



**March 14, 2022**

**State of Washington  
Department of Enterprise Services  
Request for Qualifications**

**A&E Design & Construction Administration (CA)  
Services Required for Project No. 2022-103:  
Green Hill School-Baker North Design & Remodel**





Attn: Sidney Hunt, Project Manager  
State of Washington, Department of Enterprise Services  
Facility Professional Services  
Olympia, WA  
Sidney.hunt@des.wa.gov

**RE: Statement of Qualifications – A&E Design & Construction Administration (CA) Services Required for Project No. 2022-103: Green Hill School-Baker North Design & Remodel**

Dear Mr. Hunt and Selection Committee,

KMB architects has a long-held commitment and passion for designing facilities to help facilitate the safety, security, and rehabilitation of juveniles in the justice system. We are dedicated to keeping both youth and staff safe while providing facilities that support the programs and operations required to create a successful juvenile rehabilitation facility. In keeping with this tenet, we are pleased to submit our qualifications for design and construction administration services for the Green Hill School Baker North remodel project.

Having completed the predesign study for the Baker North Remodel and the DCYF Statewide Master Plan, we are particularly excited for the opportunity to put the agency's thoughtful planning and vision into action with Baker North. We are thrilled to execute the unique program for this project that will foster the development of independent living skills for the older youth that are preparing to transition back to the community. This is a unique opportunity to provide a facility tailored to these needs while providing the safety and security required for this type of facility. We look forward to sharing our creative design solutions to provide staff with the operational flexibility to modify the degree with which movement and access to amenities is allowed or restricted for the youth. Our background knowledge on the project will allow us to expedite design to help reduce the schedule to meet the occupancy needs of fall 2023. Through our conversations with DCYF and GHS facilities and administration, we understand the lessons learned from Baker South's remodel and the intricacies of the building that will help facilitate design and construction on Baker North.

As illustrated in our Statement of Qualifications, KMB and our project partners have served the State together on multiple projects of similar size and scope over the years. This entire team is familiar with renovation and addition work on secure juvenile facilities, the State budget, planning, and project execution process, as well as the State's visions and goals on sustainability. Our attention to detail, responsiveness, ability to listen, and our passion for what we do sets us apart from all others.

Thank you for your consideration of our qualifications. We have been honored to serve the Department of Enterprise Services in the past and look forward to the opportunity of serving you again on the Green Hill School Baker North design and remodel project. We commit to providing you with the highest level of professional design services, construction administration, and integrity for which KMB architects is known. If you need additional information, please contact me directly at 206-393-2781.

Respectfully,

KMB architects

A handwritten signature in black ink, appearing to read 'Sheri O'Brien', written over the printed name.

Sheri O'Brien, AIA  
Partner-in-Charge



**STATE OF WASHINGTON**  
**DEPARTMENT OF ENTERPRISE SERVICES**  
 1500 Jefferson Street SE, Olympia, WA 98501

## Designated Point of Contact for Statement of Qualifications

<b>Point of Contact Name and Title</b> Sheri O'Brien, AIA, Partner		
<b>Firm Name</b> KMB architects, inc. p.s.		
<b>Address</b> 906 Columbia Street SW, Suite 400		
<b>City</b> Olympia	<b>State</b> WA	<b>Zip</b> 98501
<b>Telephone</b> 360.352.8883	<b>Email</b> sheriobrien@KMB-architects.com	

## Addresses of multiple office locations of firm (if applicable)

Address	City
906 Columbia St. SW Suite 400	Olympia, WA 98501
811 First Ave., Suite 220 Seattle, WA 98104	Seattle, WA 98104

## Diverse Business Certifications (if applicable)

***Certificaiton issued by the Washington State Office of Minoirty 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 Vetern's Affairs***

- Veteran Owned Business

***Certificaton issued through Washington Electronic Business Solution (WEBS)***

- Small Business Enterpirse (SBE)

Washington Department of Enterprise Services  
A&E Design and Construction Services  
Project No. 2022-103: Green Hill School-Baker  
North Design & Remodel

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**QUALIFICATIONS OF KEY  
PERSONNEL**



### KMB ARCHITECTS FIRM BACKGROUND

KMB architects is a certified small business (SBE) . We have two offices including downtown Olympia and downtown Seattle with a total of 42 employees. Since KMB architects' founding over 35 years ago, the majority of our work has been for public clients including the Washington State Department of Enterprise Services, Department of Children, Youth, and Families, Department of Social and Health Services, Department of Ecology, Department of Corrections, Department of Labor and Industries, and many county and city level agencies and school districts.

Our projects have a strong background and focus in secure and rehabilitative facility design and renovation at both adult and juvenile facilities. With a focus on restorative justice and correctional mental health needs, we have completed multiple projects ranging from justice center master planning, and predesign options exploration, to major renovation and addition or new construction.

Through this experience, we fully understand the attributes of the design of secure facilities as well as the unique factors that pertain to facilities working with youth. The need for trauma informed design and the ability of the space to support normative and rehabilitative environments that match the agencies' programs is imperative. KMB architects prides ourselves in working with each client to understand their unique project needs and challenges and finding specific design solutions to address them. KMB architects is proven to meet critical deadlines on short notice; work within important cost constraints; deliver well-coordinated, quality documents; and closely monitor construction activities. We have continually demonstrated our team's ability to closely work with an array of project managers as a vital team member through our commitment to listen, produce, and deliver outstanding service. Over 70% of our work is with repeat clients which we attribute to our responsive service and quality design; this is our standing commitment to DES, DCYF, and the State of Washington.

We are excited for the opportunity to continue our relationship and commitment to the Department of Enterprise Services and Department of Children, Youth, and Families as we submit our qualifications for the Green Hill School- Baker North Design and Remodel project. As you review our qualifications, please note that we have assembled a full project team not only with exceptional skills, experience, and the highest level of professionalism, but also with vast experience working with juvenile justice facilities but specifically with DCYF, on the Green Hill School campus. Our team brings detailed knowledge of Baker Cottage design, construction, and the programmatic needs.



