PIERCE COLLEGE ON-CALL ARCHITECT

Project No. 2022-829
Request for Qualifications for Architectural Services

September 14, 2021

McGRANAHAN architects

September 14, 2021

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

Re: Project #2022-829, On-Call Campus Architect(s) for Pierce College

Dear Selection Committee,

Throughout our 53-year history, McGranahan Architects has had the privilege to work together with many Washington State Community & Technical Colleges, including Pierce College. These experiences have led to lasting working relationships through our service as a trusted advisor to our clients. We are very excited about the opportunity to continue to partner with you and Pierce 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. The following points reflect our interest and capability in assisting you in this effort:

- We have **worked with Pierce College for over 3 decades**. We are intimately familiar with your two campuses, buildings, infrastructure and leadership.
- We have served as **Campus Architects for 10 Community & Technical Colleges** and the University of Washington. Our project delivery is based on being rapidly responsive to a wide variety of assignments and delivery methods — from Master Plans, PRR's and Predesigns to additions, renovations, repairs and emergencies.
- Our **experience performing Project Request Reports and OFM Predesigns** helps us be exceptional in planning projects for success and procuring state funding. We maximize results in accordance with the College's priorities by collaboratively crafting the scope, budget and schedule on projects before the design phase begins.
- Our staff of 40 professionals has **broad expertise in higher-ed Campus Architect work.** We focus on assigning the right people to the right projects, and we have the capability and capacity to deliver a wide variety of successful projects.
- We take a **holistic approach to design**, bringing together specific program and stakeholder needs while integrating the design into an established campus environment. Every project, no matter what size, is significant to the learning environment of your students and staff.
- We use senior-led project teams with **firm leaders serving as your primary contacts**, with consistent engagement by our Principal in Charge, assuring personal attention and thoughtful exploration with our most knowledgeable talent.
- We have a long **history of successfully working with DES to meet voluntary MWBE goals** and have established relationships with a number of MWBE firms.

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

Sincerely,

McGranahan Architects

Marc Gleason, AIA, LEED AP
Principal in Charge

Andy Hartung, AIA, NCARB, Assoc. DBIA
Senior Project Manager

STATE OF WASHINGTON

DEPARTMENT OF ENTERPRISE SERVICES

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

Designated Point of Contact for Statement of Qualifications

Point of Contact Name and Title	**Andy Hartung, Senior Project Manager**		
Firm Name	**McGranahan Architects**		
Address	**2111 Pacific Ave. Suite 100**		
City	**Tacoma**	State **WA**	Zip **98402**
Telephone	**253.383.3084, Cell 253.219.3569**	Email	**andy.hartung@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)

QUALIFICATIONS OF KEY PERSONNEL

Qualifications of Key Personnel

Balanced Team

We bring an effective balance of creative problem solving and proactive management to serve your goals. We are good listeners and are open, candid advisors to our clients. We place strong emphasis on high-performing and creative architectural solutions within the context of all the goals, priorities and influences that come to bear on a project.

What distinguishes us from other firms is our intentional balance of our strong technical performance and project management with our creative talent in all aspects of providing professional design services for your on call requirements.

McGranahan values our role as **"trusted advisor"** to our clients. We seek to immerse ourselves in our clients' vision and values in order to better assist them in achieving their facility related goals. We have identified the following senior leaders and key staff members for Pierce College on call projects.

Team Organization

Senior Project Manager **Andy Hartung** will be your primary point of contact providing, team leadership, oversight and quality control for each project and the overall contract. Additional key McGranahan team members will include **Marc Gleason,** Principal in Charge, **Amanda Russell** as Project Architect, **Seong Shin** as Interior Designer and **Dustin Schaefer** as Lead Production and Technical Designer. These individuals have completed numerous projects for Pierce College and will work with other design and construction specialists to translate the project goals and program needs into cohesive design recommendations.

In addition, these key team members will be supported as needed by our staff of 40 design professionals, all of whom are dedicated to providing quality planning, design and construction services.

Key Personnel Resumes

Education | Training | Certifications

Montana State University, Master of Architecture

Montana State University, Bachelor of Arts in Environmental Design

Architect: Washington

Associate DBIA Certification

NCARB Certification

Andy Hartung, AIA, Assoc. DBIA, Senior Project Manager

Andy will serve as Senior Project Manager and will be the primary point of contact, leading all projects from conception to program/planning through completion and closeout. He will work closely with Marc to coordinate the efforts of our in-house team and all of our consultants in terms of schedule, budget and compliance with project requirements. Andy brings a wealth of Project Management experience for community & technical colleges having served this role for Pierce College from 2005 through the current biennium.

