

State of Washington Department of Enterprise Services Project No. 2022-829

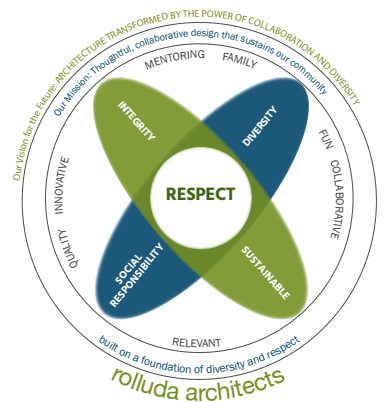
**PIERCE COLLEGE CAMPUSES ON-CALL ARCHITECT**

**rolluda**architects  
architecture **planning** interior design

September 14, 2021

Chris Grizzi, Project Manager  
State of Washington Department of Enterprise Services  
Facility Professional Services

**Re: Project No. 2022-829 | Pierce College Campuses On-Call Campus Architect**



Dear Mr. Grizzi and Members of the Selection Committee:

Thank you for the opportunity to submit our team's qualifications to provide On-Call Architectural Services as Campus Architect for Pierce College's Puyallup and Lakewood campuses. We are excited at the prospect of continuing to work with Washington Department of Enterprise Services.

Pierce College serves a diverse student population, with students from many different backgrounds. Similarly, **Rolluda Architects, Inc. (RAI)**, a minority and small business enterprise, was founded on and embodies the same core values and principles—respect, diversity, inclusion, collaboration, innovation, and quality. Our staff of 46 collectively speak over ten different languages and represent many different cultures. With this diversity and our staff's experience with higher education projects, our team will add great value as your on-call campus architect, connecting with College staff, students, and administrators.

**Rolluda Architects** has designed award-winning buildings, many of them falling in the range of \$1M to \$50M, but the majority of our firm's work falls under small-scale work order projects varying in budgets from \$50,000 up to \$500,000. Under prime and sub-contracts, our firm has completed nearly 600 on-call and IDIQ projects since 2002 with educational, municipal, state, and federal agencies—making us no stranger to these types of projects as a prime architect, providing a full spectrum of architectural services. A specialty in itself, work order contracts require an exceptional amount of focus and detail in the management and coordination of staff and consultants, scope, schedule, budget, and costs. Many of our work orders are unpredictable in nature and require fast-thinking solutions. Fast-tracked schedules are common, as are multiple simultaneous work orders. We are quite accustomed to all of these and continue to have successful results with many repeat clients!

2021 brings new on-call campus architect contracts to our firm: North Seattle/Seattle Central/South Seattle Colleges; Renton Technical College; and The Evergreen State College. Other on-call contracts awarded this year include U.S. National Park Service; and King County Solid Waste. For the 2019-2021 biennium, RAI was awarded on-call campus architect contracts with Everett Community College and Highline College. Other active and past on-call contracts include WA DES, Washington State Parks & Recreation, U.S. GSA, NOAA, Seattle Public Utilities, City of Seattle FAS, King County Facilities, Port of Seattle (marine and aviation divisions), Snohomish County PUD, and Snohomish County FMD. In the private sector, RAI has been Boeing's on-call architect since 2002 and CenturyLink's architect since 2013.

We hope you view our submittal as the beginning of a productive dialogue as you seek the architectural partner best suited to the specific needs of this contract. An opportunity to proceed to the interview process to further demonstrate our qualifications and approach would be greatly appreciated. We are excited at the prospect of working with Pierce College and also continuing our working relationship with Washington State Department of Enterprise Services.

Thank you for your consideration of our interest and capabilities. If you have any questions, please do not hesitate to email me—alex@rolludaarchitects.com—or call me at 206.624.4222. I look forward to hearing from you soon.

Respectfully,

Alex Rolluda, AIA, NCARB  
President | Principal



**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 <b>Alex Rolluda, AIA, President/Principal</b>		
Firm Name <b>Rolluda Architects, Inc.</b>		
Address <b>105 South Main Street, Suite 323</b>		
City <b>Seattle</b>	State <b>WA</b>	Zip <b>98104</b>
Telephone <b>206.624.4222</b>	Email <b>alex@rolludaarchitects.com</b>	

**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)

# CRITERIA 1

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Key Personnel



# Qualifications of Key Personnel



ALEX ROLLUDA | engaging



ALEXANDER CLARK | detailed



GARY SCOTT | collaborator



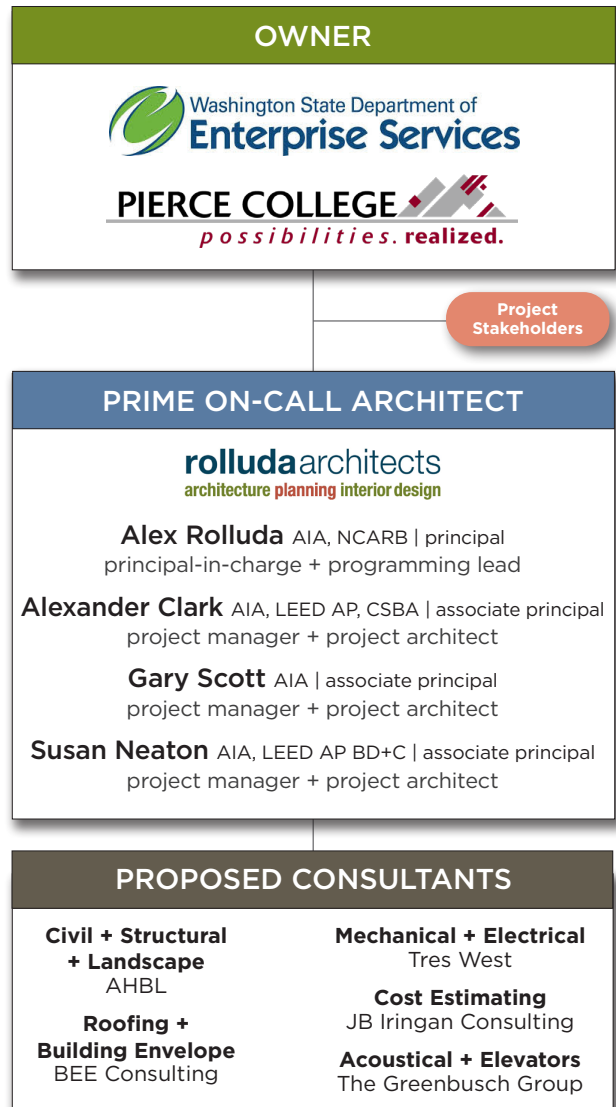
SUSAN NEATON | energetic

## TEAM ORGANIZATION

As the Prime Consultant, Rolluda Architects has assembled a strong team of principals, project managers, project architects, and designers, all of whom have experience working on higher education, on-call, and IDIQ contract projects. We have organized this team to take advantage of the expertise of each key individual. This ensures that we will be prepared to approach specific project challenges with innovative recommendations and solutions for Pierce College’s anticipated work orders for the next biennium. We all share the same goal—to exceed your expectations for each work order we are assigned.