**KMB architects**  
*Responsible + Responsive*  
*Every Project. Every Client.*

## KEY PERSONNEL

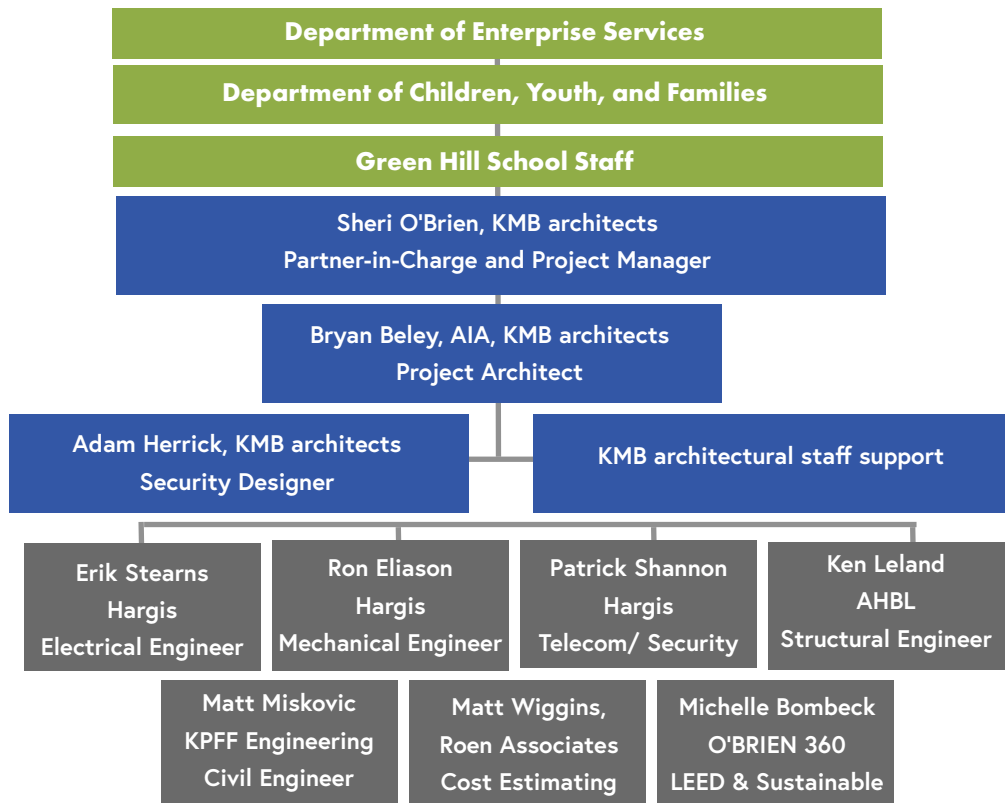
**KMB architects** - Sheri O'Brien, Bryan Beley, and Adam Herrick are the core KMB architects team members for Baker North. They have collectively worked on the Baker South predesign, Baker South design and construction (under previous employ), and the Baker North Predesign. We are intimately familiar with this project, the scope, the specific design and construction challenges the cottage has, and the goals and values of not only this project and Green Hill School, but of DCYF as an agency. These lessons learned will allow our team to troubleshoot and resolve issues in design before they become issues in construction. Sheri plans to spend approximately 30% of her time on the project over the duration; Bryan approximately 50%; and Adam 20%. This core team will be backed up by additional KMB architectural staff to complete the project.

**Hargis Engineers** - Patrick Shannon, Erik Stearns, and Ron Eliason from Hargis Engineers, along with their teams, will provide the security electronics, electrical, plumbing, and mechanical engineering expertise on this project. This team has worked throughout Washington State on multiple similar secure facility and renovation projects for DCYF and DSHS as well as with other clients throughout the Pacific Northwest. In addition, their sustainability team is on the forefront of finding sustainable design strategies that bring high levels of return on investment in projects of all sizes and scopes. KMB architects and Hargis have partnered on dozens of projects to bring design solutions that fit owners' budgets and needs. The engineering teams plan to devote approximately 35% of their time throughout the project.

**KPFF Consulting Engineers** - KPFF and KMB have a long history of working together and KPFF has been serving the state of Washington and DCYF for years. KPFF is already familiar with this project having partnered with KMB on the predesign study completed in 2020. The KPFF team plans to spend 15% of their time averaged over the duration of the project.

**AHBL** - AHBL has partnered with KMB on multiple projects for several years. Focused on collaboration, creativity and clarity in design documentation, they strive to find effective and efficient structural solutions that are easily executed in construction. The AHBL team plans to spend 20% of their time averaged over the duration of the project.

**Roen Associates** - Roen and Associates has partnered with KMB architects on multiple projects including the DCYF Statewide Master Plan. Roen's experience with cost estimating for secure facilities and deep knowledge of the local market provides them expertise suited for this project. In addition they completed the cost estimating services for the Baker South renovation and have historical knowledge that will help the team stay within budget. Roen has served DCYF for years and looks forward to continuing that relationship. The Roen team plans to spend 5% of their overall time on this project which will be focused full time during cost estimating milestones in the project.



# SHERI O'BRIEN, AIA, LEED AP

## ROLE

Partner-in-Charge & Project Manager

## DUTIES AND RESPONSIBILITIES

Sheri O'Brien will serve as Partner-in-Charge and Project Manager for the Green Hill School Baker North design and construction. Sheri brings over 16 years of experience ranging from new construction, modernizations, large renovations, and small works projects. Process oriented and a clear communicator, Sheri excels at providing comprehensive solutions, establishing trust, and delivering projects efficiently. Sheri's years of hands on experience in designing rehabilitative secure environments with a focus on youth, and passion for tailoring facility design solutions to the client's unique project specific goals and needs are ideally suited for this project. She will be the day to day contact for DES and DCYF throughout the project and will monitor the project progress to ensure the design is achieving project goals while maintaining the project budget and schedule. Projects succeed through her active listening, proven project approach, and strong facilitation skills. She has a talent for asking the right questions, providing thoughtful solutions, establishing trust, and delivering projects efficiently. Her passion for quality assurance and quality control ensures contract documents are comprehensive, well coordinated, clear, and communicative.

## EDUCATION

Master of Architecture, University of Oregon  
Bachelor of Science in Architectural Studies, University of Illinois

## PROFESSIONAL REGISTRATION

Architect, State of Washington, 9815

## REFERENCES

Trent Phillips, DCYF, Capital Budget Manager  
trent.phillips@dcyf.wa.gov  
360.764.0177

Karl Imlig, Pierce County Director of Facilities Management,  
karl.imlig@piercecountywa.gov  
253.798.2566



## RELEVANT EXPERIENCE

Department of Children, Youth, and Families

- Green Hill School Baker North Cottage Predesign
- Green Hill School Baker South Design and Construction\*
- Naselle Youth Camp Moolock Lodge Predesign
- Echo Glen Children's Center Cottage #4 Predesign
- DCYF Statewide Master Plan
- Echo Glen Children's Center Cottage 11 Design\*

Lewis County Juvenile Court and Detention Center, Building Addition and Renovation Chehalis, WA

Pierce County Justice Center Needs Analysis and Master Plan (includes Juvenile Services), Tacoma, WA

City of Olympia Justice Center Feasibility Study, Olympia, WA

Grays Harbor County Criminal Justice Center Study and Needs Analysis, Aberdeen, WA

Mason County Criminal Justice Center Study and Needs Analysis, Shelton, WA

City of Lynnwood Crisis Recovery Center Programming and Design, Lynnwood, WA

Idaho Department of Correction, South Idaho Correctional Institute, East Dorm Replacement, Kuna, ID

Skagit County Community Justice Center, Mount Vernon, WA \*



# BRYAN BELEY, AIA

## ROLE

Project Architect

## DUTIES AND RESPONSIBILITIES

Associate Bryan Beley is an emerging leader at KMB architects who is drawn to finding balance in his work between design and project management; the program and the budget; function and form. Bryan is constantly seeking process improvement, innovative tools, and additional knowledge to hone his craft.

*“Using the right tools to solve problems – I love that part of the design process... I’m always exploring how different tools can be integrated into both the design process and project management.”*

Bryan’s positivity shines through in all his interactions with clients, colleagues, and consultants. As a leader of the development and refinement of KMB architects’ Revit and AutoCAD standards, Bryan serves as the conduit between our design and production staff. He is driven to seek the most efficient way to deliver projects and works hard to create standardization across the firm.