Relevant Experience

- STEM Building PRR and Predesign, Pierce College Puyallup
- Cascade Building Renovation Phase 1, 2, and 3 predesigns and design, Pierce College Fort Steilacoom
- Olympic South Emergency Abatement and Repairs, Pierce College Fort Steilacoom
- Library Science Building Lecture Hall Renovation & Misc. Building Improvements, Pierce College Puyallup
- Cascade Building Roof & Envelope Repair Projects, Pierce College Fort Steilacoom
- Multiple HVAC repairs, Pierce College
- Cascade Gender Neutral Restroom Renovation, Pierce College Fort Steilacoom
- Parking expansion and ADA Improvements, Pierce College Puyallup
- Campus Architect, South Seattle College 2009-2017
- Cascade Hall, South Seattle College
- Center for International Education, South Seattle College
- Multiple HVAC & roof replacements and repairs, South Seattle College
- Office of Civil Rights Upgrades, South Seattle College

Marc Gleason, AIA, LEED AP, Principal in Charge

Marc is the Principal in Charge, he will work to ensure the overall performance of the team throughout the duration of each project. Marc will interact primarily with each project's team leadership. He will uphold the expectations of our partnership, resources, and standards of communication to facilitate effective project development. Marc comes from a construction family and has 35 years of experience. He is engaged by the integrative process of turning ideas into high performing functional and beautiful results.

Relevant Experience

- Principal in Charge, On Call Campus Architect, Pierce College
- Principal in Charge, On Call Campus Architect, South Seattle College
- Principal in Charge, On Call Campus Architect, University of Washington
- Envelope Repairs, Pierce College Fort Steilacoom
- Cascade Gender Neutral Restrooms Renovation, Pierce College Fort Steilacoom
- Cascade Building Renovation Phase 1, 2, and 3 predesigns and design, Pierce College Fort Steilacoom
- School of Nursing Simulation Lab, University of Washington
- Advanced Technology Center, Bates Technical College
- Cascade Hall, South Seattle College
- Mental Health Services Co-Location Study, University of Washington On Call
- Interdisciplinary Engineering Building Visualization Study, University of Washington

Education | Training | Certifications

Washington State University, Bachelor of Architecture

Architect: Washington

LEED Accredited Professional

SCUP member and presenter

Amanda Russell, AIA, LEED AP, CDT, Project Architect

Amanda brings 18 years of experience focusing on technical design, document development, and BIM management. Her experience includes leading the development of small works/on call projects from project-concept design into construction. Additionally, she has experience with complex projects of various sizes including, renovations, additions, historic landmarked buildings, and specialized educational projects. Amanda will be responsible for production of contract documents and corresponding with code officials, along with coordinating the work of the various consultants.

Relevant Experience

- Olympic South Building Reclad and Reroof, Pierce College Fort Steilacoom
- Olympic South ECE Minor Modifications, Pierce College Fort Steilacoom
- Cascade Gender Neutral Restrooms Renovation, Pierce College Fort Steilacoom
- On Call Campus Architect, Pierce College
- Library Science Building Casework Modifications, Pierce College Puyallup
- Olympic View K-8 School, Federal Way Public Schools
- Star Lake Elementary School and Totem Middle School, Federal Way Public Schools
- Davita CBO Expansion, Federal Way, Washington
- Talley Student Union Addition and Renovation: Theater, Dance Hall, Student Offices, University Bookstore, and Dining Facility, Raleigh, North Carolina*
- Bullis STEM Building: Science, Technology, Engineering, and Math Building with Laboratories, Classrooms, Cafe, and a Theater. Private High School, Potomac, Maryland*

*Work completed with another firm

Education | Training | Certifications

Ball State University, Bachelor of Architecture

Ball State University, Bachelor of Science, Environmental Design

Architect: Washington

CDT: Construction Specification Institute

BIM Manager

Education | Training | Certifications

San Jose State University,
Bachelor of Science,
Interior Architecture (1984)

Interior Designer

Seong Shin, Director of Interior Design

Seong is Director of Interior Design at McGranahan Architects and has more than 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 and Engineering Renovation, University of Washington Tacoma
- Library and Academic Building at South Campus, Bates Technical College
- Learning Resource Center Renovation, Clover Park Technical College
- Cascade Hall, South Seattle College
- Academic Success Center Renovation, Highline College
- Renovation, Health & Life Sciences Building, Highline College
- Center for International Education, South Seattle College

Education | Training | Certifications

Washington State University,
Bachelor of Arts in Architecture

Washington State University, Master of Architecture

Dustin Schaefer, Production Lead, Technical Designer

Dustin has recent experience with college master planning, predesign and feasibility studies, as well as building envelope and mechanical repair projects. Through his 17 years of experience he has developed a reputation as a responsive technical designer who listens to the needs of project stakeholders and effectively and efficiently adjusts project efforts to accommodate changes. He will be responsible document production and for coordinating the work of the various consultants who serve on each project team; incorporating their systems into the overall project solution.

Relevant Experience

- On Call Campus Architect, Pierce College
- On Call Campus Architect, Highline College
- Cascade Building Renovation Phase 1, 2, and 3 predesigns and design, Pierce College Fort Steilacoom
- Cascade Building Exterior Multiple Reroof and Recladding Projects, Pierce College
- Olympic South Building Reclad and Reroof, Pierce College
- Advanced Technology Building, Bates Technical College
- Renovation, Health & Life Sciences Building, Highline College
- Building 27 Interior Renovation and Reroof, Highline College
- Olympic South Abatement Demolition Documents, Pierce College Fort Steilacoom
- Cascade Building Grease Interceptor, Pierce College Fort Steilacoom
- Cascade Building HVAC Repairs, Pierce College Fort Steilacoom
- Building 24A Maintenance/Grounds Facility, Highline College

PROJECT APPROACH

General Project Approach

On Call Project Process

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.