As Principal-in-Charge, **Alex Rolluda** works closely with all the firm’s project managers. Since on-call and IDIQ contracts comprise a majority of our firm’s work, Alex and our assigned project managers understand that each new contract entails varying facility types, varying scopes of work, and within various locations. They have been working together for many years and have established mutual respect and trust, which allows them to work well together. They run ideas by each other and keep each other updated on the progress of projects. If there are challenges, they are able to collaborate on solutions.

Alex will be more heavily involved at the start of a project, in developing and understanding the scope of work. He will work with the project managers to develop fees and timelines. When there is programming involved, Alex will develop the programming sessions, goals, and objectives. The project managers will take the lead once schematic design begins through design development, construction documents, and construction administration, always keeping Alex updated along the way with weekly check-ins. What makes these relationships work so well is that no one is micro-managed—everyone knows what they need to do and get it done!



**Note:** Other specialty consultants may be necessary to bring on-board. We will work with WA DES and Pierce College to select firms to provide these types of services if and when needed.

# Qualifications of Key Personnel



## Alex Rolluda AIA, NCARB president/principal

Role: PIC + Programming Lead

Education: Master of Architecture, UW, 1989; Bachelor of Architecture, UW, 1987; Architectural Studies, University of Santo Tomas, Manila, 1981 | Registration: Licensed Architect: WA, 1993; OR, 2009, HI, 2020

Alex has over 30 years of diverse architectural experience. He has a strong focus on government, higher education, public, and community facilities, with an emphasis on inclusive programming and predesign.

Alex has extensive experience managing the firm's projects and has led most of the work order and on-call contracts. Many of these projects are fast-track with multiple tasks being performed at the same time and while users occupy the facilities. He is an excellent manager, organizer, and leader. He makes sure the entire team is committed to meeting the goals of the client. Alex will ensure the team has a common vision and will motivate them to do their best. He strongly promotes active communication and participation by everyone on the team. Alex will be responsible for the team's overall performance—providing excellent client service.

### NOTABLE ON-CALL EXPERIENCE

WA DES/Everett Community College (On-Call, 2019-2021)

WA DES/Highline College (On-Call, 2019-2021)

The Evergreen State College (On-Call, 2009-2021):

- Fiber Arts Studio
- Lab II Second Floor TIs
- Campus-wide Building Assessments
- Seminar 1 and Lecture Hall Roof Replacements
- CRC Entry Court/Amphitheater
- Longhouse Education & Cultural Center Roof Replacement
- Daniel J. Evans Library Renovation

WA DES (On-Call, 2009-2011):

- Cascadia Community College Roof Replacement
- Green River Community College HVAC Upgrades
- Monroe Correctional Security Upgrades

US GSA (IDIQ, 2011-2015):

- TSA TIs at Sea-Tac Airport
- Blaine Border Station Fire Alarm Upgrades and Replacement
- Seattle Federal Office Building Roof Replacement

King County Facilities Management (IDIQ, 2008-2011):

- Plumbing Shop and Finance Office Building Assessment & Roof Replacement
- Correctional Facility Security Window Upgrades & Replacement
- Public Health Building, Window/Envelope Upgrades
- Historic County Courthouse Exterior Envelope Condition Assessment and Restoration

City of Seattle (On-Call, 2012-2022):

- Seattle City Light Operations Center Seismic Improvements



## Alexander Clark

AIA, LEED AP, CSBA | associate principal

Role: Project Manager + Project Architect

Education: Bachelor of Architecture, University of Idaho, 1988 | Registration: Licensed Architect: WA, 1988; AK, 2012

Alexander has more than 30 years of experience in architecture with a focus on new construction and renovations for higher education, government and public-sector clients. He has worked on many on-call and IDIQ contracts, bringing creative energy and a wide breadth of knowledge to each project. Alexander has expertise in meeting tight schedules and designing for limited budgets. Recognizing the challenges of on-call work, he strives to ensure each of his projects is well designed, paying particular attention to the needs of the client, building occupants, and existing conditions of the building.

As a LEED® Accredited Professional and a Certified Sustainable Building Advisor (CSBA), Alexander is very knowledgeable in meeting sustainable design criteria for on-call and IDIQ task orders and other fast-tracked projects with limited budgets, including energy-reduction goals, reducing operating costs, extending the life of facilities, increasing energy efficiency, and reducing waste.

### NOTABLE ON-CALL EXPERIENCE

The Evergreen State College (On-Call, 2009-2019):

- CRC Entry Court Amphitheater
- HCC Roof Replacement
- Seminar 1 and Lecture Hall Roof Replacements
- Lab II 2nd Floor TIs

University of Washington:

- Transportation Center Tenant Improvement, new (LEED®Platinum)
- Fall Protection Studies and Installations on (10) Historic Campus Buildings

Seattle Public Schools, Modernizations and Upgrades at Various Schools since 2007:

- Rainier Beach HS Classroom Renovations
- John Hay ES Roof Assessment, Replacement & Solar Panels
- John Muir ES Early Learning Center Addition & Roof Replacement
- T. Marshall ES ADA and Interior Upgrades

Tukwila School District:

- Showalter MS Addition and Modernization (multi-phased)
- Cascade View ES Modernization
- District Admin Building TIs
- District Technology/Maintenance Buildings TIs

WA DES (On-Call, 2009-2011)

US GSA (IDIQ, 2011-2015)

King County 15+ Work Orders (On-Call, 2008-2011):

- King County Courthouse Exterior Historic Restoration

# Qualifications of Key Personnel



## Gary Scott AIA

associate principal

Role: Project Manager + Project Architect

Education: Master of Architecture, UW, 1991; Bachelor of Architecture, UW, 1984 | Registration: WA Licensed Architect, 1993

Gary has more than 35 years of experience in architecture and project management. He has extensive experience in educational facilities, correctional institutions, and office buildings (new and remodeled).

Gary brings up-to-date code knowledge, effective communication skills, and excellent coordination skills. He is adept at balancing the artistic and creative goals of the project with the technical elements required to bring the project from concept to reality.

Gary works closely with clients from conception through permitting, design, production of documents and the completion of the project. His thorough and conscientious efforts have resulted in timely completion of each of his projects and within budget.

### NOTABLE ON-CALL EXPERIENCE

WA DES/Coupeville School District, Multipurpose Building Addition

Snohomish County PUD, Electric Building North & South Towers Roof Replacement

Seattle Public Schools, Modernizations and Upgrades at Various Schools since 2007:

- Capital Improvement Program II, Facility Assessments and Interactive Work Sessions
- Miscellaneous Small Works Projects

City of Seattle, Haller Lake Vehicle Maintenance Building Improvements

Seattle City Light, South Service Center Building B Fire and Life Safety Study

Seattle Center, Next 50 Pavilion Space Planning Study

King County Solid Waste, Cedar Hills Regional Landfill, Facilities Condition Assessment

King County Solid Waste, Northeast Recycling and Transfer Station (NERTS)

Snohomish County PUD Headquarters, Renovation and Expansion

University of Washington, H-Wing Health Sciences Facilities Expansion

The Boeing Company, Facilities Assessments, Kent Complex



## Susan Neaton

AIA, LEED AP BD+C | associate principal

Role: Project Manager + Project Architect

Education: B.S. in Environmental Studies, University of Detroit, 1978; Bachelor of Architecture, University of Detroit, 1982 | Registration: WA Licensed Architect, 1988

Susan is a licensed architect practicing architecture since 1978. Her expertise includes planning and design for educational facilities, municipal, state, and federal government clients.