*“I’m one of the lead facilitators in the firm for production and graphics management. I organize a review group once a month to help set firm standards in production and to review how to use these tools most efficiently between all our staff.”*

## EDUCATION

Bachelor of Science in Architecture, NAAB-EESA, University of Santo Tomas, Philippines

## PROFESSIONAL REGISTRATION

Architect, State of Washington



## REFERENCES

Carl Gray , DSHS, Safety Officer / Child Study and Treatment Center, graycal@dshs.wa.gov  
253.761.3370

Timothy Byrne, RA, DSHS, Construction Project Coordinator  
Capital Programs, timothy.byrne@dshs.wa.gov  
360.480.6942

## RELEVANT EXPERIENCE

DCYF, Green Hill Security Upgrades, Chehalis, WA

DCYF, Woodinville Community Facility Bedroom Addition,  
Woodinville, WA

DSHS, Child Study and Treatment Center, CLIP Expansion,  
Lakewood, WA

City of Lynnwood Crisis Recovery Center, Programming and  
Design, Lynnwood, WA

Pierce County District Court & Probation Renovation &  
Expansion Predesign & Design, Tacoma WA

Mason County District Court Adaptive Reuse Predesign,  
Shelton, WA

Nisqually Justice Public Safety Complex, Olympia, WA

Olympia Justice Center Programming and Predesign,  
Olympia, WA



### **ADAM HERRICK** | Security Design Expert

Education: Associate of Arts, Occupational Studies CADD, Universal Technical Institute

Experience: 16 years

Adam Herrick is a seasoned project designer who leads KMB architects' security and justice design projects and on-call tasks for the State of Washington. He finds it fascinating to see how justice facilities operate and thrives within the compressed schedules and specific demands of these projects. Adam will support the team with a specific focus on security design including doors, windows, hardware, fixtures and equipment, wall and ceiling construction, and coordination with the security electronics consultant.

### **REFERENCES**

Lea McCormick, DSHS,  
Construction Project  
Manager  
lea.mccormick@dshs.wa.gov  
360.764.0653

Dean Heglund, RA, DSHS,  
Project Manager  
Capital Programs  
dean.heglund@dshs.wa.gov  
360.480.6069

### **SELECTED PROJECT EXPERIENCE**

DCYF, Green Hill Security Upgrades,  
Chehalis, WA

DSHS, Maple Lane, Cascade Cottage,  
Renovation & Addition, Rochester, WA

DSHS, Children's Long In-Patient, Program,  
Design, Lakewood, WA

WSP, Programming and Support Building,  
Walla Walla, WA

DSHS, Western State Hospital, Exterior  
Upgrades, Lakewood, WA

DOC, Maple Lane, Pharmacy, Remodel and  
Renovation, Centralia, WA

DSHS, Cedar Creek Corrections Center,  
Alpine Housing Unit, Roof Replacement,  
Rochester, WA

DCYF, Naselle Youth Camp, Mariner Lodge  
Renovations, Naselle, WA



### **ERIK STEARNS** | Hargis Engineers, Electrical Engineer

Education: Washington State University

Experience: 29 years

Erik's focus on the detailed management of budget, schedule and collaboration is equal to his attention to the programming and design of systems for treatment and juvenile justice facilities. Erik's talent for addressing design needs and the unique requirements encompassed in these environments, coupled with his experience collaborating with KMB on behalf of the State of Washington, Erik presents a proven partner for this project.

### **REFERENCES**

Aaron Young, P.E.  
Assistant Program Manager,  
WA DES  
360.489.5880

Kevin Sahara,  
Sr. Civil Engineer,  
City of Seattle  
206.684.8094

### **SELECTED PROJECT EXPERIENCE:**

DSHS, Maple Lane Emergency Renovation-  
Cascade Unit (with KMB), Chehalis, WA

DSHS, Echo Glen CCTV Upgrades (with  
KMB), Snoqualmie, WA

DSHS, Western State Hospital CSTC  
Seclusion Room (with KMB), Lakewood, WA

DSHS, Western State Hospital CSTC Camano  
Calming Room (with KMB), Lakewood, WA

DSHS, Western State Hospital Door  
Hardware Upgrades Study (with KMB),  
Lakewood, WA

DSHS, Western State Hospital, Buildings 9  
& 20 Fire Alarm Replacement & Electrical  
Upgrades, Lakewood, WA

DSHS, Western State Hospital, Campus  
Medium Voltage Replacement, Lakewood,  
WA



### **RON ELIASON** | Hargis Engineers, Mechanical Engineer

Education: University of Washington

Experience: 32 years

Specializing in complex coordination of the variety of systems that serve program spaces in juvenile justice facilities, Ron's comprehensive approach focuses on integrated systems that complement uses. His knowledge of HVAC, plumbing, fire protection and EMS system options correspond to scheduling, budget, sustainable and operational needs.

### **REFERENCES**

Dave Rinker  
Engineering Manager  
St. Anne Hospital  
206.439.5475

Ron Moattar  
Project Management  
Supervisor  
King County  
206.477.5981

### **SELECTED PROJECT EXPERIENCE**

DCYF, Green Hill School Building Electrical  
Systems Upgrade, Chehalis, WA

DSHS, Maple Lane Emergency Renovation-  
Cascade Unit (with KMB), Chehalis, WA

DSHS, Echo Glen Communications  
Infrastructure Improvements, Snoqualmie,  
WA

DSHS, McNeil Island Special Commitment  
Center (SCC) King Hall Scullery, Steilacoom,  
WA

St. Anne Hospital  
16 years serving major and minor capital  
projects in, acute care hospital



### **PATRICK SHANNON** | Hargis Engineers, Telecom/Security Engineer

Experience: 29 years

Patrick has broad experience planning and programming new and upgraded security and telecommunications systems for secure facilities. He has extensive experience with intrusion, access controls, and CCTV cameras in both analog and IP-based operations, and highly integrated operational platforms. His tenure serving the State of Washington DSHS and other state agencies, as well as multiple collaborative efforts with KMB positions him as a valuable resource to this project

### **REFERENCES**

Wayne Pederson Information  
Technology Sys/App  
Specialist, State Department  
of Corrections  
360.725.8487

Robb Stanton  
Executive Director of  
Operations, Lake Stevens  
School District  
425.335.1506

### **SELECTED PROJECT EXPERIENCE**

DCYF, Green Hill School Expanded CCTV  
Coverage (with KMB), Chehalis, WA

DSHS, Maple Lane Emergency Renovation-  
Cascade Unit (with KMB), Chehalis, WA

DSHS, Echo Glen CCTV Upgrades (with  
KMB) Snoqualmie, WA

DSHS, Western State Hospital CSTC Access  
Control Project (with KMB), Lakewood, WA

DSHS, Western State Hospital CSTC Patient  
Door Alarm System (with KMB), Lakewood,  
WA

DSHS, Western State Hospital, Buildings 9  
& 20 Fire Alarm Replacement & Electrical  
Upgrades, Lakewood, WA

DSHS, Western State Hospital, Campus Fire  
Alarm Analysis & Pre-design, Lakewood, WA



### **KEN LELAND, PE, SE** | AHBL, Structural Engineer

Education: Bachelor of Science, Civil Engineering - Structural Concentration, University of Washington, 1998

Experience: 24 years

Ken Leland is a principal with 24 years of experience working on a diverse range of project types including medical and healthcare facilities and numerous projects throughout Lewis County. Ken brings experience with projects requiring both physical and electronic security enhancements including federal government installations, schools and other public buildings. He is an Olympia resident with robust experience permitting projects in Lewis County. Clients appreciate Ken's high level of communication, and his creative, yet cost-effective solutions to design challenges.