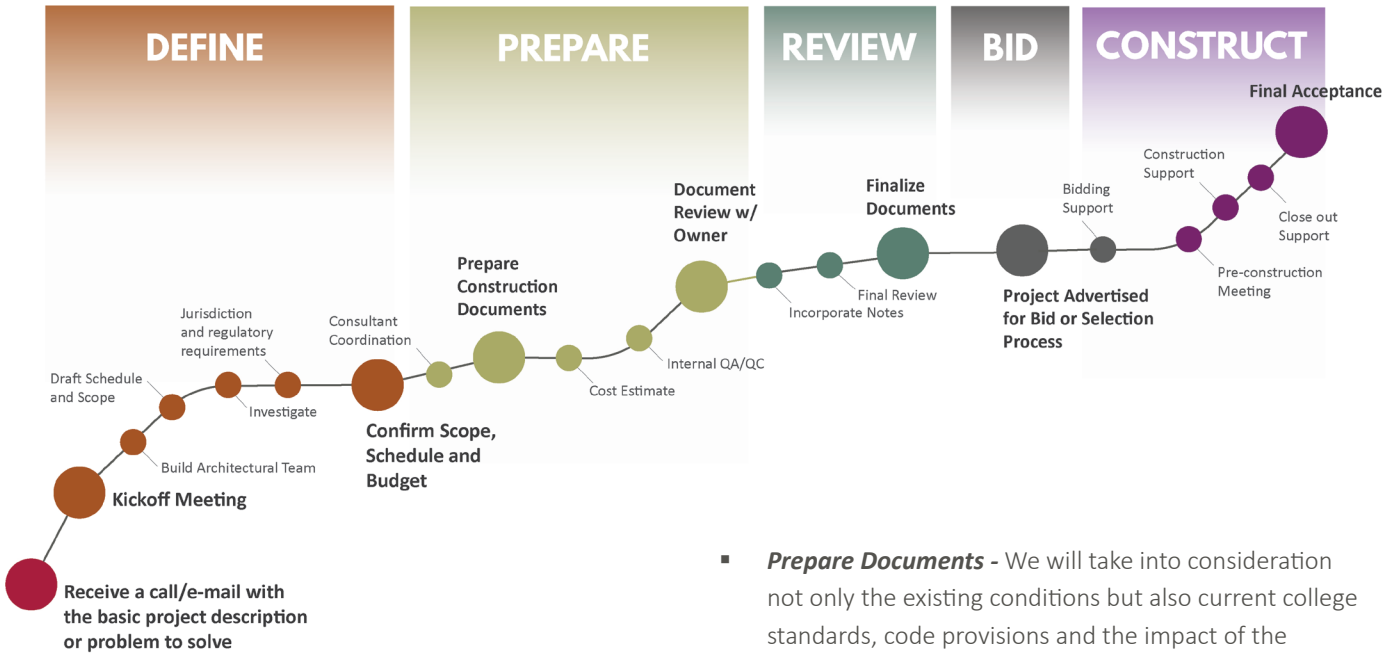
The success of each on call project will depend on a project process that focuses on effective communication and an understanding of your approach to inclusive campus culture and collaboration.

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.

Our approach to professional services 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.

The strength of this project approach is how we provide an inclusive, specialized and responsive team to achieve success for each project.

On Call Project Process Diagram



The diagram above highlights the steps we take once you notify us of a project or emergency repair need.

- ***Define the Project*** **-** Our team will review project details, goals, budget and schedule with the College and DES: establish a communication plan and identify appropriate team members and specialty consultants; gather and review available as-builts or studies; visit the site and document existing conditions.
- ***Prepare Documents*** **-** 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 adjacent campus services.
- ***Review/Finalize Document*** **–** Our team will utilize a proactive QA/QC process as well as work closely with the College and DES to determine that each project meets its defined scope within budget.
- ***Bidding and Construction*** **-** We will coordinate all bidding processes with DES requirements for public bidding and represent the best interests of the College throughout construction.

Goal Alignment

We understand the fundamental goals of the College and DES for each project include:

- **Align** scope and budget
- **Communicate** effectively with stakeholders
- **Minimize disruptions** to the agency operations
- **Maximize efficiencies** in design and construction for the consultants, agency, & DES staff
- **Sustainable Design**

We consistently fulfill these goals on our Campus Architect projects by implementing the following best practices for this work.

Stakeholder Involvement

We establish stakeholder trust by being curious and equitable, creating an environment for transparent and honest conversations, accurately documenting everyone's comments, and sharing a passion for learning and inclusion. We **value each perspective in the project, facilitating effective dialogue,** achieving consensus, and transforming this input into meaningful space for your faculty, staff, and students.

As your partner, we will be dedicated to providing you with the tools needed to **make informed decisions at every phase**. When producing feasibility studies, we regularly provide our owners with a "menu of options," detailing the cost and performance advantages of various systems and materials. This process helps ensure a seamless connection between design intent, performance, and budget needs.

