school districts.

550
projects for
On-Call Clients

18+
years providing
On-Call Services
for State Agencies

13
Local Community
Colleges Served

Representative Project Counts for On-Call Clients Include

Highline College	100 +
Pierce College - Steilacoom	75 +
Tacoma Community College	75 +
South Seattle College	75 +
Clover Park Technical College	75 +
Bates Technical College	50+
Pierce College - Puyallup	25 +
University of Washington	25 +

Trusted Advisor

McGranahan values our role as trusted advisors to our clients. We seek to immerse ourselves in our clients’ vision and values to better assist them in achieving their facility-related goals. We take a very collaborative, team approach in providing our services, ensuring that we have the right individual with the right skills working on each aspect of the project.

In house, we manage staffing needs for each project to ensure that each team gets the support and expertise necessary to ensure a project’s success.

Key Personnel Roles and Responsibilities

Principal in Charge **Matt Lane** will provide insights, observations, and oversight for each project and the overall contract. His interaction will be primarily with team leadership including campus executives and DES project management. Matt will uphold the expectations of our partnership, resources and standards of communication to facilitate effective project development with each assignment.

Project Manager **Todd Olson** will be the primary point of contact supporting day-to-day project management decisions. He will maximize efficiencies in the design and construction process and maintain project schedules.

Additional key McGranahan team members will include **Kate Frisbie**, as Project Manager, **Shona Bose** as Project Architect, **Seong Shin** as Interior Designer and **Dennis Adjetey** as Architectural Associate.

These individuals will work with other design and construction specialists to translate the goals and program needs into cohesive project documents. Specifically, they will lead design concept development, innovation and refinement; manage the work plan; and be responsible for the technical resolve, as well as the coordination of documents with our design consultants.

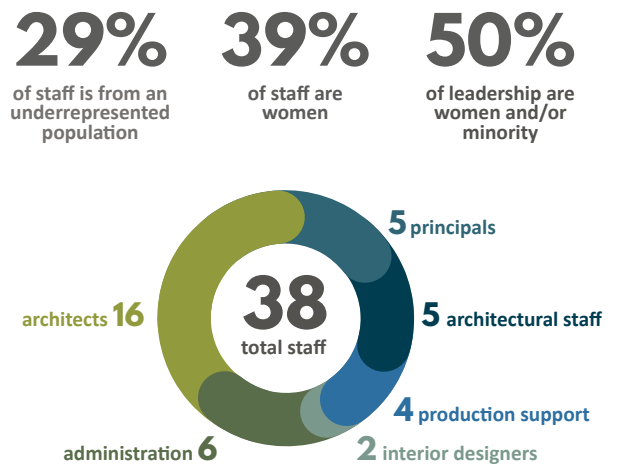
Team Diversity and Inclusion Strategy

McGranahan is committed to inclusion, ongoing learning and long-term transformation. We understand there is always room for improvement, and we strive to be inclusive, open, and willing to have difficult and constructive conversations.

Firm Personnel Dynamics

We know that diverse talent brings diverse viewpoints. Our goal is a workplace where all employees feel valued; safe from discrimination, intimidation, and bias; and have equal paths to advancement.

Consultants and Outreach



Our team recognizes how partnering with local minority, women, veteran-owned firms, and small businesses is critical to reducing the disparities within our industry. Our approach starts with determining disciplines and firms that would be the best fit for the project. As we build our project team, we will look for opportunities to divide elements of the scope of work beyond the traditional disciplines. This might include isolating aspects of the planning process, specifications, construction administration, document development, testing, and others. This approach also includes opportunities within each discipline for mentorship, professional development of staff, and inclusion of partner firms.



Matt Lane, AIA, LEED AP BD+C, DBIA, Principal in Charge

26 YEARS AT McGRANAHAN | 32 YEARS IN THE INDUSTRY

Matt has a deep understanding of the importance of thoughtful leadership and advocacy for addressing the long-term needs and continued advancement of local public use facility design. He has been involved in all aspects of project development, from initial planning, concept development through construction. Matt’s role will be establishing the scope of services, approach to each project. Additionally, he will work to ensure the overall performance of the team throughout the duration of each project.