### **REFERENCES**

Mick Campeau  
President of Construction &  
Development Careage  
Construction  
mcampeau@careage.com  
253.853.4457

Wayne Lloyd, Project  
Manager, Nisqually  
Indian Tribe  
lloyd.wayne@nisqually-nsn.  
gov, 360.456.5221 x2180

### **SELECTED PROJECT EXPERIENCE**

Health Clinic Addition, Confederated Tribes of the Chehalis Reservation, Oakville, WA	Central Kitsap School District Security Improvements, (13) school sites, Bremerton and Silverdale, WA
Early Learning Center, United Way of Lewis County, Chehalis, WA	VA Hospital Lab Renovation, Roseburg, OR
Fircrest School Electrical Upgrades, WA State DSHS, Shoreline, WA	VA Medical Center Imaging and Radiology Clinic, Vancouver, WA
New Health and Wellness Building, Nisqually Indian Tribe, Olympia, WA	Patriot's Landing Memory Care Facility, Dupont, WA



### **MATTHEW MISKOVIC, PE, ASSOC. DBIA** | KPFF, Civil Engineer

Education: Washington State University

Experience: 22 years

Matthew has 22 years of experience in public works project management, design, jurisdictional coordination, specification writing, plan preparation, and construction oversight. His technical experience and passion for design makes Matthew an ideal partner to support KMB architects on the development and planning efforts of this project. He has extensive experience in all phases of public projects including predesign, PS&E design, permitting, bid evaluation and award, construction administration, and project closeout.

### **REFERENCES**

Aaron Young, P.E.  
Assistant Program Manager,  
WA DES  
360.489.5880

Trent Phillips, DCYF, Capital  
Budget Manager  
trent.phillips@dcyf.wa.gov  
360.764.0177

### **SELECTED PROJECT EXPERIENCE:**

DCYF, Green Hill School Baker North, Predesign, (with KMB) Chehalis, WA	and Stormwater Facility Maintenance, Olympia, WA
DCYF, Woodinville Community Center Renovation (with KMB), Wodinville, WA	DOC, MCCCW Septic System Repair, Monroe, WA
DCYF, Echo Glen Predesign (with KMB), Snoqualmie, WA	Washington State Patrol Water System Improvements, WA
Ecology Headquarters Parking Lot Repair	Panorama Assisted Living Center Expansion,



### **MATT WIGGINS** | Roen Associates, Cost Estimator

Education: Washington State University, Bachelor of Science, Construction Management  
University of Washington, Master of Science-Construction Management

Experience: 17 years

With over 17 years of experience working in the construction industry, Matt Wiggins has a well-rounded level of experience in estimating, general contractor field management and self-performed work management. Prior to Roen Associates, he worked for two large national commercial building general contractors and a large glazing system subcontractor. Since joining Roen Associates, Matt has accurately estimated projects in every region of the Pacific Northwest, some over \$100 million in total cost. He was promoted to the director of the Seattle office in 2017.

### **REFERENCES**

Mark Batey, Capital Projects  
Manager, Capital Planning  
& Development Section  
Facilities Management  
Division

Department of Executive  
Services King County  
Mark.Batey@kingcounty.gov  
206.477.9351

### **SELECTED PROJECT EXPERIENCE**

DCYF, Green Hill School Recreation Building,  
Chehalis, WA

DCYF, Green Hill School, Baker South,  
Chehalis, WA

DCYF, Echo Glen Children's Center Academic  
School, Snoqualmie, WA

DCYF Echo Glen Children's Center Cottage  
11, Snoqualmie, WA

DCYF, Master Plan, Olympia, WA

Post Falls Needs Assessment, Post Falls, ID

King County Children & Family Justice Center,  
Seattle, WA

Lynnwood Justice Center, Lynnwood, WA

Lane County Adult Corrections Facility  
Improvements, Eugene, OR



### **MICHELLE BOMBECK** | O'Brien360, LEED & Sustainability

Experience: 15 years

Michelle is well versed complexity and outs of commercial rating systems and assisting clients to compare, select, and implement the best system. As a senior manager, she leads the certification process on ground-up projects, renovations, and last-minute contractor rescue operations, supporting design and construction teams with efficiency and awareness. She understands how to work with rating systems and their governing bodies, honing her ability to craft approaches that achieve the intent of underlying sustainability principles, while also being a best fit for her clients. Michelle also oversees the implementation and improvement of the team's service delivery tools, mentors and trains staff, develops industry trainings, and has a personal passion for waste reduction and recycling.

### **REFERENCES**

Lorraine Glynn,  
Associate – BCRA, lglynn@  
bcradesign.com

Andy Hartung, Project  
Manager – McGranahan,  
andy.hartung@mcgranahan.  
com

### **SELECTED PROJECT EXPERIENCE**

DSHS, Maple Lane, LEED Contractor  
Assistance, Clark County, WA

DSHS, CTSC CLIP Expansion, LEED  
Contractor Assistance (with KMB  
Architects) Lakewood, WA

Kent Evaluation and Treatment Facility,  
LEED Project Management (with Keimig  
Associates) Kent, WA

North Residential Treatment Facility, LEED  
Project Management, Snohomish County,  
WA

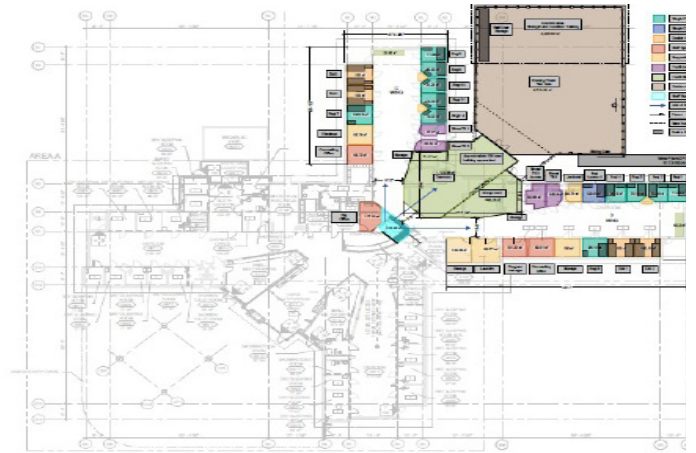
Metropole Building Renovation, LEED  
Project Management, Seattle, WA

Fort Worden Building 305 Renovation, LEED  
Project Management, Port Townsend, WA



## RELEVANT EXPERIENCE

## DCYF JUVENILE FACILITY PREDESIGN STUDIES: CHEHALIS, SNOQUALMIE, AND NASELLE, WA



### KEY ELEMENTS

- Normative and restorative environments
- Occupied campus
- Mental health facility
- Renovation
- Life safety
- Accessibility
- Safety and security
- Energy efficiency/carbon emissions
- Minimize operational costs

### REFERENCE

Trent Phillips, DCYF,  
Capital Budget Manager  
trent.phillips@dcyf.wa.gov  
360.764.0177

**COMPLETED** 2020

### PROJECT SIZE

Green Hill School: 8,300 sq ft

### PROJECT BUDGET

Original: \$4,292,000  
Actual: TBD

### PROJECT DELIVERY

Design-Bid-Build (projected)

