

**Project No. 2024-015:
New Buildings & Grounds
Maintenance Facility**

**Prepared For:
State of Washington**

Washington State, Capitol Campus

September 28, 2023





STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

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

Consultant Selection Contact Form

Designated Point of Contact for Statement of Qualifications
For Design Bid Build, Design Build, Progressive Design Build, GC/CM & Job Order Contracting
(JOC) Selections

Firm Name: FREIHEIT Architecture		
Point of Contact Name & Title: Jen Caudle, Principal		
Email: jcaudle@freiheitarch.com	Telephone: 425.827.2100	
Address: 505 106th Ave NE, Suite 302		
City: Bellevue	State: WA	Zip: 98004

STATE OF WASHINGTON

Dear Selection Committee,

We are honored to present the State of Washington, Department of Enterprise Services with our proposal for A&E services in support of the New Building and Grounds Maintenance Facility Building Project in Olympia, Washington.

At FREIHEIT Architecture, we place immense value on transparent communication and dedication to excellence throughout our projects. FREIHEIT Architecture has been in business for over 38 years. We pride ourselves in the quality and service we provide to our clients. Consistency and reliability of our entire team has been a mainstay of our business and we maintain a staff of talented architects to manage all projects we commit to. We presently possess the necessary staff and resources to meet the project's needs promptly and can assure you that the State of Washington will receive top priority and achieve the projects expected goals and objectives.

Working closely with your organization, our team will assess your project requirements by thoroughly examining the program and existing grounds using effective communication with project stakeholders to guide the solution.

The project's objective is to complete the removal of the existing soil shed building and construction of the New Buildings & Grounds Maintenance Facility. Our experienced team is well-versed in the necessary systems and structures and will be alongside you throughout the entire process, from initial project meetings to the eventual building occupancy and opening.

All of us at FREIHEIT Architecture thank you for the opportunity to present to you this collection of our work and look forward to building a partnership for this project. Please do not hesitate to reach out to us for any clarifications or to answer any questions that may arise. We look forward to joining you on this journey.

Sincerely,



Jen Caudle | AIA

Principal

FREIHEIT Architecture

PROPOSAL REQUIREMENTS

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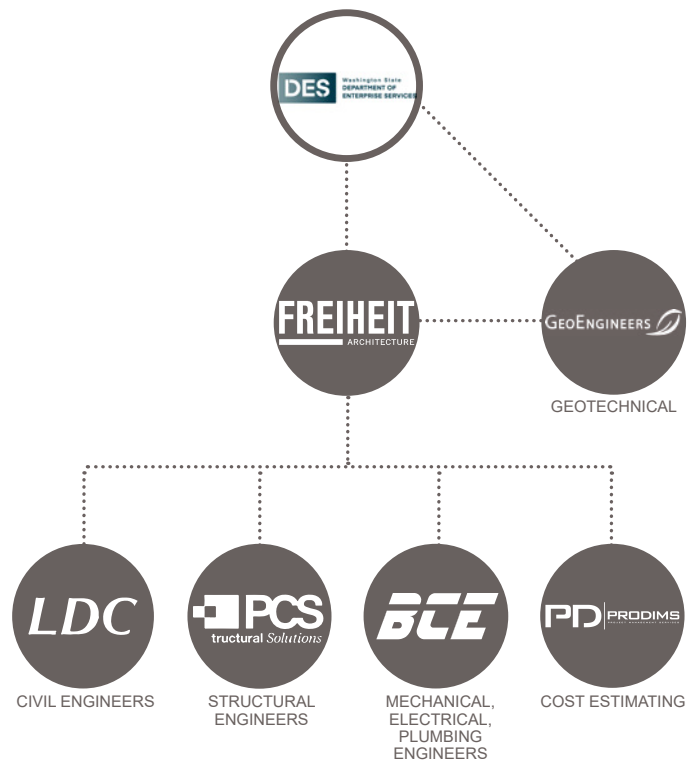
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FREIHEIT Architecture and team are looking forward to the opportunity to work with the Department of Enterprise Services to develop a comprehensive plan for design and construction of a new centralized Buildings & Grounds Maintenance Facility located at the existing “Soil Shed” area. The project will consolidate and house the needs of the B&G Maintenance team, providing work areas, secure parking for equipment and vehicles, and act as a home base for the team. The project site is centrally located on the Capitol Campus, and our work will keep it functional and secure while discreetly located.