Relevant Experience

- On-Call Campus Architect, Highline College (including PRRs)
- On-Call Campus Architect, Tacoma Community College (including PRRs)
- On-Call Campus Architect, Lower Columbia College (including PRRs)
- On-Call Campus Architect, Lake Washington Institute of Technology (including PRR)
- On-Call Campus Architect, Renton Technical College
- Misc. Planning, Renovation & Repair Projects, Clover Park Technical College
- Campus Master Plan, South Puget Sound Community College
- On-Call Architect, University of Washington
- Misc. Planning, Renovation & Repair Projects, Bates Technical College
- Lynnwood Hall Additions/Renovation, Edmonds College
- Old Redmond School House ELC Renovation, Lake Washington School District
- Learning Commons & Engineering Renovation Design-Build, University of Washington



Education and Affiliations

Architect: Washington

Master of Architecture,
University of Washington

Bachelor of Arts in Architectural Studies,
University of Washington

LEED Accredited Professional

DBIA Certified

Todd Olson, AIA, Assoc. DBIA, Sr. Project Manager

11 YEARS AT McGRANAHAN | 40 YEARS IN THE INDUSTRY

As Project Manager Todd will promote consensus building and value-driven design decisions. He will manage manpower allocation, project scheduling, and lead programming and planning tasks. Todd has an extensive background with feasibility and planning studies as well as renovation projects in educational, healthcare, laboratory, and commercial settings for public and private institutions.

Relevant Experience

- Building C Student Union Renovation Study, Bellevue College
- On-Call Campus Architect, Tacoma Community College (including PRRs)
- On-Call Campus Architect, University of Washington
- Facility Master Plan Update, Tacoma Community College
- Reike Science Center Physics & Chemistry Renovation, Pacific Lutheran University
- School of Nursing Simulation Lab, University of Washington
- Health & Wellness Center Addition, Tacoma Community College
- Health & Life Science Center Renovation & Addition, Highline College
- Mental Health Services Co-location Study, University of Washington
- School of Nursing Clinical Learning & Simulation Center, Pacific Lutheran University
- Learning Commons & Engineering Renovation Design-Build, University of Washington



Education and Affiliations

Architect: Washington

Bachelor of Art in Architectural Studies,
University of Washington

Associate DBIA Certification



Kate Frisbie, AIA, Project Manager

14 YEARS AT McGRANAHAN | 23 YEARS IN THE INDUSTRY

Kate brings a strong passion for detail as well as over 23 years of experience in project planning, scoping, tenant improvements, and major renovations. She has excellent skills in communication, project scheduling/phasing, budgeting, and consultant coordination. With a background focused on public use facilities, she has been involved in all aspects of the project development, from documenting/investigating building conditions to programming and concept development, through construction.

Relevant Experience

- On-Call Campus Architect, Highline College (including PRRs)
- On-Call Campus Architect, Lower Columbia College (including PRRs)
- On-Call Architect, University of Washington
- On-Call Architect, Central Kitsap Schools
- Old Redmond School House ELC Renovation, Lake Washington School District
- Interior ADA Barrier Remediation, Cascadia College / UW Bothell
- Roof Repairs, HVAC & Electrical Equipment Replacements, Lower Columbia College
- Olympic South Reclad and Reroof, Pierce College Fort Steilacoom
- Miscellaneous Classroom & Office Remodels, Cascadia College
- Building 15 Learning Resource Center Renovation, Clover Park Technical College
- Building 1700 Feasibility Study and Renovations, Shoreline Community College
- Campus Entry Signage, Highline College
- Building 23 Elevator Replacement, Highline College

Education and Affiliations

Architect: Washington - NCARB Certified
Master of Architecture,
University of Washington
Bachelor of Arts in Architectural Studies,
University of Washington
Committee on Architecture for Education
(CAE) Past Seattle Chair



Shona Bose, AIA, Project Architect

6 YEARS AT McGRANAHAN | 12 YEARS IN THE INDUSTRY

Shona is focused on educational projects of various sizes and she approaches each project with a keen interest in technical resolutions, a commitment to the environment, and attention to team relationships and communication. She is dedicated to inclusive, equitable, and sustainable design. Shona will work with the college and design team to bring each concept to reality clearly documenting each project.

Relevant Experience

- Building C Student Union Renovation Study, Bellevue College
- Learning Commons and Engineering Renovation, University of Washington Tacoma
- On-Call Architect, University of Washington
- Learning Commons Predesign, University of Washington
- Learning Commons & Engineering Renovation Design-Build, University of Washington
- Portage Bay Autism Center Predesign, University of Washington
- Tukwila Teen and Senior Intergenerational Center, City of Tukwila
- Highland Middle School, Bellevue Public Schools
- Otolarynthology Lab and Workstations, University of Washington Seattle
- STEM and Art Labs Backfill, University of Washington Bothell
- Triton Learning Center, Edmonds College

Education and Affiliations

Director of Environmental Responsibility
Architect: Washington
Master of Architecture
Washington State University
BA Cognitive Science, Occidental College
AIA|WA Equity Diversity & Inclusion
Access Committee Member

Seong Shin, Director of Interior Design

18 YEARS AT McGRANAHA | 35 YEARS IN THE INDUSTRY

Seong is Director of Interior Design at McGranahan Architects and has 35 years of experience in private and public projects. She will collaborate with project teams to ensure the strategy and design of each interior reflects the client's needs, culture and beauty. Seong is skilled at leading client teams through holistic programming, space plan, interior design, and furniture consultation.