KMB architects worked with DCYF and Green Hill School administration and staff to complete the predesign study for Baker North Cottage. Together the team developed the scope of work by defining the program needs and intent, and explored a variety of solutions to meet those needs. The preferred design solution for the cottage proposed to house the older youth coming into the agency from DOC due to recent state legislation. It focuses on providing a transitional environment for older youth to learn life skills and coping mechanisms that will help them be successful when they return to the community. Goals and priorities for the project were established with a focus on safety and security in addition to the creation of normative and restorative environments for youth residents. The team analyzed and made recommendations for:

- Space needs and design methodology to support what current research is showing as most impactful to rehabilitation
- Programmatic needs for youth populations to ensure space supports treatment and standards of care including programming, counseling, education, life skills development, education, and treatment space
- Modifications to meet current guidelines and best practice standards including ACA and PREA
- Best and highest use of existing agency facilities to increase space utilization within the existing footprints and preserve existing state assets in an efficient and cost conscience manner
- Identify life safety, anti-ligature, accessibility, and safety and security design needs including improved lines of sight
- Identify areas requiring increased durability
- Assessment of existing cottage conditions to determine necessary code, life safety, health and wellness, infrastructure, and energy upgrades
- Outdoor recreation yard space to support physical health and family visitation

**DCYF STATEWIDE MASTER PLAN, STATEWIDE, WA**



**KEY ELEMENTS**

- Normative and restorative environments
- Planning for juveniles up to age of 25
- Safety and security
- Study Included Green Hill School campus
- Renovation and new construction recommendations
- Best practices and standards

KMB architects, in conjunction with Chinn Planning, recently completed a statewide master plan study for the Washington State Department of Children, Youth, and Families Juvenile Rehabilitation (DCYF JR) department. DCYF JR currently operates three secure institutions and eight community facilities across the state. This study included the Green Hill Campus.

The master plan put forth a 10 year comprehensive development strategy to meet the operational and programmatic needs for the agency. The process included:

- Establishment of agency goals and vision for juvenile rehabilitation services
- Assessment of current operations
- Population forecasting
- Geographic alignment of facilities, services, and highest use communities
- Assessment of all existing facilities
- Recommendations for facility re-use, renovation, and new construction to optimize both services and preservation of State assets
- Review and presentation of trends in juvenile services
- Review and presentation of national best practices and standards

**COMPLETED** 2021

**PROJECT BUDGET** TBD

**PROJECT SIZE**

Statewide

**PROJECT DELIVERY**

Varies

**REFERENCE**

Mike Poier, DCYF  
 Chief, Office Capital Programs  
 michael.poier@dcyf.wa.gov  
 360.688.6349

All recommendations for future facility development and physical space needs included consideration and incorporation of all the above factors. A preferred development scenario was set forth that best aligned with the vision of the agency that addresses the needs of staff and youth. Master plan development recommendations included:

- Operational recommendations
- Construction recommendations
- Capacity and programmatic needs
- Site and building preservation needs
- Design recommendations to meet or exceed national best practices and standards
- 10 year phasing plan
- 10 year biennium budget planning



## LEWIS COUNTY JUVENILE COURT AND DETENTION, CHEHALIS, WA



### KEY ELEMENTS

- Normative and restorative environments
- Renovation and addition
- Life safety
- Improved programming
- Outdoor spaces
- Safety and security
- Energy use reduction

**COMPLETED** est. 2023

### PROJECT BUDGET

Original: \$4.8 Million  
Actual: TBD

### PROJECT SIZE

21,000 SF

### PROJECT DELIVERY

Design-Bid-Build

### REFERENCE

Doug Carey, Lewis County,  
Facilities Director  
doug.carey@lewiscounty.wa.gov  
360.740.1192

KMB architects worked with Lewis County to create an initial Lewis County Community Development Master Plan that included comprehensive County services. Lewis County re-engaged KMB to complete the subsequent programming, predesign and options exploration of their juvenile detention, court, and diversion facility. This quickly progressed into full design, cost estimating, and construction services: this facility is currently under construction.

The existing facility was outdated, lacking of modern infrastructure needs, and undersized for the programs and population being served. Renovation of the existing facility to serve juvenile detention needs was coupled with a new addition to serve administration and courts.

The newly renovated facility will provide the following:

- 24 total beds in individual sleeping rooms
- Associated daylit dayroom space
- Classroom and program functions
- Intake and assessment
- In-person visitation
- Laundry and food service
- Outdoor recreation
- Outdoor garden and greenhouse
- Therapeutic problem solving court that can be converted for use for defensive tactics and staff in-service training
- Counseling and group treatment rooms
- Medical exam room
- Administration space
- Probation offices
- Work crew vehicle and tool storage

**DSHS, CHILDREN’S LONG-TERM IN-PATIENT PROGRAM (CLIP), CHILD STUDY AND TREATMENT CENTER (CSTC) LAKEWOOD, WA**

**KEY ELEMENTS**

- Normative/restorative environments
- Occupied campus
- Life safety
- Safety and security
- Minimize operational costs
- Durable and maintainable interior environments
- LEED Silver

**COMPLETED** 2021

**BUDGET**

Orig.: \$9,900,000  
Actual: \$10,000,000

**PROJECT SIZE** 16,100 sf

**DELIVERY METHOD** Design-Bid-Build

**REFERENCE**

Dean Heglund, RA, Project Manager DSHS, Capital Programs  
dean.heglund@dshs.wa.gov  
360.480.6069



KMB architects provided predesign, design, and construction administration services to DSHS for an expansion building at the Child Study and Treatment Center in Lakewood, WA. This newly constructed 18-bed inpatient psychiatric hospital serves youth and is designed to provide 24-hour care for eight forensic psychiatric patients charged with a criminal offense and ten CLIP patients with psychiatric disorders. The function of the facility requires these groups to be separated. To accommodate this requirement, the building was designed to include three major space groups consisting of a treatment wing, forensic unit and shared support space wing to allow for the greatest amount of flexibility and to maximize use.

**DCYF, NASELLE YOUTH CAMP, MARINER LODGE RENOVATIONS, NASELLE, WA**

**KEY ELEMENTS**

- Normative/restorative environments
- Occupied campus
- Mental health facility
- Life safety
- Safety and security
- Minimize operational costs
- LEED Silver Equivalent
- Renovation

**COMPLETED** 2015

**BUDGET**

Orig.: \$1,431,100  
Actual:\$1,670,816

**PROJECT SIZE**

6,268 SF

**DELIVERY METHOD**

Design-Bid-Build

**REFERENCE**

Jason Tibbitt, Maintenance Specialist, Naselle Youth Camp  
360.584.2590  
Jason.tibbitt@dcyf.wa.gov



KMB architects provided design through close-out services for the renovation at Mariner Lodge, a 24-bed juvenile housing unit originally built in 1977 on the Naselle Youth Camp campus operated by DCYF. The housing unit was renovated to improve the current program and better serve the operational needs of the cottage. Improvements included the elimination of multiple floor levels to comply with accessibility requirements, installation of anti-ligature plumbing fixtures and hardware, tenant improvement upgrades, life safety, and code compliance upgrades, and improved lines of sight from the duty station and throughout the lodge. The project is designed using sustainable practices to meet the equivalent of LEED Silver.