FREIHEIT’s Jen Caudle will be the design teams’ primary point of contact throughout the project, with Adrian Ho as secondary to ensure there is no drop in communication. GeoEngineers will contract directly with DES and will start an early comprehensive analysis of the site to evaluate the hillside and existing stabilization measures. The same goes for working with DES to engage a Hazardous Material Abatement consultant for early testing of scope to be demolished. With early findings we can manage the project and minimize delay in schedule with potential challenges. LDC (Civil), PCS (Structural), and BCE (MEP) working through FREIHEIT will all be onboard on day one to work directly with the Maintenance team and other stakeholders to assess the needs of the project (e.g. EV charging, welding stations, fueling and lubing, , level of security, vehicle service stations, etc) as well as gauge the feasibility of wants (e.g. sustainability opportunities). Our teams have the project experience in maintenance and administrative programming ground ups as well as accreditation for LEED and various sustainability efforts.

Our teams will be there every step of the way, with our experience on Capitol Campus and working with various AHJs regulations, we are ready to shepherd this project through stakeholder presentations, approvals, and AHJ permitting. FREIHEIT is prepared to assist DES in the bid process for Contractor Selection. The preliminary schedule is to take this project from SD to contractor selection and permit approval in seven months from Agreements Executed November 2023, and 13 months of construction to opening at the end of June 2025.



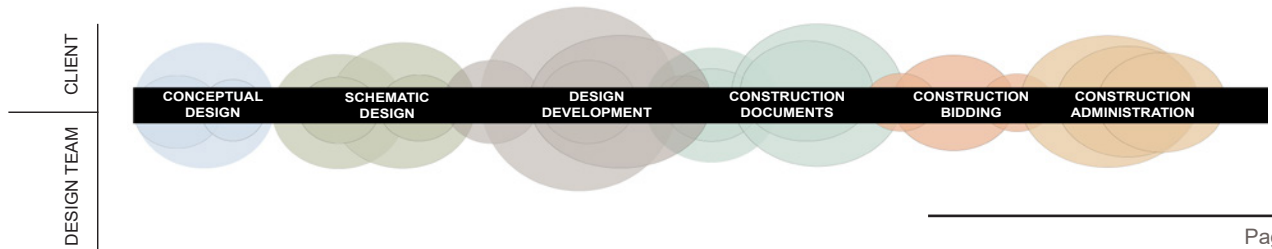


FREIHEIT Architecture is an established architectural and interior design firm located in Bellevue, WA. Our work ranges between complex master planning, civic headquarters, mixed-use high-rise towers to tenant improvements, to post construction services. Our multi-faceted design strategies are built upon lessons learned from serving as advocates to owners, tenants, and end-users. Our project approach is very pragmatic, attentive to restraints set by time, budget, and jurisdictional requirements, and working within this framework to find creative ways to reach goals and add value. With the growing options and complexity of the built environment, we believe that collaboration and bringing the right team to the table is invaluable. We value simplicity and prefer to roll up our sleeves and get things done in a no non-sense fashion.

Founded in 1985 as Freiheit & Ho Architects, our firm grew quickly based on the leadership of the founding partners Richard Freiheit and Lawrence Ho who built the practice upon the belief that attention to exceptional client service was paramount. From the original focus on office, retail, and industrial projects, our firm has continued to expand its portfolio in the master planning, multi-family, mixed-use and hospitality sectors. We have also added capabilities of sustainable design and interior design.

After the retirement of our founders, the firm name was simplified to FREIHEIT Architecture. Freiheit means “Freedom” in German and embodies the notion that anything is possible. The current leadership daily builds upon the foundation of the original ethos of the firm.