Holistic Project Delivery

The strength of our project approach is how we provide an inclusive, specialized and responsive team to achieve success.

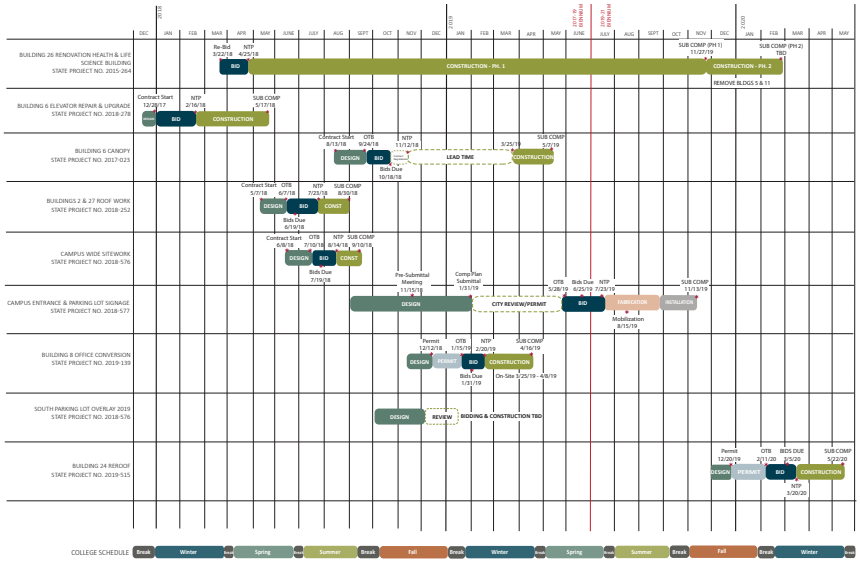
McGranahan believes that the following steps are critical to holistic project delivery:

- ***Provide leadership, expectations and updates –*** We are thoughtful advisors and strong advocates, providing a high level of service with frequent project updates.
- ***Schedule everything –*** We develop detailed schedules for individual projects in alignment with the academic calendar, as well as comprehensive overall schedules coordinating with other concurrent projects
- ***Use an integrated team approach –*** We treat everyone involved in each project as an important team member, and we intentionally practice the characteristics of highly successful teams- psychological safety, dependability, structure and clarity, meaning and impact.
- ***Start early –*** Especially critical for on call projects within a biennium, we proactively confirm the scope, schedule & budget of your priority projects and move them forward immediately to achieve completion as early as possible.
- ***Communicate project status –*** We are consistently engaged with keeping DES and the team updated regarding the status and key issues of each project.

Schedule Management

Clarity in communication, effective tracking, and critical path decision making are all key components for a project meeting scope, schedule, and budget goals. The success of a schedule is determined long before construction begins.

For on-call services, integrating each individual project into a master schedule showing timelines for all projects to be performed during a biennium allows our college clients to see the "big picture" of how project milestones are aligning with each other and the college academic calendar.



Sample On-Call Master Schedule, Highline College

Communication and Coordination

To initiate the on-call process, our first priority will be to conduct a "Step Zero" meeting. We will **outline each role and set clear project expectations** and aspirations to guide a collective understanding of the overall process, and for each individual project. Building a clear project framework encourages each team member to take ownership of their personal role.

Team communication happens in a variety of ways. We use **web-based team collaboration tools**, such as NewForma, Navisworks, Bluebeam Revu, and Smartsheets to facilitate issue tracking communication.

Our streamlined use of BIM (Building Information Modeling) delivery system for our design and construction documents sharpens the focus on the quality of the end result – **accurate documents**. Changes in the work of any one discipline are quickly reflected in the team's shared model so conflicts can be addressed in real-time.

Quality Control & Project Management

High-performance buildings require rigorous thought and diligent documentation/management. Project Manager, Andy Hartung will lead the alignment of schedule, scope, and budget through the duration of each project. Critical tools in controlling costs and maintaining schedule are:

- Detailed documentation of the team's decisions
- Open communication amongst the design team
- The discipline to control scope creep

Our in-house QC reviews address quality, clarity and completeness, and conformance to the schedule and budget, and are performed at regular intervals throughout the life of the project. Each review includes a coordination meeting attended by all subconsultants. Comments made during the course of review are recorded, sorted according to discipline, and distributed back to the team.

This 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. DES and representatives of the College are invited in as key members of this process, and our internal QA systems are flexible and can respond to the College's specific review formats and requirements.

Whether working face to face or virtually we bring curiosity when listening to find each solution/question/suggestion that will make a successful project.

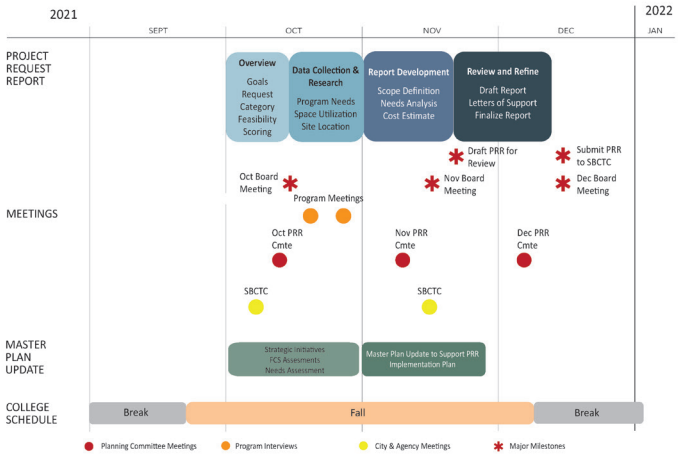
Schedule Management for PRR Success

We are adept at taking a holistic approach to PRRs. Starting with evaluating the scoring data for renovation or replacement, infrastructure conditions, utilization and enrollment projections.