## **DCYF, WOODINVILLE COMMUNITY FACILITY BEDROOM ADDITION, KIRKLAND, WA**

### **KEY ELEMENTS**

- Accessibility
- Life safety
- Addition
- Restorative justice
- Transitional youth environment

**COMPLETED** 2021

### **PROJECT BUDGET**

Orig.: \$543,000  
Actual: \$586,000

### **PROJECT SIZE**

690 SF addition  
4,200 SF existing

### **DELIVERY METHOD**

Design-Bid-Build

### **REFERENCE**

Robert J. Fossum, DSHS  
Construction Project Coordinator  
robert.fossum@dshs.wa.gov  
360-584-2332



KMB architects worked with DCYF to provide an addition to the Woodinville Community Facility serving youth transitioning from a DCYF secure institution to the community. The facility helps prepare youth to re-enter the community through life skills training and access to resources including education and jobs in the community. This renovation added two new bedrooms to increase the overall capacity to 16 youth, an accessible restroom, storage, and the addition of a new automatic sprinkler system throughout the facility, and site improvements.

## **DSHS, MAPLE LANE, CASCADE COTTAGE RENOVATION, CENTRALIA, WA**

### **KEY ELEMENTS**

- Expedited Schedule
- Renovation
- Safety and Security
- Accessibility
- Ant-Ligature
- Occupied Facility

**COMPLETED** 2016

### **PROJECT BUDGET**

Orig.: \$844,000  
Actual: \$1,292,000

### **PROJECT SIZE**

16,100 SF

### **DELIVERY METHOD**

Modified Design-Build

### **REFERENCE**

Nanette Graham, DOC  
Capital Planning and  
Development Director,  
nsgraham@doc1.wa.gov  
360.725.8354



KMB architects, partnered with Hargis Engineers to design the renovation for Cascade Cottage at Maple Lane Corrections Center. The project included the renovation of an existing cottage designed for juveniles to be converted to serve an adult mental health population. Renovations included addressing accessibility compliance, updating building systems, material durability, and providing new program spaces. In addition, renovations included multiple measures to increase the safety and security of both residents and staff through fully upgraded security electronics, anti-ligature fixtures and design, and improvements of sight lines. KMB architects expedited the design schedule by accelerating the regulatory process and working with the general contractor in a fashion similar to a design-build to get the project completed as quickly as possible.

### PREVIOUS EXPERIENCE

KMB architects has completed a host of projects for the State of Washington, local counties, and municipalities with a focus on safe, secure, and restorative justice facilities. Clients include the Washington State Department of Enterprise Services, Department of Ecology, Department of Corrections, Department of Social and Health Services, Department of Children, Youth & Families, South Puget Sound Community College, Washington State Patrol, Washington Military Department, Grays Harbor College, multiple local Indian Tribes, and several county and city entities throughout the State of Washington. Our portfolio also includes work with multiple school districts throughout the state that helps to inform educational settings in juvenile justice facilities as well. In addition to the projects we have featured, completed projects include but are not limited to the following:

### PREVIOUS DCYF EXPERIENCE

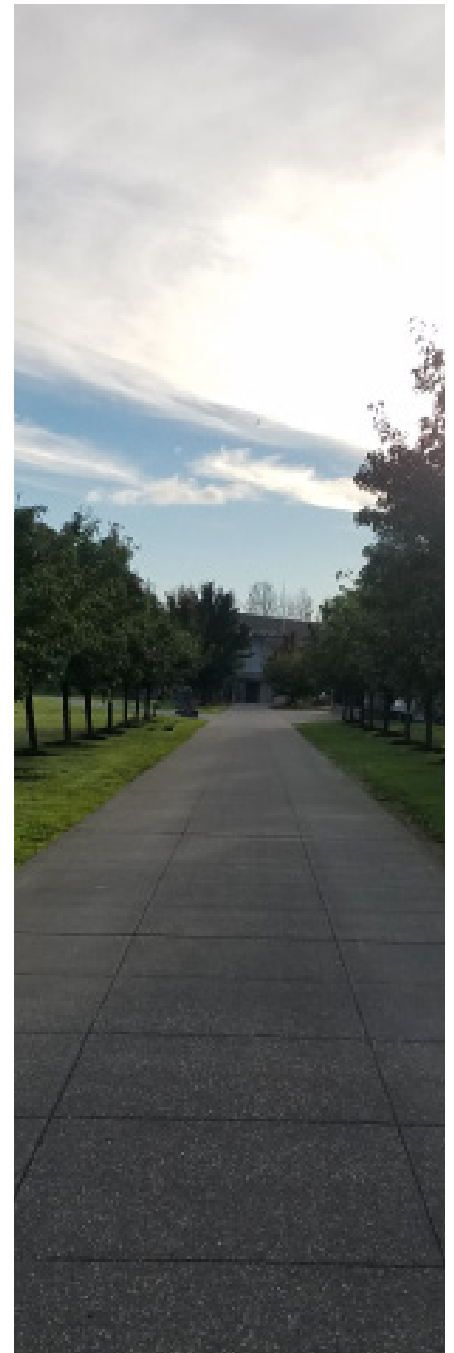
Green Hill School- Kitchen Ceiling Replacement- Design and Construction  
Green Hill School- Campus Safety and Security Upgrades- Design and Construction  
Moolock Lodge Naselle Youth Camp- Predesign Study  
Cottage #4 Echo Glen Children's Center- Predesign Study  
Naselle Youth Camp- Multiple HVAC Replacements- Design and Construction  
Naselle Youth Camp- Eagle Lodge Renovations  
Echo Glen Children's Center- Campus Safety and Security Upgrades  
Design and Construction  
Naselle Youth Camp- Campus Safety and Security Upgrades- Design and Construction  
Echo Glen Children's Cottage- Vehicular Gate- Design and Construction  
Yakima Valley School- Cottage and Nursing Upgrades- Design and Construction  
Multiple Community Facilities- Bathroom Remodels- Design and Construction  
Multiple Community Facilities- Duress and Intrusion Alarm- Design and Construction

### PREVIOUS DSHS AND DOC EXPERIENCE

Orcas Cottage- Multiple Building Upgrades and Renovations  
King County SCTF- Bedroom Expansion- Design and Construction  
Western State Hospital- Multiple Building Upgrades and Renovations  
Work Release Expansion Programs- Multiple Sites- King, Snohomish,  
Pierce, Chelan County  
Deaconess Building Remodel and Addition  
Western State Penitentiary- Multiple Building Upgrades and Renovations  
Monroe Correctional Center- Multiple Building Upgrades and Renovations

### PREVIOUS ADDITIONAL JUSTICE EXPERIENCE

Pierce County Justice Center Master Plan (Includes Juvenile Services)  
City of Olympia Justice Center Master Plan and Needs Assessment  
Mason County Jail Predesign and Needs Assessment  
Grays Harbor County Jail Predesign and Needs Assessment  
Idaho Department of Corrections- South Idaho Correctional Institution  
New East Dorm- Programming, Design and Construction  
City of Lynnwood Community Justice Center- Renovation and Addition  
City of Lynnwood Crisis Recovery Center  
Airway Heights Correction Center  
Thurston County Juvenile Justice Center  
Grays Harbor County Juvenile Justice Center  
Pacific County Juvenile and Court Facility





# LIFE CYCLE COST ANALYSIS EXPERIENCE

A holistic approach to Life-Cycle cost analysis during predesign will provide the owner with the best ability to understand and evaluate design decisions. The ability to compare costs between building systems and materials over a 30 or 50 year span reveals the expected up front vs. long term operational costs to the State. As part of this process we will use the OFM energy modeling tools to forecast and analyze the effects of different design and system strategies.