FREIHEIT’s key to success is to ensure the right questions are answered at the right time. A successful project is one that meets your needs while staying on time and on budget. Involvement and collaboration are critical throughout your project lifetime. Early in this process, FREIHEIT will conduct meetings with your designated stakeholder team to ensure that all future needs and concerns are identified. After this, FREIHEIT will take all the inputs and refine the initial program.





JEN CAUDLE AIA, NCARB
Principal-in-Charge / Project Manager

Education

Bachelor of Arts in Architectural
Studies
University of Washington

Master of Architecture
University of Washington

Registration & Affiliations

Registered Architect:
Washington, Illinois, Oregon,
Montana

National Council of Architectural
Registration Boards Certificate

Member of American Institute of
Architects

Jen brings over twenty five years experience on projects that range from high rise buildings to multi-site retail programs. She thrives on the process of architecture, enjoying the challenge posed by clients to complete project requests and fulfill exact requirements. Working closely with client stakeholders, Jen has a skill guiding the entire project team efficiently through the planning and design process. Since the success of projects is typically measured at completion, Jen's ability to guide the team from project inception through to the final finish line is a hallmark of her skill set.



ADRIAN HO NCARB
Project Architect

Education

Bachelor of Architecture
University of Oregon

Minors in Business and
Psychology
University of Oregon

Registration & Affiliations

Registered Architect: Washington

National Council of Architectural
Registration Boards Certificate

Adrian's experience has given him the fortune to work hand-in-hand with his clients to bring their vision to a reality. His personal and professional experiences have brought a culturally conscious perspective to the table, taking the time to respect the intent of a project and service to the client and user. As an architect he is not only responsible for the success of a client's vision but also the education and direction of his team to ensure there is a continued advancement for the client, projects, and the firm.





LDC is a 70-person, multi-disciplinary, minority-owned (DBE/MBE Certified) firm founded in 2003 that provides planning, permitting, civil engineering, surveying, and telecommunications services. Beginning as an engineering firm serving the Puget Sound community, we now provide a variety of services to both public and private sector clients across the state. Over the past 20 years, LDC, Inc. has been fortunate enough to be recognized by clients and our greater community for the quality of our work and responsiveness. Founded with one core value in mind - Service Above the Standard - we have held ourselves to high expectations from the start. Quality and service are our passion; LDC considers its clients' needs the top priority. We not only meet, but we exceed our clients' expectations for every project – large or small.

SIMILAR EXPERIENCE

Capitol Campus | Olympia, Washington

Pritchard Rehabilitation and Addition

LCM Modular Building

LCM Newhouse Building Fire Hydrant Testing

Utility Renewal

ADA Access Improvements

Sidewalk and Road Repairs

South Edge Restoration

14th Avenue Tunnel Pedestrian Safety

Water Street SW & 15th Avenue SW Water Main Extension

Pritchard Building Preliminary Parking Lot Design

John L. O'Brien Building Sidewalk Replacement

Conservatory Demolition

DES | Statewide

Statewide DES On-Call

L&I / WSDA | Tumwater, Washington

Safety and Health Lab

Campus Walking Path





ROSS JARVIS PE
Principal Engineer

Education

Bachelor of Science in
Civil Engineering
University of Wyoming

Registration & Affiliations

Professional Engineer
Washington State

Ross Jarvis is a Principal Engineer at LDC, Inc and leads our Olympia office with over 20 years of experience in the civil engineering and construction fields. Ross is an ambassador for Capitol Campus and enjoys sharing it with the community, whether that is having a picnic under the cherry blossoms or enjoying the Olympia Symphony Orchestra. Because of this love for Capitol Campus, Ross has followed this passion and led several successful civil-engineering related on-campus projects. A civil engineer with in-depth knowledge of Capitol Campus is vital for this project. As you can see in his project list, he has expansive knowledge of existing utilities and is well-versed in hardscape design that is specific only to Capitol Campus.