Susan's projects include renovations, conservation of existing buildings, additions, remodels, and interiors, including tenant improvements, space planning, and interior design.

Susan leads and manages a wide variety of multidisciplinary projects with extensive experience in managing multiple work orders simultaneously. She embraces the challenges of projects with diverse stakeholder groups and complex functions. She has proven success working within tight budgets and schedules inherent to on-call projects, and provides innovative design solutions to the everyday problems that task orders address.

As a LEED Accredited Professional, Susan addresses sustainable design elements and low-environmental impact materials in all her projects. She has designed rooftop photovoltaic panels, solar water heating, rain water collection, gray water, and energy.

### NOTABLE ON-CALL EXPERIENCE

WA DES/Highline College (2019-2021):

- Dishwasher Repair
- Storage Loft Structural Remediation

The Evergreen State College (2009-2023):

- Lord Mansion Emergency Entry Porch Structural Repairs
- Fiber Arts Studio
- Recreation Pavilion Roof Study & Roof Replacement

Seattle Central CC, PE Facility

Skagit Valley CC, Classroom Building Remodel

Port of Seattle:

- Sea-Tac Airport, Concourses B and C Hold Room Seating
- Sea-Tac Airport, Horizon Air Seating and Airline Refresh
- Sea-Tac Airport, Maintenance Offices Remodel
- Sea-Tac Airport Baggage Handling

NOAA, Western Regional Center Building 4 Roof Replacement (2011-2018)

King County FMD, Yesler Building TIs (2018-2023)

Tukwila School District, Transportation Building

City of Seattle Public Utilities, South Transfer Station Phase 2, Graffiti Ranger and Illegal Dumping Support Facility

CenturyLink Atlantic Operations & Central Office

# CRITERIA 2

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Project Approach



# General Project Approach



## COMMUNICATION + PROJECT MANAGEMENT

It is Rolluda Architects' practice, being organized on a studio-based model, to provide a project-by-project approach by disseminating our current and past experiences to all members of the design team and subconsultants. This fosters the ability to bring on additional resources as needed to address multiple work orders simultaneously as well as ensuring each deliverable meets the client's schedule and budget requirements. RAI's design culture is flexible to support the adjustments in expertise and disciplines necessary to meet the variable needs of each work order.

### OUR PLAN FOR MANAGING MULTIPLE PROJECTS/TASK ORDERS SIMULTANEOUSLY

- Initial conversation w/Owner to understand scope of work, schedule, and budget. Listen and ask questions so we understand client's goals and expectations.
- Select appropriate subconsultants for each work order.
- Develop and submit fee proposal for work order.
- Develop schedule with milestones.
- Obtain Notice to Proceed and commence work.
- Mobilize team, including Principal-in-Charge, Project Manager, Lead Architect, and subconsultants for initial site visit and meeting with client to verify existing conditions and issues.
- Request, research, and review as-builts, drawings, specifications, shop drawing submittals, maintenance reports, and any other documentation related to the project.
- Determine AHJ and Owner review process as it affects schedule.
- Have weekly internal team meetings for coordination and project updates.
- Have weekly meeting with Client PM for project updates.
- Provide options to Owner with pros and cons plus cost estimates (warranty, maintenance, life expectancy, sustainability, initial cost, life cycle cost, appearance, and industry standards).

## SCOPE + BUDGET

The greatest risks to project budgets are unforeseen conditions. RAI works to minimize the number of unforeseen conditions by performing a thorough study of the existing facilities early in design to develop an understanding of the interaction of building systems and their potential impact, both in layout and construction. This involves studying as-built

documents, conducting building reconnaissance, performing destructive investigations if warranted, and leading plan-in-hand building reviews with all team members when design has progressed enough to identify potential conflicts.

As early as the programming phase we identify the cost implications and budget limitations of a project to set realistic budget limits and cash-flow indicators with the client. Because of the volatility of building material costs, we consider a forecast escalation factor related to the time the project will be built.

It is our standard practice to provide cost estimates that match our client's financing and review benchmarks. These cost estimates are usually provided in conjunction with completion of Schematic and Concept Design, at 50% and 100% Design Development, and/or at 30%, 60% and 90% in the Construction and Permit Documentation phase, and a 100% cost estimate coordinated with the Bid Documents for bid verification.

## MANAGING OCCUPIED SPACES

RAI works on many renovation projects that occur while the facility is occupied by its users. In these types of "live environments," we have identified four key elements that lead to successful projects:

- 1) Thorough understanding of building systems and how they interact in the project area and other areas of the building.
- 2) Plan-in-hand reviews during design to assess potential oversights during construction and impacts on resources/utilities.
- 3) Consider constructability from a phasing or sequencing perspective so solutions work in real world.
- 4) Good communication with building occupants.

## SCHEDULING

To maintain and monitor design and construction, RAI employs Microsoft Project Scheduling (see figure 1 next page) and Excel spreadsheets to forecast, monitor, and update the project schedule on a time/task completion basis commensurate with the current or projected design/construction phases.

Our Project Managers often utilize a detailed and color-coded calendar format to identify key activities, milestones, and deliverables that enable the design team, along with the Client, to better track and anticipate events. The calendar will often list the format and number of required deliverables for better team coordination.

If a project is "schedule-driven" we adopt a number of approaches to meet targets. These include parallel activities, rolling reviews, and staged approvals. Essentially, we build our scheduling approach around the specific needs of the project.