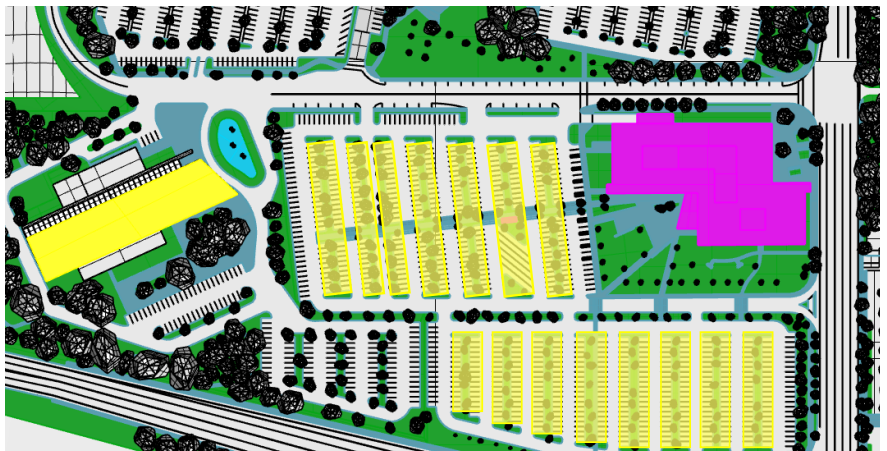
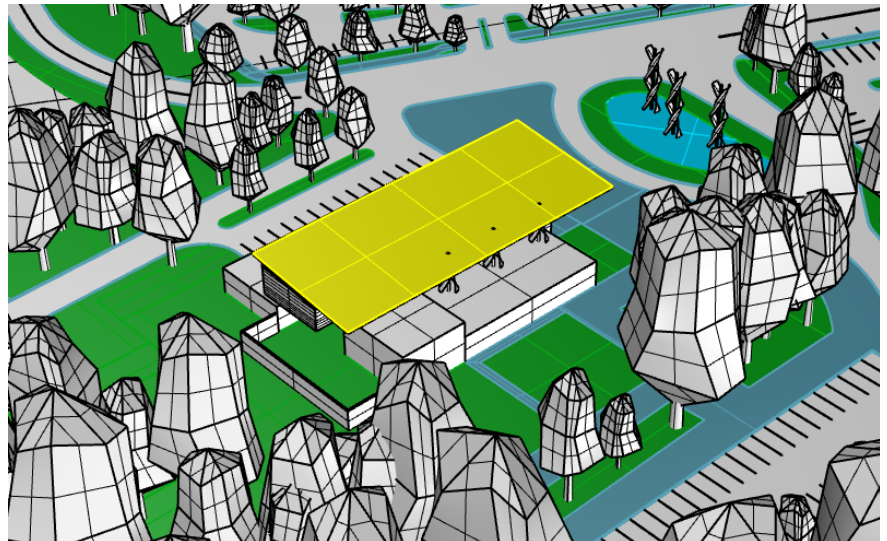
A critical element of every predesign report in Washington State is the application of the Life Cycle Cost Analysis (LCCA) of the options under consideration. The analysis is conducted under State DES guidelines and OFM requirements. Predesign LCCA is performed through use of the Washington State Life Cycle modeling Tool (WA LCCT).

During design, KMB's LCCA analysis creates an energy model of the building by using a program that simulates hourly operation of all building energy consuming items for an entire year. The energy model includes an hourly weather profile (including wind speed, solar gains, outdoor temperature and humidity), indoor conditions, hourly occupancy schedule, and equipment efficiencies. The program then calculates overall energy use by fuel source and determines annual energy costs using local energy rates. This information is combined with construction cost estimates, replacement costs, and maintenance costs, to determine the life cycle cost for each alternative. The results of the tool provides invaluable data to the design team as part of the total analysis of the cost of the different options. With this tool, the owner has the ability to review the upfront costs compared to long-term costs to be able to make the best value decision on the overall return on investment (ROI).

We believe the solution to accomplishing the project goals will flow from a clear focus on energy usage reduction through building systems, user comfort, improving ease of maintenance, and providing durable materials that are long lasting and easy to maintain.

The graphic to the right illustrates how Zero Net Energy was reached on the Labor and Industries Building predesign. This graphic shows the square footage of solar panels required to achieve ZNE on the project. Once that was calculated the team was able to calculate up front costs for those panels and what the payoff time would be by reducing energy consumption.

Rooftop and Parking lot PV Examples:

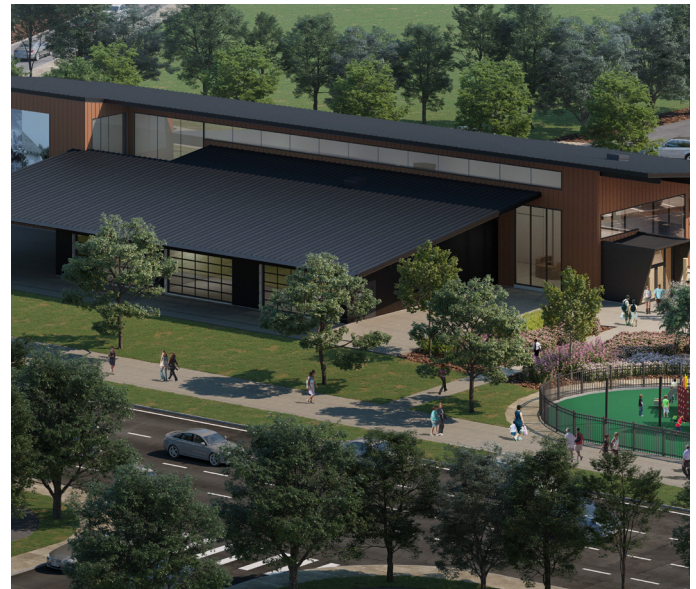


**LIFE CYCLE COST ANALYSIS**

KMB architects recently performed an embodied energy material analysis using the Tally software program to inform material selection on the City of Lacey Museum. This facility has been designed as net-zero ready. This study allowed the owner to make value based decisions on materials and their life-cycle (cradle to grave) environmental impact. The embodied energy analysis considered wall, roof, floor and ceiling construction, structure, and windows and doors. These were evaluated with their potential to increase global warming, acidification, eutrophication, smog formation, and non-renewable energy.

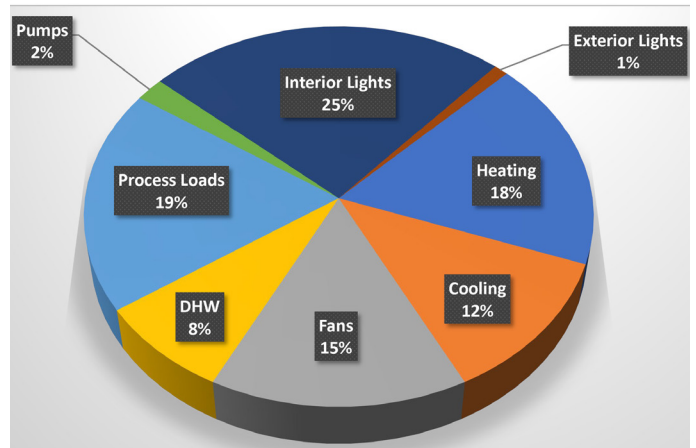


As we work through life cycle cost assessments we consider upfront costs of upgrades and equipment, long-term potential energy reduction cost savings, replacement costs, and maintenance and operations factors to allow informed decision making by all parties. These studies and discussions include building systems such as lighting and HVAC equipment, fixtures such as showers and toilets, construction assemblies such as insulation and materials such as interior finishes or roofing products. We will consider the alternative options as applicable for the scope of this renovation and addition work.