Ross's knowledge of utilities, street design, and ADA access on Capitol Campus coupled with his permitting experience in the City of Olympia is second to none. Ross brings a proactive communication style to the project team, and is able to shepherd the client through the civil engineering-related design, permitting, and construction-related hurdles. His detailed organizational skills and attention to detail keep projects running smoothly from start to finish.





PCS Structural *Solutions* is the largest structural-focused engineering firm in the Northwest. With a staff of 59 in Seattle, Tacoma and Portland, we engineer every type of vertical building. Our passion energizes teaming, design, and value across the A/E/C/Owner team. We engineer over a billion dollars' worth of construction annually, contributing our deep resources in civic, commercial, education, health care, and residential projects. Whether quietly supporting in the background or rising to the forefront, structural solutions should always unite grace and efficiency, within budget. Together with our partners we've innovated all manner of building systems, yielding deep choice and flexibility for our clients.

SIMILAR EXPERIENCE

Capitol Campus | Olympia, Washington

Insurance Building 4th Floor Renovation

Thurston County Public Works | Olympia, Washington

Tilley Road Campus

Tilley Road Sand Shet

WSDOT | Washington

Everett Maintenance Facility

Northrup Maintenance Facility

Lakewood Maintenance Facility

City of Sumner | Sumner, Washington

Sumner Maintenance Facility

North Beach School District | Ocean Shores, Washington

Maintenance and Transportation Facility





JEFF S. KLEIN SE
Principal-in-Charge Structural Engineering

Education

Bachelor of Science
Civil Engineering
Washington State University

Master of Science Civil
Engineering - Structural
Emphasis
University of Colorado

Registration & Affiliations

American Institute of Steel
Construction
Association for Learning
Environments
Structural Engineers
Association of Washington

Jeff became a structural engineer because he thoroughly enjoys taking a project from a simple thought or idea and creating a structural design that supports a tangible experience. He begins each project by developing a clear understanding the architect's and owner's needs and desires, then integrating that vision and collaborative engagement into every step of the design and construction process. Over his 27 years of experience, Jeff has managed hundreds of public agency and municipal projects that apply a wide variety of structural systems and unique delivery solutions. His strong collaboration and communication skills are a powerful catalyst for team success that is fueled by his commitment to excellent service on every project.

As PIC, Jeff will work closely with the team to evaluate all design options and choose which solution best aligns with budget and schedule targets. As a true consultant, Jeff will always prioritize DES's goals at every step of the project and direct the quality, consistency and budgeting/scheduling aspects of the project.





BCE Engineers, Inc. is a full-service mechanical, electrical and fire protection engineering firm located in Fife, WA. For over 35 years, BCE has been delivering innovative solutions for projects in many markets, including industrial, maintenance, federal, healthcare, municipal, education, housing, and commercial. We bring specialized experience in the design of manufacturing and warehouse facilities featuring unique programmatic uses like high voltage equipment, high bay warehouse space, maintenance bays, shipping and receiving areas, vehicle storage, and administrative areas. We have worked on dozens of projects supporting these dedicated functions for private aerospace manufacturing clients, the Department of Defense, and municipalities, among others.

SIMILAR EXPERIENCE

1501 Market Street Due Dilligence Study | Tacoma, Washington

Center for Vocational and Transitional Studies
PPR for Applied Arts & Admissions Building
Small Works M&E Projects

Pierce County Annex | Tacoma, Washington

Tenant Improvement
HVAC Replacement

City of Puyallup | Puyallup, Washington

Public Safety Facility
911 Communications Center Relocation & Remodel

City of Bellingham | Bellingham, Washington

911 Space Allocation Study

Everett Municipal Building | Everett, Washington

7-Floor Tenant Improvement





CHRIS CAFFEE PE, LEED AP
Mechanical Engineer

Education

Bachelor of Science
Mechanical Engineering
California State Polytechnic
University Pomona