Relevant Experience

- On-Call Campus Architect, Pierce College
- On-Call Campus Architect, Highline College
- On-Call Architect, University of Washington
- Campus Interior Master Plan, Shoreline College
- Cascade Building Renovation Phase 1, 2, and 3 design and furniture selection, Pierce College Fort Steilacoom
- School of Nursing Tenant Improvement, Pacific Lutheran University
- Learning Commons & Engineering Renovation Design-Build, University of Washington
- Learning Resource Center Renovation, Clover Park Technical College
- Renovation, Health & Life Sciences Building, Highline College
- Center for International Education, South Seattle College
- DaVita Corporate Conference Center and Office Building



Education and Affiliations

Bachelor of Science, Interior Architecture
San Jose State University

Dennis Adjetej, Architectural Associate

2 YEARS AT McGRANAHA | 2 YEARS IN THE INDUSTRY

Dennis will support the development of the technical documents and the services of our specialty engineers and sub-consultants. He will assist the design team with various tasks including planning, drafting, modeling, and graphic presentations. He has been a key team member in recent projects by coordinating information between program, stakeholders, and departments through an inclusive process.

Relevant Experience

- Building C Student Union Renovation Study, Bellevue College
- Learning Commons & Engineering Renovation Design-Build, University of Washington
- Triton Learning Center, Edmonds College
- Tukwila Teen and Senior Intergenerational Center, City of Tukwila
- Seattle Central Parking Garage Safety Improvements, University of Washington
- Facilities Master Plan Update, Tacoma Community College
- 2023 Facilities Master Plan, Highline College



Education and Affiliations

Bachelor's of Science in Urban Design,
University of Washington Tacoma

APPROACH

Our approach focuses on diligent management, collaborative teamwork, and thorough documentation to ensure each project achieves its unique goals, aligning scope and budget and maintaining overall project schedule.

Inclusive, Specialized & Responsive Services

Our firm was built on the foundation of providing our clients with well-managed projects. Methodical document control, proactive scheduling and budget management have been the historical hallmarks of our practice.

Approach to On-Call Projects

The success of each on-call project will depend on a project process that focuses on effective communication and an understanding of your approach to inclusive campus culture and collaboration.

We are experienced in assessing building systems and developing solutions that gain the most benefit without exceeding the available resources. We will take into consideration not only the existing conditions but also the current standards, code provisions and the impact of the proposed improvements on the rest of the existing facility.

Understanding the Scope of Services

McGranahan Architects has worked with a variety of community colleges over the years, and are aware that each project may have differing requirements, review processes and code mandates. We understand the scarcity of state capital funding and the importance of maximizing the return on the investment of limited design and construction funds.

We will extend the same level of service on these on-call projects as we would on a major capital project. We understand our role as the on-call Architect needs to be an advocate for the client and an active and trusted member of the team.

The majority of on-call projects have very limited budgets and short schedules. The nature of this work includes:

- Comprehensive architectural and interior design services
- Project Request Reports
- Facility programming and budgeting
- OFM Predesign Reports
- Facility (systems) evaluation and life-cycle costing
- Campus master planning
- Multi-discipline project management and coordination
- Project tracking and schedule management
- Minor improvement projects such as roof and envelope repair/replacements, HVAC repairs/upgrades, electrical upgrades, and ADA upgrades
- Other miscellaneous improvement projects

We will bring a well honed rigor and efficiency to your projects to meet your scope, schedule and budget parameters.



Details of On-Call Project Implementation

Whether a planned project or emergency conditions, we work through the same comprehensive process. We are thoughtful advisors, strong advocates, and we provide a high level of service with frequent project updates.

Communication - Leadership, Expectations and Updates

Technical project information needs to flow to the right people in a timely and accountable way in order to maximize efficiencies in design and construction.

Our process establishes key project goals and decision-making milestones, and ensures they are achieved in an effective and enjoyable manner. We are consistently engaged with the team everyone updated regarding the status and key issues of each project.