# General Project Approach

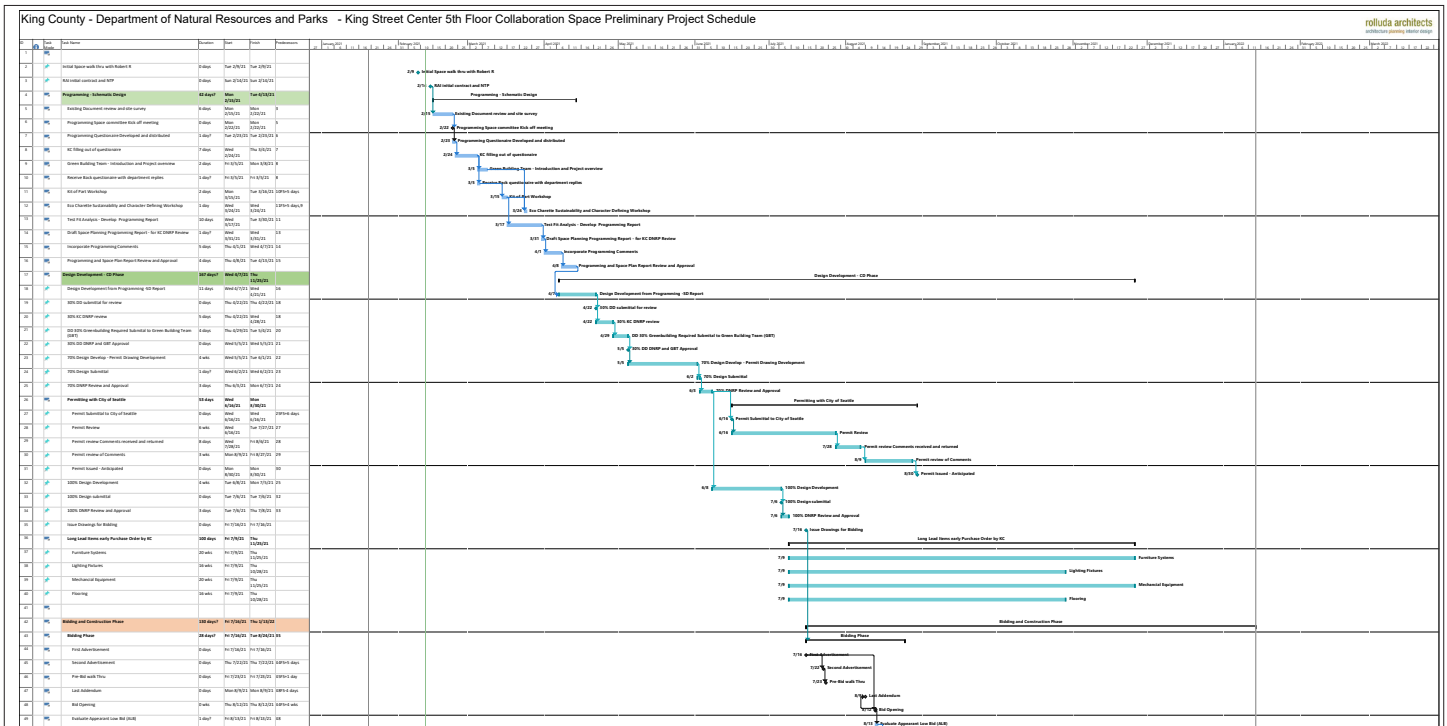


FIGURE 1 | KING COUNTY FMD WORK ORDER CONTRACT | KING STREET CENTER 5TH FLOOR

## COORDINATION + EFFICIENCY

RAI has developed an in-house "Project Action Items" template, customized for each discipline and specific to the project. This checklist simplifies and improves coordination as well as our own design. It keeps items from getting lost and helps us track decisions and review comments during the design process, making sure all team members are accountable for completing their task responsibilities. We review coordination documents from subconsultants at the end of schematic design, and again at 50% and 100% completion of design development. This checklist spreadsheet acts as a living document that is continually updated and referred to throughout the duration of the project. If project challenges arise, we can refer to this document to determine why certain decisions were made and who made them.

## SUSTAINABLE DESIGN

Rolluda Architects is committed to sustainable design, incorporating energy- and resource-efficient elements into each of our projects. We have experience providing LEED and Energy Design, as well as the implementation of the USGBC LEED guidelines. Even when their our do not have a LEED goal, we explore options to reduce the use of energy and promote the integration of renewable energy systems while providing environments that are comfortable for occupants, durable and easy to maintain, and cost effective to operate. RAI assists clients offering green building, architectural, and sustainability evaluations, as well as guidance to assist in implementing meaningful change with the highest goals for environmental performance, while reducing carbon footprint. Through strategic blue-sky thinking, Rolluda Architects fosters ideation beyond precedent, resulting in ambitious but achievable solutions and targets with clear, actionable steps in fulfillment. We have worked on numerous LEED projects across all scales and various building types, including both existing and new construction.

## ENERGY-EFFICIENT DESIGN

Rolluda Architects designs facilities that are energy-efficient, saving our clients long-term operating dollars. RAI carefully listens to the client and their expectations of operational cost savings. We focus on the end-user experience that architecture should deliver. There are many areas where we have helped clients reduce costs including:

### BUILDING ENVELOPE

Increasing envelope insulation values = decreased energy costs for the building.

### DAYLIGHT HARVESTING / SOLAR ORIENTATION

Maximizing daylighting is the single biggest payback for the least cost. Coordinating building orientation, room proportions, ceiling height, and shape maximizes natural daylight and energy savings.

### LOW MAINTENANCE LANDSCAPING

Utilizing rain gardens and selecting low-maintenance and drought-tolerant plants reduces storm water requirements.

### LOW MAINTENANCE MATERIALS / DESIGN

Choosing durable and resilient finishes and products results in ease of cleaning and maintenance as well as reduced repair and replacement.

### HUMAN FACTORS ENGINEERING

Placing garbage and recycling stations where people expect them to be and making them easy to use helps to cut down on time and effort. Providing appropriate clearance and access to mechanical rooms maximizes accessibility and decreases maintenance time.

# CRITERIA 3

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Relevant Experience





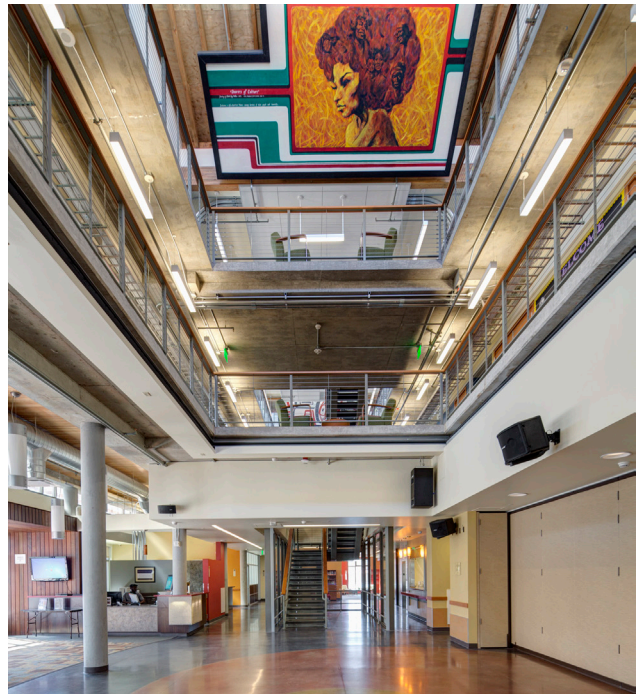
**Samuel E. Kelly Ethnic Cultural Center**  
University of Washington | Seattle, WA

RAI worked with a design team of students, administrators, capital projects and maintenance staff, and the Office of Minority Affairs and Diversity to develop a program for the new facility. The program incorporates the needs of each group, design and sustainability goals developed by the design team, and University standards. We examined alternate sites, assessing the ability of each site to meet the needs of the program and budget.