Through the PRR process, clarity in communication, effective tracking, responsive data gathering and timely decision making are all key components for meeting schedule deadlines. Outlining and integrating each individual element into the PRR schedule allows you to see the "big picture" of how milestones are aligning with each other and the college academic calendar.

Key PRR schedule coordination items include:

- The Washington State Board for Community and Technical Colleges (SBCTC) deadlines and score requirements
- Data Collection and Research tasks
- Alignment / Update of Master Plan
- Integration with College Committees and Boards
- Coordination of Cost Estimation and Funding



Example PRR Schedule

RELEVANT EXPERIENCE

Relevant Experience

On Call Campus Architect Experience

Community and technical colleges often have a diverse complement of major projects in planning, design, and construction. The colleges also track, manage, and implement a variety of infrastructure and facility repair/improvement projects on an ongoing basis.

To support the success of your on-call projects, we bring a deep background of facility master planning, understanding educational goals, campus cultures, community connections, and a commitment to environmental stewardship in service of the college's short and long-range facility goals.

McGranahan Architects has served as Campus Architect for 10 colleges, and worked on over 500 minor improvement and campus planning projects for community and technical colleges.

	Pierce College Fort Steilacoom	Pierce College Puyallup	Renton Technical College	Highline College	Tacoma Community College	South Seattle College	Shoreline Community College	Lake Washington Institute of Technology	Cascadia College	South Puget Sound Community College	Olympic College	Bates Technical College	Clover Park Technical College
YEARS AS CAMPUS ARCHITECT	14	14	2	16	10	8	4	2	2		2		
# OF ON CALL PROJECTS	75+	25+	5	100+	75+	75+	7	15	12	4	5	50+	75+
TENANT IMPROVEMENTS	■	■		■	■	■	■				■	■	■
ROOFING PROJECTS	■	■		■	■	■	■	■	■			■	■
HVAC IMPROVEMENTS	■	■		■	■	■	■	■	■		■	■	■
ADA IMPROVEMENTS	■	■		■	■	■	■		■			■	■
BUILDING ENVELOPE PROJECTS	■	■		■	■	■	■	■	■			■	■
PARKING IMPROVEMENTS	■	■	■	■	■	■		■				■	■
ELECTRICAL UPGRADES	■	■	■	■	■	■	■	■	■			■	■
SIGNAGE & WAYFINDING	■	■	■	■	■	■	■					■	■
EMERGENCY REPAIRS	■	■		■	■	■		■		■		■	■
FEASIBILITY STUDIES	■	■		■	■	■	■	■	■	■	■	■	■
MASTER PLANNING	■	■	■	■	■	■	■			■			■
PROJECT REQUEST REPORTS (PRR)	4	2	1	5	4			1	1			2	4
OFM PREDESIGNS	3	1	1	1	2	1						2	5
MAJOR CAPITAL PROJECTS	4		1	1	2	1						2	4

Looking at the Work Ahead for Pierce College

Through our experience at Pierce College and with other local Community and Technical Colleges, we bring the background needed to meet the challenges and opportunities that are unfolding on your campus. We are responsive to the vital nature of repair and improvement projects. We understand that the following work may be included in the 2021-2023 biennium:

- Project Request Reports
- Electrical Improvements
- Parking and Roadway improvements
- HVAC Replacement and Repairs
- Building Envelope and Roofing Repairs
- Assist with Facility Condition Survey
- Various Tenant Improvements
- ADA / Accessibility Improvements

We are well versed in all these project types and are excited about the opportunity to continue working with Pierce College and support your mission to “create quality educational opportunities for a diverse community of learners to thrive in an evolving world.”

Highline College On Call Campus Architect

McGranahan has assisted Highline College since 2005. This includes over 100 projects affecting 27 building 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.

Master Plan Connections and Access Points

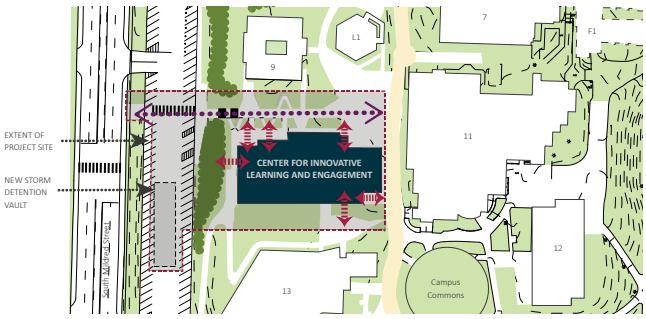
Pierce College On Call Campus Architect

We have worked consistently with the Pierce College District (Fort Steilacoom & Puyallup) since 2003. We have delivered dozens of successful projects through selections as On Call Campus Architect, A/E Reference File work, and Major Capital Projects.