Schedule Everything

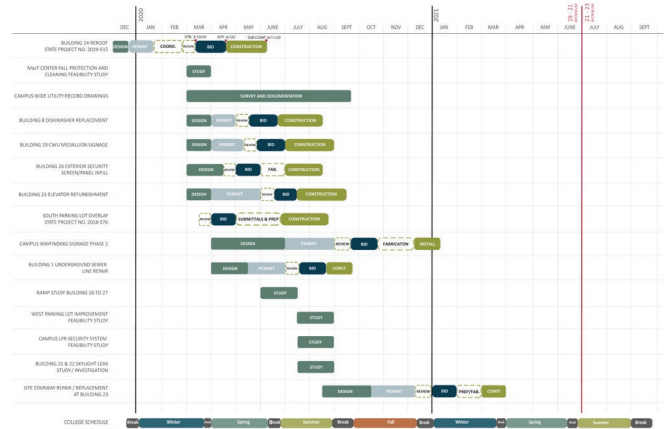
We prepare an overall schedule and submit it along with our fee proposal at the outset of each project. Then we develop a detailed weekly schedule, coordinate key meeting and milestone dates with the College and DES, and re-confirm it during each phase to ensure it is maintained.

Proactive scheduling is particularly important in coordinating subconsultant work, jurisdictional permitting timelines, and the State’s project approval process. Our clients know us as strong schedule managers and we are consistently dependable in meeting deadlines.

Define the Project - Align Scope and Budget

Our team will review project details, goals, budget, and schedule with the DES Project Manager and College. We will establish a communication plan and identify appropriate team members and specialty consultants that align with the project needs.

We then gather and review available as-builts or studies, visit the site, and document existing conditions. We will take into consideration not only the existing conditions but also current College standards, code provisions and the impact of the proposed improvements on the rest of existing facility and any adjacent services.



Highline On-Call Project Schedule Diagram

Quality Control and Document Review

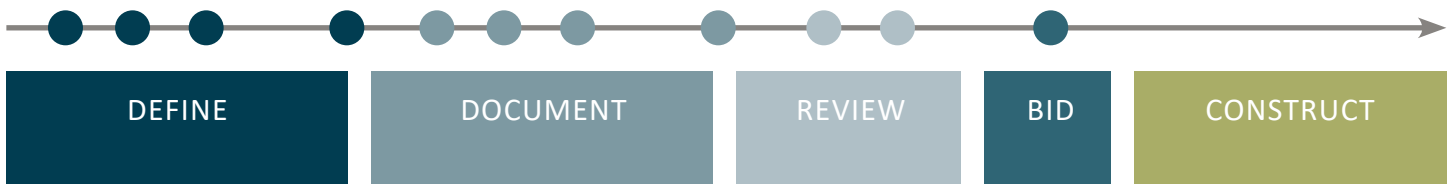
Our team will work closely with the College to determine that each project meets its defined scope within budget. We will build document review opportunity into the project schedule and utilize a proactive QA/QC process.

The team also places emphasis on quality within each phase including scoping, design, construction and transition to occupancy. Our process includes formal issue tracking and quality control review procedures which minimize our document-related change orders to average less than 1% of construction costs.

Bidding and Construction

We will coordinate all bidding processes with DES requirements for public bidding and/or JOC contracting, and represent the best interests of the College throughout construction.

Every construction project is unique and presents its own challenges. Effective construction administration requires a person with experience, technical knowledge, and good communication tools. Our close integration of the drawings and specifications ensures a high quality, complete result.



RELEVANT EXPERIENCE

Experience as On-Call Architect

McGranahan has a great amount of previous experience providing On-Call Architectural and planning services. This includes master planning, project scoping and feasibility studies, minor repairs and improvements, and major renovations. The role requires availability and quick action to projects presented, no matter the scale or scope. Through our experiences we bring a comprehensive background to the Bellevue College On-Call Roster. The table below highlights our depth of experience with on-call work.

	<i>Highline College</i>	<i>Pierce College, Fort Steilacoom</i>	<i>Pierce College, Puyallup</i>	<i>Tacoma Community College</i>	<i>South Seattle College</i>	<i>Shoreline Community College</i>	<i>Renton Technical College</i>	<i>Lake Washington Institute of Technology</i>	<i>Cascadia College</i>	<i>South Puget Sound Community College</i>	<i>Olympic College</i>	<i>Bates Technical College</i>	<i>Clover Park Technical College</i>	<i>Lower Columbia College</i>	<i>University of Washington</i>	
Years As Campus Architect	16	16	16	12	10	4	2	2	2		2			2	4	
# of On-Call Projects	100+	75+	25+	75+	75+	7	5	15	12	4	5	50+	75+	5	22	
PROJECT TYPES	Tenant Improvements	x	x	x	x	x					x	x	x	x	x	
	Roofing Projects	x	x	x	x	x		x	x			x	x	x	x	
	HVAC Improvements	x	x	x	x	x		x	x		x	x	x	x	x	
	ADA Improvements	x	x	x	x	x			x			x	x		x	
	Building Envelope Projects	x	x	x	x	x		x	x			x	x	x		
	Parking Improvements	x	x	x	x	x		x	x			x	x		x	
	Electrical Upgrades	x	x	x	x	x		x	x			x	x	x	x	
	Signage & Wayfinding	x	x	x	x	x		x					x	x		
	Emergency Repairs	x	x	x	x	x			x		x		x	x		
	Feasibility Studies	x	x	x	x	x			x	x	x	x	x	x		x
	Master Planning	x	x	x	x	x		x			x			x		
	Project Request Reports	5	5	3	5	1		1	1	1			2	4	1	
	OFM Predesigns	1	3	1	2	1							2	5	1	2
Major Capital Projects	1	4		2	1		1					2	4		2	