Based on the program, we designed a 3-story, 28,000 sf building with an open atrium, welcoming gathering spaces, a mix of private and open offices, and a variety of conference, meeting, practice and kitchen facilities. The new Center is designed for sustainability, with a focus on natural light and ventilation, and resource- and energy-efficient mechanical and electrical systems.

## OTHER PROGRAMMING PROJECTS

- **The Evergreen State College, Lab II Arts & Sciences Renovation:** The RAI design team met with stakeholders in groups and individually to identify priorities and needs for the proposed spaces. Questionnaires, bubble diagrams, and diagrammatic plans were used as tools to facilitate the discussion. Members of the design team toured existing arts and science labs, and support spaces. The end-product of the Programming was a document recording the entire process culminating in a preferred design.
- **Washington State University, Elson S. Floyd Cultural Center:** RAI provided programming and pre-design services for the new Cultural Center. Over three months, members of our programming team and the WSU Steering Committee conducted tours, interviews, robust and collaborative workshops, and presentations.
- **NOAA, Mukilteo Science Center:** RAI worked with NOAA and the building tenant, National Marine Fisheries Services, to provide pre-design and master planning services. To refine the existing Program, we conducted investigations to collect data on the Mukilteo site, conducted investigations and local code reviews, and facilitated interviews, meetings, and design charrettes with NOAA staff and a broad range of stakeholders, including the City of Mukilteo and Washington State Ferries.



THE EVERGREEN STATE COLLEGE | PROGRAMMING SESSION



WASHINGTON STATE UNIVERSITY | "TALKING WALL"



NOAA MUKILTEO SCIENCE CENTER | PROGRAMMING SESSION



# Relevant Experience | ADA & Condition Assessments



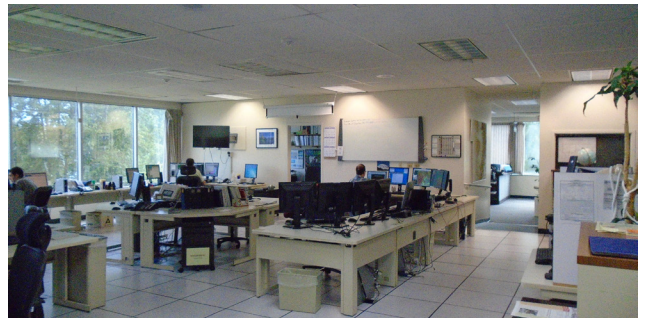
## ADA Assessments & Transition Plan

Central Washington University | Ellensburg, WA

RAI's work included assessing and documenting 10 priority buildings and associated campus sites serving the facilities with ADA non-compliant areas; reviewing archived drawings and documents; assisting CWU staff with the overall process and logistics; and providing a final report with recommendations and diagrams noting the location of physical barriers and non-compliant items. Building areas assessed included stairs, hallways, elevators, sidewalks, signage, restrooms, service counters, and classroom access. Priority levels for implementation were based on the ability of university staff to implement immediate changes (e.g., door hardware changes, signage, and relocating objects presenting a barrier) and on work that could be phased and packaged separately for design and construction by others.



THE EVERGREEN STATE COLLEGE | ROOF ASSESSMENT



NOAA WRC | COMPUTER LAB

## OTHER CONDITION ASSESSMENTS

- **The Evergreen State College, Campus-wide Building Assessments:** As part of an On-call contract since 2009, Rolluda Architects has provided feasibility investigations for buildings campus-wide, including water leakage investigations, condition assessments for roof replacements, and assessments for systems upgrades, repairs and replacements.
- **NOAA, Western Regional Center, Campus-wide Facility Condition Assessments:** RAI assessed conditions of each campus building, including full inspections of all systems and architectural components to determine whether or not they had exceeded their useful lives, or had remaining useful life. As part of the facility condition surveys, our team performed accessibility compliance review of the existing buildings and the NOAA campus for compliance with ADA including both site access and building barrier-free and path of travel components. ADA non-compliant issues were documented, evaluated for remediation, and included within the report to NOAA.
- **Seattle Public Schools, District-wide K-12 School Building Condition Assessments:** RAI conducted facility condition assessments for various schools in the District. RAI reviewed existing project documents, performed accessibility evaluations, identified building deficiencies, and provided cost estimates for both repairs and/or replacements of the identified deficiencies.



NOAA WRC | ROOF ASSESSMENT



SEATTLE PUBLIC SCHOOLS CASCADIA ELEMENTARY SCHOOL  
CONDITION ASSESSMENTS



# Relevant Experience | Tenant Improvements

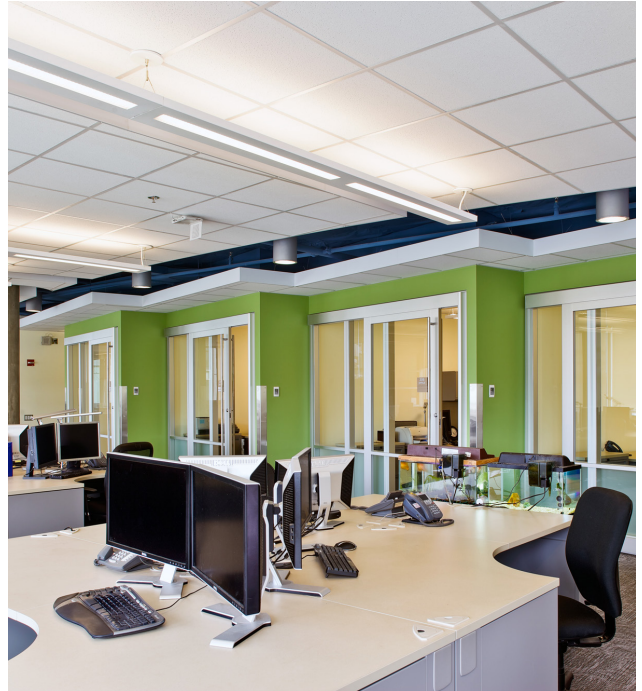


## Transportation Services Center

University of Washington | Seattle, WA

The 12,000 sf Transportation Center consists of new offices and a public lobby for the University of Washington Transportation Services department. We programmed, designed, and provided construction administration for the tenant improvement in a new shell and core building built into two floors of a new parking garage. Our project also included a new place and other site improvements.

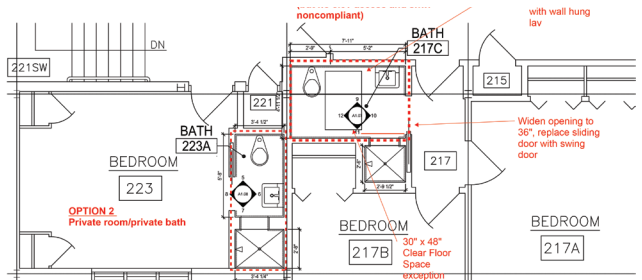
We talked to the eight units of the department that occupy the space. We focused on the current and anticipated needs of the organization, and of the people who use and maintain the facility. Programmatic needs exceeded the available square footage, so we found functions that can share space. We developed a program for the new facility based on University standards, information from stakeholders, and the project budget.