Registration & Affiliations

Professional Engineer -
Mechanical
Washington, Alaska, Arizona

Chris Caffee is one of BCE's most experienced, senior mechanical engineers. He has designed specialty mechanical systems for dozens of similar municipal maintenance facilities with fuel/wash bays, administration offices, shipping and receiving areas, vehicle storage, crew locker rooms, and equipment maintenance bays. Chris specializes in the design of centralized hot and chilled water systems and HVAC systems to support these dedicated functions, including mechanical systems for compressed air, paint booth, lube, sawdust collection, oil/water separators, and vehicle exhaust. He has received praise from his design industry peers for his sustainable designs and applications using ground-coupled, geothermal heat pump systems. He is passionate about modeling a system, designing it, and then monitoring its performance. He uses this data, as well as client feedback, to optimize the energy performance, ease of maintenance, and reliability of all of his designs.



DAREN BITTERLING PE
Electrical Engineer

Education

Bachelor of Science
Electrical Engineering
Washington State University

Registration & Affiliations

Professional Engineer -
Electrical
Washington, Hawaii, New
Mexico, Texas, New Jersey,
Florida

Daren is an electrical engineer with over 30 years of experience specializing in projects for public and federal agencies. Daren has completed over two dozen projects at Department of Enterprise Services (DES) managed facilities, including six projects for the Washington Military Department at the Snohomish Readiness Center, Pierce County Readiness Center, Anacortes Readiness Center, and Camp Murray. He prides himself on producing designs that are both energy efficient and cost effective, and his mastery in the design of primary power systems, emergency generation, data networks and energy efficient lighting systems, combined with his ability to clearly communicate the challenges and opportunities of these systems to facility owners and architects, has established Daren as one of the top professional electrical engineers in the region.





ProDims is a construction management company operated by a group of CM professionals experienced with the firm having more than three decades of estimating and project/construction management in the Pacific Northwest. ProDims is a Federally Certified Small Business Enterprise (SBE) and Certified as a Small Contractors and Supplier with the King County (SCS). ProDims estimators are experienced in estimating small projects that require just as much attention to detail as large capital projects. ProDims cost estimators are experienced working on estimating projects throughout the design phases producing relevant cost data based on the marketplace and assisting the design team and owner in making value-based decisions. This cost estimating information provided by ProDims, coupled with the scope of the work allows the owner and design team to make value-based decisions on any part of the project .



DENNIS TESCHLOG
Senior Cost Estimator

Education

Bachelor of Science, Civil Engineering
University of Washington

SIMILAR EXPERIENCE

North County Community Office
Arlington, Washington
Snohomish County PUD

Seattle Tacoma International
Airport | Seatac, Washington
Airport Air Cargo 4 Aviation
Maintenance Building

Dennis is a Senior Cost Estimator with 32 years of experience. He is skilled at development of cost estimates from conceptual and pre-design studies through all design phases from SDs, DDs and CD design. Additionally, he works to stay aware of the constantly changing construction marketplace to adjust cost estimates reflective of the scope of work. Dennis develops cost estimates for all CSI divisions including mechanical and electrical systems formatted in Uniformat.



GeoEngineers is an integrated engineering and earth science firm with 20 offices nationwide, including offices in Tacoma, Seattle, Redmond, and Portland. Founded in 1980, GeoEngineers crafts integrated geotechnical, environmental, and ecological solutions for the transportation, water, and natural resources, federal, energy, and development markets. Our team consists of more than 400 engineers, geologists, hydrogeologists, scientists, field personnel, GIS specialists, laboratory specialists, and administrative staff, the majority of whom are in the Puget Sound region. We are an employee-owned company, and as owners, have a vested interest in the quality of our work and the level of services that we provide.



ROBERT “BOB” METCALFE PE, LEG
Principal Geotechnical Engineer

Education

M.S Civil Engineering
Geotechnical
University of Washington
B.S Civil Engineering | San
Diego State University
B.S Engineering Geology | San
Diego State University

Registration & Affiliations

Professional Engineer:
Washington
Licensed Geologist/ Engineering
Geologist: Washington

SIMILAR EXPERIENCE

**Bellevue College | Bellevue,
Washington**

Student housing phase I, East
Campus Master Plan, Early Learning
Center, Etc.