Relevant Experience with Local On-Call Projects Table

Bellevue College C Building Student Union Renovation

The driving force behind this study comes from the desire to acknowledge the importance for students to engage with their educational institutions outside of the classroom. How would campuses react to the post-Covid 19 environment, as students return and reengage with on-campus life? At Bellevue College, C Building became a central location for students that were frequently on campus.

Working collaboratively with the C Building Student Taskforce, the McGranahan team sought to engage BC students campus-wide to identify the activity and programs most desired in a renovated Student Union. The process included two “tabling” sessions on campus to directly engage with new and returning students, prioritizing and elevating their voices in the programmatic development of C Building.

The process led to three options for renovation within C-Building, each addressing alternative approaches to the desired program elements for the Student Union spaces. Additional review with the C-Building Taskforce is scheduled to develop consensus on a preferred option.



Permitting Success with Bellevue

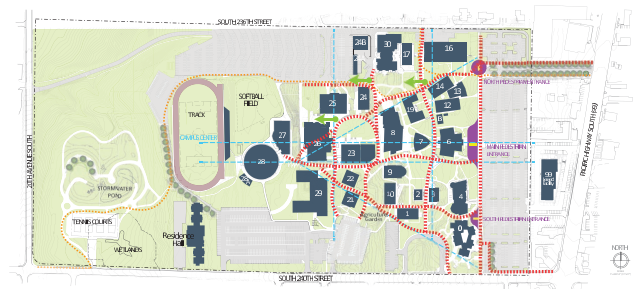
The City of Bellevue can be a challenging jurisdiction. We have been successful with both the land use and building permit staff and process. On a recent school project Bellevue’s field inspector differed with their own plans examiner as it related to a code interpretation. We were able to successfully negotiate a solution that satisfied the needs of the school and the City’s officials. We know how to have the thorough and detailed conversations and documentation necessary to navigate the permitting process in Bellevue.

Long Standing On-Call Experience

Highline College On-Call Campus Architect

McGranahan has assisted Highline College since 2005. This includes over 100 projects affecting 27 buildings on campus, sports facilities, campus signage, and parking improvements.

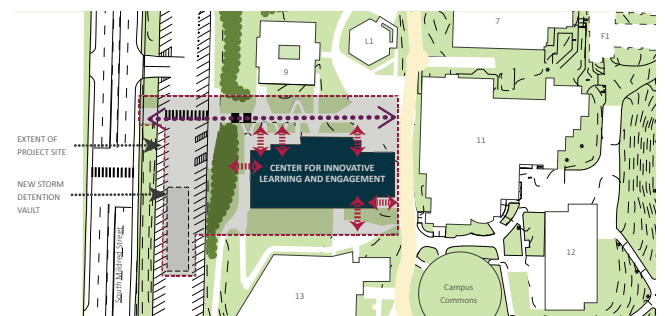
Our work has included feasibility studies, master plan updates, Project Request Reports, OFM Predesigns, mechanical & electrical upgrades, security improvements, signage & wayfinding, roofing & cladding repair & replacement, parking lot improvements, FF&E services, and a variety of tenant improvement projects.



Highline Master Plan Connections and Access Points

Tacoma Community College On-Call Campus Architect

McGranahan Architects has proudly served as TCC’s Campus Architects from 2005-2009, 2011-2015, and 2019-2023. Our comprehensive work with the college to date includes several Facilities Master Plan updates and successful Project Request Reports; including the Center for Innovative Learning, the top ranked design project in the current capital budget; Health & Wellness Center (Bldg 20) Addition & Renovation; multiple accessibility upgrades, roof repairs & replacements, HVAC improvements, signage, graphics and Feasibility Studies.