Our mutual success is rooted in responsive service and consistent staffing in all project phases, from planning through construction. Projects have included Master plan updates, 6 PRRs, 4 Predesigns, 4 Major Capital projects, and countless maintenance, repair, and tenant improvements on both campuses.

Tacoma Community College On Call

McGranahan Architects has proudly served as TCC’s Campus Architects from 2005-2009, 2011-2015, and for 2019-2021. 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 and Feasibility Studies.



TCC Center for Innovative Learning & Engagement PRR Site Plan

Project Request Reports (PRRs), Facility Master Plans, and Predesign Experience

McGranahan Architects is highly skilled in developing Project Request Reports, Master Plans and Predesign Reports. We understand the Office of Financial Management (OFM) approval process, and how to **clearly articulate the needs and deficiencies on behalf of agencies to procure State funding.** We have also helped colleges bundle Certificate of Participation (COP) and local funds to make projects economically feasible.

When working with community and technical colleges on PRRs, we often start with a feasibility study to assess need and scoring potential. Frequently, this also requires a Master Plan update to evaluate long range campus capital and educational goals, impact on infrastructure, and permitting agency coordination.

We submitted 4 of the top 12 ranked PRRs on SBCTC's capital request list for the 2021-23 biennium (Tacoma, Pierce Puyallup, Renton and Highline)

We have also provided Predesign, Design, and CA services for most of the projects we assist in procuring funding. We deliver projects through their entire development, and we know how vital a thorough and thoughtful early planning process is to their success.

Sustainability

We help our clients prioritize where to spend limited resources to improve building performance while improving the quality of Pierce College's programs. 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:

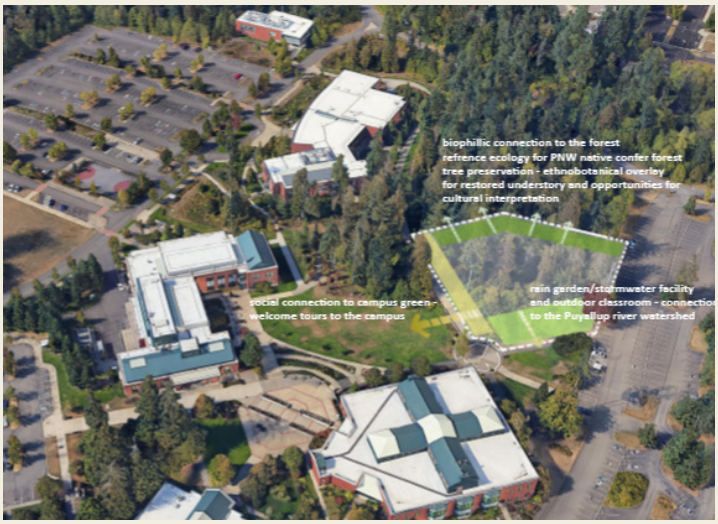
- Achieving the highest long-term return on your investment of limited funds.
- Minimizing the costs of energy, maintenance, and replacement over the life-cycle of a unit of system.
- Ensuring compatibility with facilities planning and campus standards so facilities can be efficiently maintained.
- Maximizing 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.

STEM Building PRR and Predesign

Pierce College Puyallup, Puyallup, Washington



McGranahan Architects assisted Pierce College with the preparation of the STEM Building PRR which includes a 54,433 s.f. new building and associated site development. The STEM Building **PRR scored number one on the funding list** for the 2019-2021 biennium, securing $37.8M for the new facility and an additional $2.3M for site infrastructure and improvements.

Performing the Predesign during the pandemic, we collaborated remotely with college leadership, staff and our consultant team. We established design values for the project including equity, inclusion, collaboration, and learning on display. We studied three alternative sites on campus to understand which best met the goals of the program, budget and campus master plan. We clarified the role of new and current programs, industry partners and the community. We facilitated a sustainability workshop to align the project with the college's strategic plan. We addressed delivery method, phasing, local regulations and budget to ensure the design would begin with an achievable set of parameters.

Feasibility Studies

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:

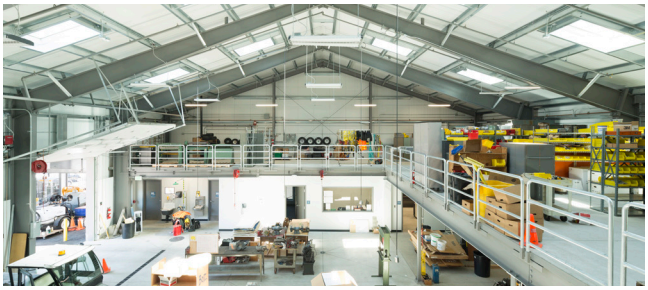
- Highline College Building 24A Maintenance & Grounds
- Highline College Buildings 1, 3, 6, & 12 Scoping Study
- Shoreline College Building 1700 Renovation Study
- Pierce College Cascade Restroom Study
- Pierce College Puyallup Parking Study
- Clover Park Technical College Building 14 Assessment
- Bates Technical College PCTV Study
- Bates Technical College Building A & B Feasibility Studies
- 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
- Pierce College HEC Storage Expansion

Feasibility Success Story

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.