Bob has worked closely with DES project managers and its client facilities as program manager on more than 100 projects across the state in the past 25 years. He is also the principal-in-charge for the DES state-wide geotechnical engineering on-call contract. Bob has extensive institutional knowledge for many DES facilities throughout the greater Puget Sound region.



LUCY HOCH PE
Geotechnical Engineer

Education

M.S Civil & Environmental Engineering | Brigham Young University
B.S Civil & Environmental Engineering | Brigham Young University

SIMILAR EXPERIENCE

**Puget Sound Energy
Tacoma, Washington**

LNG Ground Improvement
Construction Observation

Lucy has been a geotechnical engineer in Western Washington since 2016. Her expertise includes seismic analyses, ground improvement design for liquefaction mitigation, land surveying, materials testing, and knowledge of ArcMap GIS, AutoCAD, Database Management, SeismoSignal, and DEEPSOIL.



FREIHEIT ARCHITECTURE

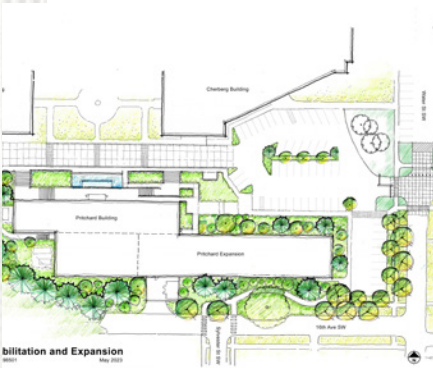


Contact: Tod Johnson
 Email: tjohnson@leejohnson.com
 Phone: 206.910.8590
 Budget: Non-Disclosed

Lee Johnson Maintenance Facility Kirkland | Washington

A significant part of the Lee Johnson North Creek warehouse involved creating build-to-suit for each dealership spaces as part of the preparations to relocate the Lee Johnson auto-campus. This project showcased our deep understanding of the unique requirements of **light industrial spaces specific to vehicle maintenance and storage**. We have carefully planned every aspect to ensure optimal workflow, efficiency, and productivity. Our layout promotes seamless **operations, with carefully designed zones that facilitate easy material flow, tenant operations, storage, and employee mobility**. By incorporating flexible and adaptive features, our design caters to the evolving needs of the end user.

LDC Inc.



Contact: Sidney Hunt
 Email: sidney.hunt@des.wa.gov
 Phone: 360.489.5454
 Budget: \$68,800,000

Pritchard Rehabilitation and Addition Olympia | Washington

The Joel M. Pritchard building has significant functional, health and life safety hazards. The proposed project includes a partial demolition, new addition, new parking lot, pedestrian/vehicle woonerf, and **hillside stabilization**. The hillside stabilization is an important aspect of the project and will have similar challenges to the proposed Buildings and Grounds Maintenance Building. It is expected that the hillside at the maintenance building site will have similar characteristics to the Pritchard site. Lessons learned from our on-going hillside design can be implemented to the proposed maintenance building project.

LDC Inc.



Contact: Oliver Wu
 Email: Oliver.wu@des.wa.gov
 Phone: 951.961.0420
 Budget: \$809,687

Capitol Campus Utility Renewal Olympia | Washington

The utility renewal project on Capitol Campus included replacing aging **utility infrastructure and new utility extensions that will serve the proposed Buildings & Grounds Maintenance Building**. Phased design and construction was implemented to avoid disturbance during the legislative session. In-depth knowledge of existing utilities was gained during design and construction of this project that will aid in the design of the proposed Maintenance Building.