TCC Center for Innovative Learning & Engagement PRR Site Plan

Feasibility Evaluations

McGranahan has produced evaluations/studies that break down site potential, building and planning codes, building arrangement, program adjacencies, potential schedule delivery and phasing, as well as rough order of magnitude estimates that aid in building budgets. These feasibility studies provide conceptual programmatic planning that help move projects forward into design. Our recent feasibility examples include:

- Highline College Building 24A Maintenance & Grounds
- Highline College Buildings 1, 3, 6, & 12 Scoping Study
- Shoreline College Building 1700 Renovation Study
- Pierce College Restroom Study
- Pierce College Parking Study
- Clover Park Technical College Building 14 Assessment
- Bates Technical College PCTV Study
- Olympic College PE Building Study
- University of Washington Tacoma Milgard Hall Site Study
- Saint Martin's University Old Main Feasibility Study
- Remann Hall I & J Wing Addition & Remodel Study

Feasibility and Renovation Example

Highline College, Building 24A

Building 24A was envisioned for a remodel and addition to relocate the maintenance department from building 26 to the same site as grounds maintenance, which would allow for expansion of instructional programs in the vacated space on the first floor of Building 26. The study identified program needs, project scope, and verification of the project MACC.

The feasibility study determined the solution that would meet the needs of the College was a minor renovation of the existing maintenance building, and a new shared pre-engineered structure. McGranahan was selected to provide design and construction document services.



Universal Design

Universal design makes buildings accessible to all people, regardless of age, disability or other factors. It's not only a legal requirement, it is a moral imperative that our public facilities are designed to be accessible to everyone.

We have a deep understanding of current accessibility codes and how existing facilities can be modified in reasonable ways to best serve people with disabilities. For example, we recently completed comprehensive accessibility upgrades for the University of Washington Bothell/Cascadia campus.

Interior ADA Barrier Remediations Example

University of Washington Bothell and Cascadia College

McGranahan provided a comprehensive Scoping Report, construction documents and construction support for the campus-wide remediation of interior ADA route barriers in accordance with UW Bothell's Voluntary Resolution Agreement with the Office of Civil Rights to improve campus accessibility. The comprehensive Scoping Report located and described all surveyed barriers, including proposed solutions and costs associated with the work. We provided ongoing support through construction, documenting all completed work, and updated the report that will be used as a document to report to the Office of Civil Rights.



Elevator Replacement Example

Highline College, Building 23

This project includes demolition of the existing 3-stop hydraulic elevator and equipment, including the cab, jack, side rails, doors, and controls, wood hoist beam, sump pump, and existing pit slab. We worked with the College to provide a new 3-stop MRL traction elevator with steel hoist beam, tube steel rails, doors, controls, and pit slab. Work also includes mechanical and electrical work to support the new elevator unit, and waterproofing in and around the elevator machine room and elevator pit.

Tenant Improvement Experience

Tenant improvements, or small renovations, make up a large portion of our On-Call Campus Architect work. Our approach to these small but mighty projects include investigating, evaluating, and clearly defining the scope of work and project extents for each job. We lead a multi-discipline team, when necessary, with a variety of consultants. The project team works together to accurately document existing conditions and create designs to meet the users' requirements.

Our recent relevant tenant improvement experience includes:

- Gender Neutral Restroom Renovation, Pierce College
- Restroom Upgrade, Shoreline Community College
- Learning Commons and Engineering Renovation, University of Washington Tacoma
- CREST Lab Renovation, University of Washington
- Academic Advising Center Remodel, University of Washington
- Cascade Building Plans Room Remodel, Pierce College
- Lecture Hall Renovations, Pierce College Fort Steilcaoom and Puyallup

Interior Workspace & Furniture Example

Pierce College, Administration Suite

Changes experienced in college workspace environments are becoming more complex. Our design approach for Pierce College provided appropriate workspace and furniture to support a variety of administrative functions and activities.

Workspace types were developed and designed based on working process and the needs of the individuals to optimize new open environments.

Considerations included space utilization, technology needs, work flow, noise reduction, lighting, and sound/visual privacy. McGranahan's interiors team facilitated staff workshops to achieve staff buy-in.



Emergency Response

While many of our On-Call projects benefit from a thoughtful, planned approach to execution, the reality is that a significant responsibility of the On-Call Architect is to respond to unforeseen, emergency projects. These projects can potentially disrupt daily activities, productivity or campus operations, or even pose safety issues and the potential for further building damage if not addressed quickly. We are a responsive firm with the surge capacity to staff whatever emergency situation arises and the breadth of experience to quickly provide solutions.

We have frequently addressed roofing and building envelope issues, power and IT failures, building facade failures, and notably, storm surge damage on a waterfront facility.



Envelope Improvements, Capital High School, Olympia School District

Emergency Project Response Example

Building 14 Envelope Repairs/Improvements, Clover Park Technical College

When we received a call from the college saying concrete was spalling off one of their buildings, we immediately sprang into action and provided a solution to this life-safety issue. The college cordoned off the area and we performed an investigation with our structural and envelope consultants.