CENTRAL WASHINGTON UNIVERSITY | STEPHENS-WHITNEY HALL

## OTHER TENANT IMPROVEMENTS

- **Central Washington University, Stephens-Whitney Hall:** The project involved an interior remodel of student residential units, primarily interior finishes, bathroom remodels, heating (radiators), and plumbing.
- **University of Puget Sound, Oppenheimer Hall Restroom Upgrades:** Constructed in 1958, Oppenheimer Hall is a 76 bed residence hall, comprised of 4 floors with private and semi-private restrooms, and two apartments. RAI provided design and construction administration services for upgrading all 19 restrooms.
- **The Boeing Company, Bellevue Technology Center:** We designed 250,000 sf of new offices on five floors of Buildings 33-01, 33-05 and 33-11 of Boeing's Technology Campus in Bellevue. The new offices include administrative, conference and lab spaces, as well as a communications center and storage areas. Several large and small conference and training rooms accommodate groups of 5 to 70 people.



UNIVERSITY OF PUGET SOUND OPPENHEIMER HALL  
GENDER-NEUTRAL OPTION



BOEING | BELLEVUE TECHNOLOGY CENTER LOBBY



# Relevant Experience | Roofing + Building Envelope



## Cascadia College CC-1 Building

WA Department of Enterprise Services | Bothell, WA

RAI led a feasibility study for envelope upgrades at two buildings on the Cascadia campus. The studies examined leaking curtain walls and roofing systems. DES elected to move forward with roof and envelope upgrades of the building with more severe leaks. We designed a new roofing system based on client preferences, as well as curtain wall upgrades and relocating mechanical equipment.

## OTHER ROOFING PROJECTS

- **The Evergreen State College, HCC Building:** The project involved demolition of the existing composition roof, removal of existing skylights for framing and sheathing of existing openings, removal of existing clerestory windows, and removal and replacement of existing damaged plywood sheathing and rigid insulation. RAI provided a new standing seam metal roof, flashing, gutters and downspouts. We coordinated with the structural engineer for the design of new fall protection and replacement of clerestory windows.
- **Western Washington University, Fine Arts Building:** RAI replaced a 24,000 sf roof for the Fine Arts Building. The project was constructed in 2 phases. Phase I: 8,000 sf of cold-applied modified bituminous built-up roofing. When WWU allocated the funding for Phase II 4 years later, the cost of bituminous built-up roofing had increased significantly. To decrease costs, we designed the 14,000 sf roof using thermoplastic polyolefin (TPO). Since the BUR cannot come in contact with TPO, we added curbs to maintain a watertight system and separate the dissimilar materials. Insulation was added to increase slope to drains. We reconfigured roof drains with Overflow scuppers and replaced flashings and copings at top of parapets and curbs.
- **U.S. GSA, Federal Office Building:** The project consisted of design, specifications, and construction administration for the demolition of the existing bituminous roofing system for the low roof on a historic building and replacement with a single-ply PVC roof system (16,000 sf).
- **King County Facilities, Public Health Building Window/Envelope Upgrades:** RAI provided design for the replacement or structural support of selected windows at the White Center Public Health Center. The project included inspecting and providing recommendation for repair of building exterior cracks.



THE EVERGREEN STATE COLLEGE HCC BUILDING ROOF REPLACEMENT



WESTERN WASHINGTON UNIVERSITY FINE ARTS BUILDING ROOF



US GSA FEDERAL OFFICE BUILDING NEW ROOF



KING COUNTY FM | WHITE CENTER PUBLIC HEALTH BUILDING





## Everett High School

Everett Public Schools | Everett, WA

The project consisted of replacing an existing single ply roof, replacement of existing rooftop mechanical units, and complete replacement of the building's control system. The school, a designated landmark building, required submittals and review for approval with the authorities having jurisdiction. We worked closely with the school district to ensure we identified the base bid scope and developed alternates that would meet within their budget and schedule. Construction began in June and ran through August while students were on their summer breaks, approximately 12 weeks.

## OTHER SYSTEMS IMPROVEMENTS

- WA DES/Green River College, AD Building, Rooftop HVAC Unit Replacement:** The 30-year old Administration Building had an original roof-top air handler that had reached the end of its useful life and had problems with temperature zoning. RAI worked with mechanical and electrical consultants to investigate existing conditions. We evaluated equipment and possible solutions for replacing the air handler. Our solution considered that the building would be continuously occupied during construction, had multiple zones, and required cost-effective operation—particularly for a building that would likely be removed within the decade for expanded campus construction. We provided full design and bid documents as well as support through the construction process.
- Edmonds School District:**
  - Westgate ES + Mountlake Terrace ES: Rolluda Architects assisted the District with retermination of servers, new outlets, data ports and cabling, new busways, and new server cabinets.
  - Meadowdale HS: A new generator to serve the MDF was added as well as a new split system A/C unit.
  - Mountlake HS: A new generator was added to serve the MDF.
  - Edmonds Woodway HS: Refeed of existing MDF circuits and A/C unit from existing generator.
- Seattle Public Schools:**
  - Lafayette ES HVAC, Fire Sprinklers, and Seismic Improvements
  - North Beach MS HVAC, Exterior Doors and Seismic Improvements
  - Adams ES Fire Sprinklers



GREEN RIVER COLLEGE | AD BUILDING ROOFTOP HVAC UNIT



EDMONDS SCHOOL DISTRICT | MEADOWDALE HS GENERATOR



EDMONDS SCHOOL DISTRICT | MOUNTLAKE TERRACE ES IT IMPROVEMENTS



SEATTLE PUBLIC SCHOOLS | NORTH BEACH ES HVAC & FIRE SPRINKLERS



# Relevant Experience | State of Washington



## Modular Building Predesign Study

WA Department of Enterprise Services | Tumwater, WA

A predesign study was conducted to determine the feasibility of consolidating and co-locating several critical functions—printing, imaging/copying, and mail distribution services—into one modular building in Tumwater near the State Capitol. The purpose of the study was to determine the costs and benefits associated with combining the print and mail functions currently housed in separate locations. The predesign study was completed to meet state biennium funding requirements. The schedule was four months from NTP to report submission. Our work involved multiple site visits; conducting interviews with State representatives, facility managers, and building tenants; and developing design alternatives and detailed analyses along with estimated construction costs. The report is currently being evaluated for future planned design and construction funding.