FREIHEIT ARCHITECTURE



Contact: Jesse Paul
Email: jpaul@tulaliptribes-nsn.gov
Phone: 425.754.0255
Budget: Non-Disclosed

Tulalip Marina Bellingham | Washington

The Tulalip Bay and the Tulalip Marina are central to the culture of the Tribe. It was critical for the existing marina to stay in operation and to continue processing daily catches from the tribe’s fishermen to maintain capacity. The long marina facility upgrades include: modernizing utility services, deck improvements, fueling station, new multi-purpose marina support building, and wetland enhancement. Our team worked hand-in-hand with the project stakeholders to discuss aspects of each phase to create overarching goals for the success of a phased project approach. **To accomplish it all while continuing operations, FREIHEIT worked hand in hand with operations managers at the site to understand daily operations and how to mitigate interruption to the site.**

PCS STRUCTURAL SOLUTIONS

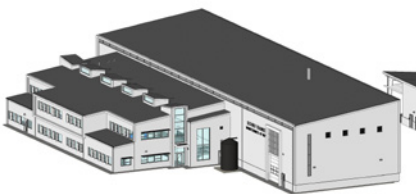


Contact: David Lodge
Email: david.lodge@chelanpud.org
Phone: 509.661.4144
Budget: \$27,900,000

Chelan County PUD Rock Island Support Complex Malaga | Washington

PCS provided structural predesign and design for the support facilities at Chelan County PUD’s Rock Island Dam campus, including new office, crew, and warehouse buildings, and **updates to multiple existing facilities such as machine shops, warehouses, storage, and offices.**

PCS STRUCTURAL SOLUTIONS /
BCE ENGINEERS



SOUND TRANSIT UNIVERSITY LINK LIGHT RAIL MAINTENANCE OF WAY FACILITY

Seattle | Washington

PCS provided structural design for two metal buildings totaling 33,000 SF which **support maintenance of over 35 vehicles and office/work space for 80 Sound Transit personnel. The buildings achieved LEED Silver certification.**

Contact: Drew Phillips
Email: Drew_p@formacc.com
Phone: 360.754.5788
Budget: \$13,000,000

Our teams are are ready to work and prioritize this project, acknowledging the goal to have final design and construction completed by June 30, 2025. We also acknowledge that the RFQ requests a percentage of time to be provided for each consultant to the project, in place of that we will have a team in place that will with this project from initiation to completion. The team will be there to assist in accomplishing the Scope.

1. DESIGN AND CONSTRUCTION ADMINISTRATION

We will lead the effort and assemble comprehensive design documents for the project, coordinate and comply with all relevant local, state, and federal regulations, coordinate with the City of Olympia for required permits, and assist the bid-awarded general contractor with Contract Administration.

2. HAZARDOUS MATERIAL ABATEMENT

We will assist in engaging with a hazardous material abatement consultant/contractor at the early stages of the project to get testing done, and be ready to pivot the project as necessary to keep the schedule while responding to abatement if needed.

3. HILLSIDE STABILIZATION

We have Geotechnical Engineers with the team on day one to help evaluate the site and partake in consulting our structural and civil engineers. The earlier we have the right information, the more efficiently we can design this project with less surprises.

4. STAKEHOLDER ENGAGEMENT

Our first step will be engaging with Dave Hinkson to review the project and determine which parties of stakeholders we should engage with, and develop a plan to set up collaborative meetings to receive as much input and perspectives as possible.

5. COST ESTIMATING

We have ProDims cost estimators on our team to provide itemized cost estimates for construction costs at Schematic Design, DesignDevelopment, and Construction Document phases.

6. BACKGROUND DOCUMENT REVIEW

We intend on immersing our team in all relevant background documents that is available to us, and doing the legwork to obtain the necessary information for a successful project.

7. SUB-CONSULTANT COORDINATION

FREIHEIT will be prime on this project to facilitate coordination between all consultant, to provide a unified understanding and vision for the project and for a seamless collaboration and information exchange.

8. CONTRACTING METHOD

We will work closely and assist DES in the Design-Bid-Build procurement and delivery method for the new B&G Maintenance Facility.

In the next steps, FREIHEIT will work with your team to gain a better understanding of how your process and overall project goals will be incorporated into the project.