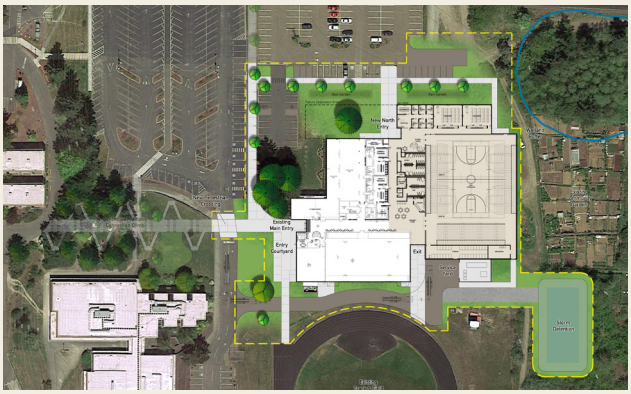
Our feasibility study **determined the solution that would best meet the College's needs** was a minor renovation of the existing maintenance building, and a new shared pre-engineered structure. We proceeded to complete the project effectively though design and construction.



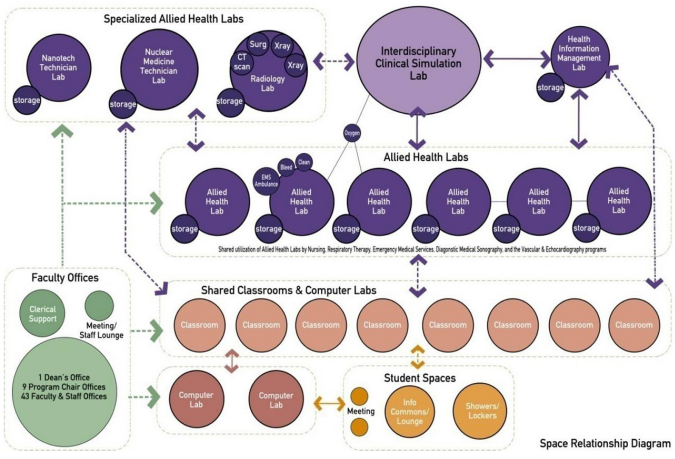
Feasibility Study & Funding Procurement

Tacoma Community College, Health and Wellness Renovation and Addition

As the On-Call Campus Architect, we produced a Feasibility Study with five scope options to accommodate a total project budget range of between $8M and $16M. **Our collaborative process with the Associated Students of TCC resulted in their Certificate of Participation** funding support for the $16M option. Early site planning was cohesive with Master Plan goals to create an Events Center and strengthen accessible connections to the east side of campus.



After being selected as the Design Architect, **we developed the Feasibility Study into Predesign and Design Documents** which transformed the 50-year-old building into an inclusive environment for all students with a new Gym/Multi-purpose Center addition and renovation. Completed in 2017, the construction was sequenced to keep the Student Fitness Center operational during occupied time periods.



Tacoma Community College Health Careers Center PRR Program Diagram

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, University of Washington Tacoma
- CREST Lab, University of Washington
- Academic Advising Center, University of Washington
- Cascade Building Plans Room Remodel, Pierce College
- Lecture Hall Renovations, Piece College Fort Steilcaoom and Puyallup

Interior Workspace & Furniture

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.

Center for International Education TI

South Seattle College

This project relocated and expanded the International Programs Office. The renovated 3,200 s.f. space consists of 9 private offices, 6 open workstations, reception, conference room, work room, file storage room, kitchenette and lobby/student gathering/study space.

The goal was to provide a space that is more inviting for the international students to hangout, socialize and study. New offices increased privacy for counseling & advising. A new conference room meets their need for testing and meetings and is a campus wide resource.

Interior ADA Barrier Remediations

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 are providing ongoing support through construction, documenting all completed work, and updating the report that will be used as a document to report to the Office of Civil Rights.

Access and Signage Improvements

Highline College

The signage design at all campus perimeter locations is based upon a modernization and reduction of the College's logo. All new and proposed signs have a concrete base, and a metal cabinet above using four pantone colors referencing the school colors.

The signs help to create a strong unified visual presence on this large property. Phase 1 included the City's approval of a campus entry Comprehensive Sign Plan, and permitting and construction of illuminated and non-illuminated signs at five entrances.

Building 6 Covered Entry Plaza

In collaboration with Highline College students, the design goals for the Building 6 Covered Entry to provide a well-lit, welcoming entry where students can gather, exchange thought, mingle, and socialize while waiting for friends or transportation. The canopy also acts as a visual icon on the west edge of campus, strengthening the importance of Building 6 as the center of college administration, where visitors, students and future students go for college information, admissions, and registration.

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.

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 Campus Architect is to respond to unforeseen, emergency projects. These projects can potentially disrupt students' education 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. There is no situation where we would not be prepared to jump to your aid.