WASHINGTON STATE PARKS & RECREATION MOUNT SAINT HELENS VISITOR CENTER ADA ASSESSMENTS AND IMPROVEMENTS



COUPEVILLE ELEMENTARY SCHOOL | MULTIPURPOSE BUILDING ADDITION

## OTHER STATE OF WASHINGTON PROJECTS

- **Washington State Parks & Recreation, Mount Saint Helens Visitor Center:** On-call series of accessibility corrective action measures in response to accessibility code compliance. At the Visitor Center, slopes were modified at the lower parking lot accessible stalls and improved the route of travel to the front entry. Redesigned and rebuilt an exterior ramp from the entry to the interpretive outdoor classroom area. Interior handrails at ramps and stairs were modified to meet code. In the historically significant building we reused existing materials and modified the bracket support system to meet height and clearance requirements. Modified front reception station to allow for an accessible area.
- **Coupeville School District, Multipurpose Building:** Design and permitting of a 3,500 sf addition to the existing Multipurpose Building. Restrooms were included. Reconfigured existing parking as well as exterior ramp/stair access to the field area.
- **WA DES, Echo Glen Children's Center:** Replacement of windows and doors in the dining hall for energy efficiency; repaired concrete steps leading to entrance to remove hazardous conditions; provided acoustic treatment to control excessive sound levels; provided a complete interior refurbishing and modernization of finishes; upgraded lighting in seating and serving areas; replaced existing rooftop exhaust fan and provided new cooling coils to improve energy efficiency and code required work environment; providing code required adequate ventilation in kitchen area.



ECHO GLEN CHILDREN'S CENTER | CLASSROOM



# Relevant Experience | City of Seattle



**Gender Neutral Restrooms | Seattle, WA**  
City of Seattle Facilities

As part of our on-call contract, Rolluda Architects was tasked to convert existing restrooms to Gender Neutral Restrooms (GNRR) on multiple floors of Seattle City Hall in the Seattle Municipal Tower. This was a high priority project for the City. It was a challenge to alter an existing high-rise tower, but our team found creative ways to locate the restrooms where none existed prior. We also converted an existing concrete bank vault into a GNRR but only after examining alternative locations. The new restrooms are fully compliant with accessibility codes and do not compromise the dignity of the user. Challenges included providing new plumbing and exhaust routes where chases were not available.

## OTHER CITY OF SEATTLE ON-CALL PROJECTS (2012-2023)

- FAS SMT ADA Barriers Assessments
- FAS Seattle Animal Shelter Canine Corral Zoning Study
- FAS Seattle Department of Transportation Traffic Signs Room 155 Office Wall Study
- FAS 24/7 Public Toilets in Ballard and University Neighborhoods (study)
- FAS (2) Tiny House Bridge Housing Structures for the Homeless
- FAS Parks RDA Building Master Plan
- FAS Seattle Municipal Tower Phase II ADA Barrier Removal
- Seattle Center Space Planning Study
- SCL North Service Center Space Planning
- SCL South Service Center New Paint Booth with Overhead Crane
- SCL Roy Street Homeless Shelter Space Planning and Tenant Improvements
- SCL Command Center Seismic Upgrades
- SCL Joint Training Facility Expansion Study
- SPU Lake Youngs Bluestone Maintenance Building
- SPU Lake Youngs Puget Sound Energy Yard
- SPU Haller Lake Materials Storage Facility
- SPU South Transfer Station Programming and Predesign



SEATTLE CITY LIGHT NORTH SERVICE CENTER SPACE PLANNING



SEATTLE CENTER SPACE PLANNING STUDY



SEATTLE PUBLIC UTILITIES PROGRAMMING



# Relevant Experience | King County

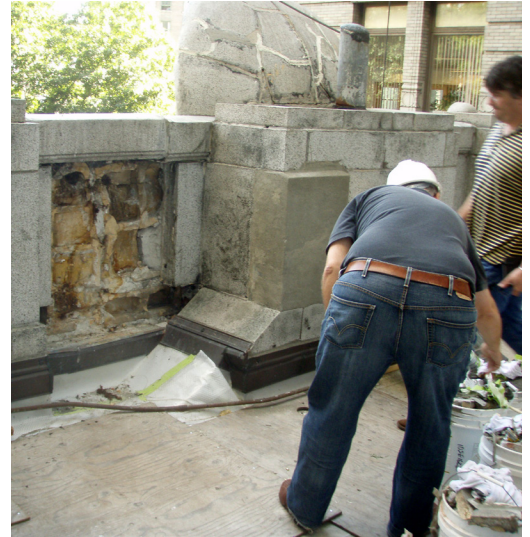


**County Courthouse Restoration | Seattle, WA**  
King County Facilities Management Division

Rolluda Architects studied the County's historic courthouse building's exterior and provided documentation and design for repairs to protect and enhance exterior finishes and decorative elements. Due to insensitive remodels to the building in the 1960s, it was the County's goal to restore this Landmark to its original '1916' historic appearance. RAI provided detailed documentation for the existing conditions of the exterior using a window-washing platform and high-resolution camera to document the location and condition of all masonry, terra cotta detailing, brick veneer and copper cladding. We researched existing historical data on the building and construction techniques used during the 1916 era. After evaluation, several design approaches were presented to King County. We assisted the County in determining the best option—one that met their objectives and goals, including maintaining and protecting the building's historic integrity. The goal for upgrades to the façade was to maintain the original aesthetics and preserve the structural integrity of detailing. Construction documents were developed based on the preservation techniques research, code analysis, and the County's goals and objectives. RAI also provided construction administration support and observation of the building exterior and windows during the restoration work.

## OTHER KING COUNTY ON-CALL PROJECTS (2010-2023)

- KC FMD Plumbing Shop and Finance Office Relocation and TIS
- KC FMD (6) Police Precincts, Electrical Systems Upgrades
- KC FMD Window Upgrades at White Center Public Health Building
- KC FMD Ravensdale Shooting Range, Roof Replacement & Structural Upgrades
- KC FMD Monroe Correctional Facility Door, Window and Hardware Upgrades
- KC FMD Kent District Court, Expansion Documents Review
- KC FMD County Administration Building, Sidewalk Repairs
- KC FMD Burien District Court, Paving
- KC FMD YSC Courthouse, Replacement Phasing Estimate
- KC FMD North District Multi-Service Facility
- KC FMD County Correctional Facility, West Wing Windows & Doors
- KCSW Bow Lake Recycling & Transfer Station, Signage Design & Installation
- KCSW Renton Transfer Station, Facility Analysis & Cost Estimates
- KCSW Commercial Property, Conceptual Design Development
- KCSW Harbor Island Fisher Mills Building, Demolition
- KCSW Cedar Hills Regional Landfill, Walkway, Ramps, Handrails, Guardrails and Stairs Assessments
- KCSW South Transfer Station Phase II, Graffiti Ranger Building & Illegal Dumping Support Facility
- KCSW Shoreline Regional Transfer Station, Dust Control System Investigation, Options, & Recommendations
- KCSW Cedar Hills Regional Landfill, Catshack Replacement



NON-DESTRUCTIVE INVESTIGATION



KING COUNTY RAVENSDALE SHOOTING RANGE | STRUCTURAL



KING COUNTY CORRECTIONAL FACILITY WINDOW REPLACEMENTS



KCSW CAT SHACK REPLACEMENT

# CRITERIA 4 + 5

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Proximity

Diverse Inclusion Strategies



# Proximity + Diverse Business Inclusion Strategies

## GEOGRAPHICAL PROXIMITY

Rolluda Architects' office, located in the heart of the Pioneer Square neighborhood in South Seattle, is approximately 40 miles from the Pierce College Lakewood campus (about a 50 minute drive), and about 32 miles from the Puyallup campus. We are no stranger to driving the I-5 trip south. As with all of our clients, we are responsive no matter how many miles are between us—we're available for face-to-face meetings or for any other purposes requiring our team's attention. In response to COVID-19, our entire team is equipped to communicate, manage, and work on projects remotely. We've used this past 18 months to refine our virtual meetings, including visioning workshops and programming sessions, having successful online collaboration with owners and stakeholders. Our office remains fully operational, utilizing various means of communication—email, phone calls, virtual meetings using Miro, Teams, and Zoom, as well as Workshare technology platforms for continued collaboration. We are available for physical meetings and site visits, adhering to the State of Washington's mask and physical distancing directives.