We quickly produced a scoping report which allowed the college to procure emergency funding, followed by CDs for an expedited repair project.

Water had penetrated the 25-year-old precast soffit panels, causing steel reinforcing to rust and concrete to spall. We removed the panels, replaced the corroded steel with new epoxy-coated reinforcement, and installed new panels with elastomeric coating. We also replaced rotted parapet blocking and roofing membrane with new to prevent any further water intrusion.

Exterior Renovations

Our team has capacity to perform comprehensive investigative surveys of existing building envelopes, engaging with maintenance staff to understand each building's performance history and challenges. We coordinate with manufacturers and confirm Agency and Building/Energy Code standards for exterior wall and roofing assemblies.

Our experience with roofing projects includes a comprehensive array of roofing systems, including "green" roof assemblies, membrane roof assemblies, built-up roof assemblies, asphalt shingle, standing seam metal panel, and urethane coatings.

We also have technical knowledge and experience replacing, repairing, and assessing exterior wall assemblies to improve weather resistance and energy efficiency. Envelope work often occurs in an occupied structure, and we are experienced in working with clients and contractors to phase work and construct temporary barriers to protect and isolate users from construction.

Our experience is not limited to buildings; we often coordinate/lead teams for site improvements. Recently we completed work designing campus wayfinding signs for Renton Technical College, campus entry and parking lots signs for Highline College and Pierce College, along with, parking lot paving and restriping for Highline College.

Mechanical & Electrical Improvements

Mechanical and electrical improvements are one of the foundational pillars of On-Call work. Older buildings simply cannot be replaced fast enough in the funding process and State Agencies face a continual cycle of maintenance, repair, and upgrade.

Mechanical and electrical improvement projects, along with roof repairs and replacements, make up a significant percentage of our On-Call project portfolio. These projects often need the strongest project management because the budgets are slim and cannot afford escalation, scheduling is essential to minimize disruption in classrooms, and they uncover opportunities for unforeseen conditions to arise.



Mechanical Upgrades & Replacements, South Seattle College

Cladding and Roof Replacement Case Study

Pierce College, Olympic South and Cascade Building

Cascade and Olympic South Buildings were both constructed with marblecrete cladding that failed, and then reclad with EIFS which also failed. These failures were discovered when fungal growth was found in the exterior wall cavity during an interior renovation. McGranahan completed an assessment of the exterior envelope along with a conceptual design for re-cladding this large structure.

A combination of emergency and minor works funds were used to reclad the Cascade and Olympic South Buildings in multiple phases covering several biennium. The solution incorporated a modern weather/air barrier with exterior insulation and a rain-screen cladding assembly, resulting in increased mechanical fan efficiency and reduced energy consumption. A similar approach was taken with the roof of the Cascade building. Due to the building size and budget restrictions the roof could not be replaced as a single project.

The initial studies for both the envelopes and roofs allowed the college to plan out the sequence of projects for several biennium for inclusion in their capital budget request and support their building conditions survey completed by SBCTC every two years.



Workplace Design

McGranahan Architects has designed healthy and productive workspaces for a variety of clients and settings, ranging from corporate settings to research and education. Space types and furnishings can empower work and collaboration, especially when the types of work done in each space is more fully understood. We understand how to optimize space allocations, and plan for successful work stations, offices and shared space.

- South Seattle College Cascade Hall, Faculty Office Suite,
- UW GI Offices, Seattle
- UW Dermatology Administration Offices, Seattle
- PLU School of Nursing Faculty Offices, Lacey
- Pacific Northwest Carpenter's Headquarters, Tukwila
- UWT Center for Equity and Inclusion Faculty and Student Work Place, Tacoma
- DaVita Corporate Conference Center and Office Building
- DaVita Finance Headquarters, Federal Way
- BNY Mellon Corporate IT, Tacoma
- Russel Investment Headquarters, Tacoma
- PCS Structural Solutions Corporate Office Interiors, Tacoma



DaVita Corporate Conference Center and Office Building

Workplace Design

Space types and furnishings can empower work and collaboration, especially when the types of work done in each space is fully understood. McGranahan explores questions of how we work and learn optimizing space allocations, and planing for successful work stations, offices and shared space. The following activity descriptors help inform the design and furniture integration and placement.

Converse - a purposeful interaction between 2-3 colleagues who address a defined topic.

Huddle - intentional and focused group meeting to discuss and receive instructions for a plan of action.



Process & Respond - space to complete action plans, respond to the feedback loop of e-mails, phone calls, and messages, and produce outcomes.