Quick Response - Unique Solutions

MaST Center Emergency Repairs, Highline College

The MaST Center is located over the water at Redondo Beach. The building experienced exterior envelope damage from a storm surge. The siding and weather barrier were extensively damaged from waves crashing against the building. We quickly designed a new rain screen cladding assembly installed over a liquid weather barrier and flashings.

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 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 colleges 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

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 competed 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 the their capital budget request and support their building conditions survey completed by SBCTC every two years.

GEOGRAPHIC PROXIMITY AND DIVERSE BUSINESS INCLUSION STRATEGIES

Geographic Proximity and Diverse Business Inclusion Strategies

Availability and Proximity

McGranahan Architects takes a 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 individual teams get the support and expertise necessary to ensure a project's success.

Our key team members will be committed to each project as necessary to fulfill their responsibilities for the duration of the on-call agreement. **McGranahan's office is under 15 miles from Fort Steilacoom and Puallup campuses.**

Our Culture of Diversity & Inclusion

An ethic of inclusion begins with us. McGranahan Architects is committed to 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. Through firm-wide outreach, large and small group discussions, learning sessions, and focused independent surveys, our Diversity & Inclusion Committee is accountable for driving progress and change within the firm. We are constantly cultivating a more diverse group of leadership. Our professional/technical staff is currently 41% minority / women.

Diverse Business Inclusion Strategy Approach

Our approach to selecting sub-consultants 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.

Partnership Opportunities

The potential project scopes and delivery methods found in the On-Call Agreement format provide a unique opportunity to promote the diverse business participation. We have found that many of our preferred MWBE consultants perform best on the smaller, more focused assignments typical of the on-call tasks.

However, some of our direct team members may not be MWBE certified, the on-call contrct also offers opportunities for equity partners. The team has had success not only guiding them through the approach to community and technical college design but also learning from them. For architectural elements, McGranahan has successfully partnered with local planning specialists to support community integration sessions and outreach. Partnership and mentorship are just two of many options. We will work with you as an integrated team to identify scope areas to involve additional local and MWBE partners.

Supporting Professional Growth

Beyond the inclusion of MWBE firms we strive to provide opportunities for individual professional growth. Examples of this includes full team involvement in project kick-off, co-location of key partner staff, and community inclusion.

All team members and sub-consultants are part of a detailed, kick-off meeting where project scope of work, tasks, schedules, communication lines, and expectations are discussed, defined, and agreed to. This gives individuals an opportunity to discus strengths and areas of growth expected for this project.

Key to supporting smaller and disadvantaged firms is developing a better relationship with the staff actually doing the work. For example, the Engineer of Record or the architect must make sure everything is being designed properly and safely. For these situations we will co-locate with key team members of our partner firms for a portion of the design process to promote collaboration and integration.

Our response to broader community inclusion is to create industry awareness and career opportunities for area youth. We support high-school and college internship opportunities, and participate in A/E/C mentorship programs.

Success

Our goal for engaging students, faculty, and community partners, is that they experience a design team that is diverse and multifaceted, and supports everyone's participation. Our process strengthens and enriches the community connected to the college. We look forward to crafting the team with you for each project and reaching your goals.

SF 330

ARCHITECT- ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(If any)*: Project No. 2022-829

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
	a. TYPE: Professional Services Corporation
2c. CITY: Tacoma / 2d. STATE: WA / 2e. ZIP CODE: 98402	b. SMALL BUSINESS STATUS:
6a. POINT OF CONTACT NAME AND TITLE: Marc Gleason, AIA, LEED AP, Principal in Charge	7. NAME OF FIRM *(If block 2a is a branch office)*
6b. TELEPHONE NUMBER: 253.383.3084 / 6c. E-MAIL ADDRESS: marc.gleason@mcgranahan.com	

8a. FORMER FIRM NAME(S) *(If any)*	8b. YR. ESTABLISHED	8c. DUNS NUMBER
McGranahan Partnership	1968	087594388

9. EMPLOYEES BY DISCIPLINE

a. Function Code	b. Discipline	c. No. of Employees (1) FIRM	c. No. of Employees (2) BRANCH
06/01	Architect	26	
48	Project Manager	4	
17	Space Planning/Interior Design Svs	2	
56	Specifications Writer	1	
02	Administrative	7	
	Other Employees		
	Total	40	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number *(see below)*
E02	Educational Facilities; Classrooms	7
I05	Interior Design; Space Planning	5
C11	Community Facilities	5
C05	Child Care/Development Facilities	4
A11	Auditoriums & Theaters	5
F02	Field Houses; Gyms; Stadiums	4
R06	Rehabilitation (Bldgs, Structures, Fac.)	5
P06	Planning (Site, Installation & Project)	4

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS

(Insert revenue index number shown at right)

a. Federal Work	
b. Non-Federal Work	8
c. Total Work	8

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than $100,000
2. $100,000 to less than $250,000
3. $250,000 to less than $500,000
4. $500,000 to less than $1 million
5. $1 million to less than $2 million
6. $2 million to less than $5 million
7. $5 million to less than $10 million
8. $10 million to less than $25 million
9. $25 million to less than $50 million
10. $50 million or greater

12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE: 

b. DATE: September 14, 2021

c. NAME AND TITLE: Marc Gleason, AIA, LEED AP, Principal in Charge