## WE BELIEVE THAT DIVERSITY AND INCLUSION SPUR CREATIVITY AND THAT INNOVATION IS BORN FROM AN ENGAGED CULTURE OF DIVERSE PEOPLE AND IDEAS.

Rolluda Architects is a certified MBE, DBE, and an SBE firm. RAI promotes equity in contracting for under-utilized businesses. It is our goal to create a diversified, inclusive, and responsive team for every project we work on. Through outreach, engagement, and making aspirational goals, we are able to support and utilize diverse firms. Our DEI (Diversity-Equity-Inclusion) Management and Strategic Plan outlines our firm's goals and strategies, which have been shaped over the years through policy and practice.

**OUR FIRM'S DIVERSE & INCLUSIVE CULTURE:** Rolluda Architects is a mix of diversities at all levels—gender, generation, nationality, LGBT+ and disabilities. Our staff of 46 represents more than nine different nationalities and speaks ten different languages. Our staff ages range from recent architectural graduates to senior architects with over 35 years of experience. We have found, with this mix, that staff see a path for their own growth and success. This in turn creates an environment of inclusion characterized by greater engagement, performance, and innovation.

RAI's inclusive policies and practices establish the framework for workplace gender equity, flexibility at work, meaning a culture of smart working—workplace flexibility, work time flexibility, and a flexible/inclusive working environment, empowering people to make the most of their energy. Furthermore, we are zero tolerance towards harassment—exclusion is not in our vocabulary. By enacting and reinforcing policies like these we hope to establish a true



sense of belonging for our staff and leaders. Diversity is challenging because it highlights what makes us all unique. To make it work, we found we must hard wire it through policies and practices.

**CAPACITY-BUILDING:** We believe in helping diverse firms to succeed and grow. Our Small Business Outreach is about much more than pass-through and “one and done” opportunities. Through training and mentor-protégé relationships, RAI is committed to helping build the capacity of these firms to achieve long-term success.

### PARTNERING WITH COMMUNITY ORGANIZATIONS

Rolluda Architects has a deep history of relationships with many local and national associations to help support small and diverse business participation, including Tabor 100, Women in Design Leadership, National Organization of Minority Architects, Association of Filipino-American Engineers of Washington, and the AIA Diversity Committee. We are also involved in organizations serving local minority populations such as the International Drop-In Center, Filipino Community of Seattle, and Mt. Zion Baptist Church. These activities and organizations provide excellent opportunities to meet and learn about other disadvantaged firms. All staff members are strongly encouraged to be involved in these events and are supported by the firm with donations to fundraisers, ads in event programs, and staff members being keynote speakers.

### WORKSHOPS AND EVENTS

RAI hosts numerous workshops and events annually that foster diversity, equity, and inclusion. Through these workshops and events, it is our commitment and our goal to help other disadvantaged businesses have the same opportunities we have.

### ENGAGEMENT OF DISADVANTAGED BUSINESSES

RAI actively looks for opportunities for our MWBE small business partners to expand into new markets or to work with new clients. RAI regularly attends conferences and workshops to meet personnel from disadvantaged and small business firms. One example is the One-on-One Regional Contracting Forum at the Washington State Convention and Trade Center, typically held in March of each year.

RAI is committed to helping other minority, women, small business, and veteran-owned businesses have the same opportunities we have had. We have developed an Outreach Plan that addresses the measures our firm takes in this respect. Our Outreach Plan includes staff education and training, one-on-one assistance and mentoring, outreach events, monthly MWBE utilization reports, and monitoring of MWBE goals. Together these activities have enabled us to develop a strong and growing network of relationships with diverse firms throughout Washington.

# Standard Form 330 Part II

<b>ARCHITECT ENGINEER QUALIFICATIONS</b> <b>PART II - GENERAL QUALIFICATIONS</b> <small>(If a firm has branch offices, complete for each branch office seeking work.)</small>				1. SOLICITATION NUMBER (IF ANY)		
2A. FIRM (OR BRANCH OFFICE) NAME <b>Rolluda Architects, Inc.</b>				3. YEAR ESTABLISHED 2002		4. DUNS # 04-4080302
2B. STREET 105 South Main Street, Suite 323				5A. OWNERSHIP TYPE Corporation		
2C. CITY Seattle		2D. STATE WA	2E. ZIP CODE 98104	5B. SMALL BUSINESS STATUS MBE, Certification #M4M0018356 DBE/SBE/UDBE Certification #D4M0018356		
6A. POINT OF CONTACT NAME AND TITLE Alex Rolluda, President/Principal				7. NAME OF FIRM (If block 2a is a branch office) N/A		
6B. TELEPHONE NUMBER 206.624.4222		6C. E-MAIL ADDRESS alex@rolludaarchitects.com				
8A. FORMER FIRM NAME(S) (IF ANY) Rolluda + Scott Architects				3. YEAR ESTABLISHED 1996		4. DUNS #
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 # (see below)
		(1) Firm	(2) JV Partner			
06	Architects	16		E02	Educational Facilities	5
	Designers	23		C06	Churches, Mosques	2
	Space Planning/ Interior Design	1		C08	Codes, Standards	1
02	Administrative	6		C11	Community Centers	2
				D07	Dining Halls, Restaurants	1
				H09	Hospitals, Medical Facilities	1
				H11	Housing	3
				I01	Industrial, Manufacturing	3
				I05	Interiors, TIs	3
				R01	Roofing	3
<b>Total</b>		<b>46</b>		<b>S01</b>	<b>Soils, Seismic</b>	<b>1</b>
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	4	1. Less than \$100,000      6. \$ 2 million < \$5 million				
b. Non-Federal Work	6	2. \$100,00 < \$250,000      7. \$ 5 million < \$10 million				
c. Total Work	7	3. \$250,000 < \$500,000      8. \$10 million < \$25 million				
		4. \$500,000 < \$1 million      9. \$25 million < \$50 million				
		5. \$1 million < \$2 million      10. \$50 million or greater				

I. AUTHORIZED REPRESENTATIVE The foregoing is a statement of facts.

31. SIGNATURE ALEX ROLLUDA, AIA, NCARB PRESIDENT / PRINCIPAL	32. DATE 09/09/2021
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