PROJECT SCHEDULE



PROJECT KICK-OFF



W/MBE INCLUSION PLAN

FREIHEIT Architecture is committed to being inclusive and empowering women and minority owned businesses and consultants. Although FREIHEIT is not certified W/MBE, we have a history of women and minorities in leadership roles and as consulting partners. The firm’s inclusion plan includes the following strategies:

REPRESENTATION AND AWARENESS

Within the firm, FREIHEIT is representative of diverse populations, inclusive, and growing in education and awareness. More than half the staff of FREIHEIT are women or identify as under-represented. The firm philosophy has evolved over the years, to include DEI strategies and looking into unconscious bias training.

COMMUNITY ENGAGEMENT

FREIHEIT is committed to engaging the communities where we work and live, in ways that increase inclusivity. We seek out and give priority to under-represented consultants. In RFP and RFQ work, we ask consultants what they do to advance DEI goals with the purpose of using privilege and position to drive changes as commitments at all levels.

ROBUST NETWORK & EXPERIENCE

While we currently do not track the number of W/MBE contractors or consultants we work with, we have over 30 years of Tribal work experience with NAIOB organizations, and partnerships with W/MBE businesses. We value these relationships and have worked successfully on many projects over the years, with a diverse team of individuals. FREIHEIT continues to expand our network of consultants and partners and is committed to increasing the representation of under-represented groups in our project teams.



THANK YOU FOR THIS OPPORTUNITY

We appreciate the opportunity to provide our qualifications for the New Buildings & Grounds Maintenance Facility. Each member of our team is dedicated to working together toward the success of the project. Insight gained through our experiences with programming and tenant improvements makes us well-positioned to help you realize your vision for this development.

FREIHEIT and our team of consultants are committed to supporting your goals and helping you move forward with next steps for DES. Our team is ready to begin work with you on this exciting project, and we would be honored to be selected to assist in your future vision of the Facility Professional Services' growth. We look forward to advancing with you towards the next phase of the development.

FREIHEIT Architecture

505 106th Ave NE, Suite 302, Bellevue, WA 98004

jcaudle@freiheitarch.com

425.827.2100

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (or Branch Office) NAME FREIHEIT Architecture			3. YEAR ESTABLISHED 2020	4. UNIQUE ENTITY IDENTIFIER HHCLMK7NHF18
2b. STREET 505 106th Ave NE Suite 302			5. OWNERSHIP	
2c. CITY Bellevue	2d. STATE WA	2e. ZIP CODE 98004	a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Jen Caudle, Principal			b. SMALL BUSINESS STATUS Active Registration	
6b. TELEPHONE NUMBER 425.827.2100		6c. EMAIL ADDRESS jcaudle@freiheitarch.com		
8a. FORMER FIRM NAME(S) (If any)			8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER

8a. FORMER FIRM NAME(S) (If any) Freiheit & Ho Architects			8b. YEAR ESTABLISHED 1985	8c. UNIQUE ENTITY IDENTIFIER N/A
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9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
06	Architect	9		C06	Churches \$ Temples	1
08	CAAD Technician	5		C10	5/2 Retail Development	2
37	Interior Designer	3		D07	Restaurant Improvement	1
47	Planner Urban/Regional	6		E02	Classrooms	1
48	Project Manager	1		G01	Parking Garages	4
				H06	High Rise Buildings	4
				H09	Dental Facilities	2
				H10	Hotels	1
				H11	Residential Multi-Family	4
				I01	Manufacturing Warehouses	2
				I05	Interior Design	2
				J01	Government Buildings	4
				O01	Office Space	4
				906	Master Planning	2
				R04	Recreation Facilities	1
				R10	Yield Studies	2
				R12	Tenant Improvements	1
					Entertainment & Gaming	4
					Industrial	1
	Other Employees					
Total		24	0			

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	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	7	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million	8. \$10 million to less than \$25 million	9. \$25 million to less than \$50 million
c. Total Work	7	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million	9. \$25 million to less than \$50 million	10. \$50 million or greater
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million		
		5. \$1 million to less than \$2 million	10. \$50 million or greater		

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE 9/27/2023
c. NAME AND TITLE Jen Caudle, Principal	