Contemplate - an opportunity for an individual to pause and consider the best way forward in their work or ignore it momentarily and provide respite.

Leveraging our contacts with local furniture vendors, we are able to incorporate the information gathered from user groups to assist with furniture and work station selections that maximize the potential for effective, collaborative, and satisfying work environments.



Sustainability

We help our clients prioritize where to spend limited resources to improve building performance while improving the quality and longevity of their facilities. We understand the importance of meeting the State's energy efficiency goals while minimizing annual operational and maintenance costs without exceeding the project budget.

For many On-Call projects, sustainability means:

- Achieving the highest long-term return on your investment of limited funds.
- Minimizing the costs of energy, maintenance, and replacement over the life-cycle of a unit of system.
- Ensuring compatibility with facilities planning and client agency/campus standards so facilities can be efficiently maintained.
- Maximizing flexibility of space to be used in a variety of ways.
- Identifying ways to create a more healthy facility.

We have multiple tools that allow us to deliver improved facilities that are beautiful, durable, and efficiently maintained. In the past 10 years, we have achieved 15 LEED Silver, Gold, and Platinum-certified higher ed projects.

AIA 2030 Commitment

We are signatory to the AIA 2030 Commitment, and twice over the last three years, we have been nationally recognized for leadership and delivering results within that context. We are one of only 27 firms nationally (one of only 4 in the Pacific Northwest) to report that all our submitted 2019 projects met the 2015-2020 goal of 70% reduction of carbon emissions related to building operation.



LEED Certified Tenant Improvement Case Study

Lab I - Science Building Second Floor Renovation, The Evergreen State College

This full floor renovation in the College's Lab I Building included five instrumentation labs required for chemistry, field science, geology, marine science, biology, physics, health science, forensic science, as well as visual arts programs. Spaces include a microbiology, genetics and physics teaching lab; faculty and student research labs, and lab stores. Project priorities included improving flexibility and efficiency of spaces, improving lab safety and creating a healthier, more energy and efficient space that will be more attractive to potential students. The renovation achieved LEED-CI Gold Certification.

"Their process was collaborative every step of the way from meeting with several design committees consisting of faculty and staff of the college to the weekly construction meetings in which I attended regularly. I always felt that my input was welcome and I appreciate their responsiveness to my questions as they arose." - Michelle Pope, Visual Arts Operation Manager, TESC



ARCHITECT- ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

Project No. 2023-830


PART II - GENERAL QUALIFICATIONS

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME McGRANAHAN architects			3. YEAR ESTABLISHED 2000	4. DUNS NUMBER 087594388
2b. STREET 2111 Pacific Avenue, Suite 100			5. OWNERSHIP	
2c. CITY Tacoma	2d. STATE WA	2e. ZIP CODE 98402	a. TYPE Professional Services Corporation	
6a. POINT OF CONTACT NAME AND TITLE Matt Lane, LEED AP BD+C, DBIA, Principal			b. SMALL BUSINESS STATUS	
6b. TELEPHONE NUMBER 253.383.3084		6c. E-MAIL ADDRESS matt.lane@mcgranahan.com		
8a. FORMER FIRM NAME(S) (If any) McGranahan Partnership			8b. YR. ESTABLISHED 1968	8c. DUNS NUMBER 087594388
7. NAME OF FIRM (If block 2a is a branch office)				

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
				E02	Educational Facilities; Classrooms	7
06	Architect	21		I05	Interior Design; Space Planning	5
48	Project Manager	5*		C11	Community Facilities	5
37	Interior Designer	2		C05	Child Care/Development Facilities	4
56	Specifications Writer	1*		A11	Auditoriums & Theaters	5
02	Administrative	6		F02	Field Houses; Gyms; Stadiums	4
	Architectural Staff	9		R06	Rehabilitation (Bldgs, Structures, Fac.)	5
				P06	Planning (Site, Installation & Project)	4
	* Project Managers and Specification Writers may also be counted as Architects					
	Other Employees					
	Total	38				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work		1. Less than \$100,000	6. \$2 million to less than \$5 million	7. \$5 million to less than \$10 million	8. \$10 million to less than \$25 million
b. Non-Federal Work	8	2. \$100,000 to less than \$250,000	9. \$25 million to less than \$50 million	10. \$50 million or greater	
c. Total Work	8	3. \$250,000 to less than \$500,000			
		4. \$500,000 to less than \$1 million			
		5. \$1 million to less than \$2 million			

12. AUTHORIZED REPRESENTATIVE The foregoing is a statement of facts.	
a. SIGNATURE 	b. DATE May 30, 2023
c. NAME AND TITLE Matt Lane, LEED AP BD+C, DBIA, Principal	