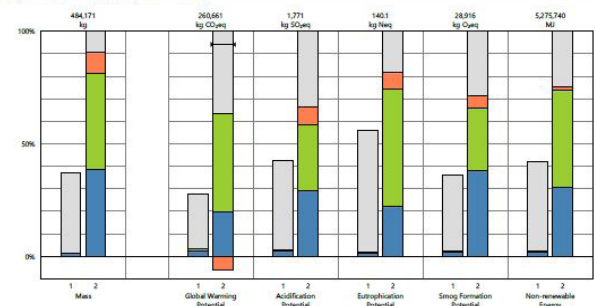
Effective LCCA is a team coordination effort. We have assembled a team of engineers and high performance building consultants and LEED experts (Hargis and O'Brien 360) to provide analysis for best value design to the State of Washington that meets or exceeds State of Washington sustainability goals.

**Washington Code Baseline Energy Model: By End Use (33 EUI)**



When we examine overall life cycle costs, we consider which building systems utilize the greatest amount of energy. This will allow the team to target energy reductions on the systems and equipment that will provide the greatest return on investment.

Results per Building Element



City of Lacey,  
Museum and Civic Center, Targeted LEED Silver



**SUSTAINABLE DESIGN  
EXPERIENCE**



### SUSTAINABLE DESIGN

Our full team sees sustainable and energy-efficient design as one of our core responsibilities as good stewards within our community and we strive to design buildings to be environmentally conscious and energy efficient. Not only does this preserve our world's resources and reduce operational expenditures, but it creates more healthy living and working environments for building occupants, helps increase worker productivity and raises the quality of life for youth housed. This is of prime importance in juvenile facilities serving some of the most at-risk members of our communities. The impact that these facilities can have on the lives of their occupants is significant.

Our team approaches every project with the goal to maximize sustainable opportunities for our clients by providing long-lasting, efficient, and healthy buildings that save owners money on energy, materials, and operational expenses. We will work within your budget and with your stakeholder group to find the best return on investment to maximize sustainability and reduce energy usage and carbon emissions.

In our experience, the area of greatest impact in a project of similar scope and budget is to consider where energy consumption can be reduced, reused, and then augmented with renewable sources that align with ROI benchmarks. This often involves the lighting and mechanical systems when envelope improvements are not part of the design scope. Lighting controls and fixtures offer energy savings as well as reductions in maintenance and operational costs over time. When a full HVAC replacement is not occurring, commissioning of existing systems to allow peak performance of existing equipment serves to optimize performance and reduce energy waste. Where plumbing fixtures are being replaced or altered, timed/censored /low flow fixtures or controls can help reduce unnecessary water waste.



Thurston County Roads and Transportation,  
Administration Building, LEED Gold

In addition, our team can explore viability and eligibility of potential grants. There are grants available that may allow for installation of photovoltaic panels on existing buildings. These grants cover not only the installation of the PV array and associated electrical upgrades, but the structural upgrades of an existing structure if the array is placed on the roof of existing buildings. Eligibility would need to be explored.

We will work collaboratively with your team, and within the scope of the project and design parameters to determine where the biggest impacts can be made. We will work to reduce energy consumption and operational costs, maintain durability, safety and security, while meeting or exceeding LEED silver requirements.



South Puget Sound Community College,  
Health And Wellness, LEED Silver



**PAST PERFORMANCE**

## SCOPE-BUDGET

To maintain project schedule, scope, and budget alignment, it is imperative to align the three at the very beginning of the project. This allows the team of owner, users, and stakeholders to have buy in at the very beginning of the project. Through your predesign process, much of the scope has been identified; we will start the design process by confirming this scope and prioritizing project needs as they align with project budget. Our team likes to use the approach of MoSCoW and work with the stakeholders to define the Must Haves (non-negotiables), Should Haves (important items that add value but are not vital), Could Haves (nice to have items but that don't necessarily further the primary initiative) and Will Not Haves (items that aren't a priority in the time frame of this project). This establishes a roadmap for design and construction to progress by ensuring the highest level priorities are met first and adding the 'really want to haves' and 'like to haves' as is feasible within the defined budget. By this methodology, things can be added to the project as the design progresses and costs are established in lieu of being stripped away.

KMB architects has employed a similar process to this on two projects most recently including the creation of a 10 year master plan for the Juvenile Rehabilitation division of the Department of Children, Youth, and Families, and on a new resident living unit on the Boise campus for Idaho Department of Corrections. While working with the leadership team on the DCYF master plan, the team began with establishing primary visions and goals for the project. Then all of the needs and desires were developed by working with multiple user groups across the state at multiple facilities. KMB architects developed a matrix that listed all of the needs and desires that were expressed and that KMB architects identified through existing conditions assessments and program comparisons to nationally held best practices. These were tagged with which of the primary visions and goals each item satisfied. This allowed a rapid prioritization of the 10 year plan needs.

Currently, in construction, KMB architects is working with a design-build team for IDOC on a new 21,000 sf resident living unit on an existing campus. The full owner-builder-designer team has agreed to a baseline cost model that meets the most important non-negotiable needs for the project.



As that cost model was refined throughout design, the team could assess what items from the 'should have' and 'could have' lists can be added, with the owner determining the highest priorities on that list.

## SCHEDULE-SCOPE-BUDGET

For a project to be successful, it must maintain all three critical areas including scope, schedule, and budget. This project's success will be built upon setting the stage at the very beginning by confirming the program, needs, and schedule requirements with the stakeholder committee. Establishing an appropriate stakeholder group with a clear decision maker is important when trying to make tough choices on a tight timeline. We will work with your team to set up a cadence of project meeting dates, decision making points, and deliverable schedules at the outset. Within the schedule, we will include appropriate owner review and comment time to ensure your team has sufficient time for confirmation of the design and project direction.

## SCHEDULING

While establishing a project schedule, it is imperative to begin the schedule with the end in mind. We start first by taking your required occupancy date and backing up from there to determine construction durations, bidding periods, pending project delivery, building and conditional use permitting required by the jurisdiction, and design durations. This allows us to establish design deliverables, stakeholder meetings, and key owner decision points to maintain the overall schedule.

As part of our design process, we will meet with the jurisdiction having authority very early on to notify them of the upcoming work within their jurisdiction and maintain communication with them throughout the duration. At this first meeting we will confirm all the required steps for land use and permitting, each partner involved, and the anticipated durations for review with each entity. We have completed multiple projects within the City of Chehalis jurisdiction and this method has proven successful and provided a smooth permitting process within anticipated durations thereby avoiding delays in the permitting process that might jeopardize the overall project schedule

We have used a variety of tools to create project schedules depending on the complexity of the project schedule. For more complex projects, Microsoft Project allows the setting of dependencies and durations that allow for a pull planning scheduling. For small projects or those of less complexity, Excel or calendar formatted schedules can allow for graphic clarity that is easy to understand and track by all players.

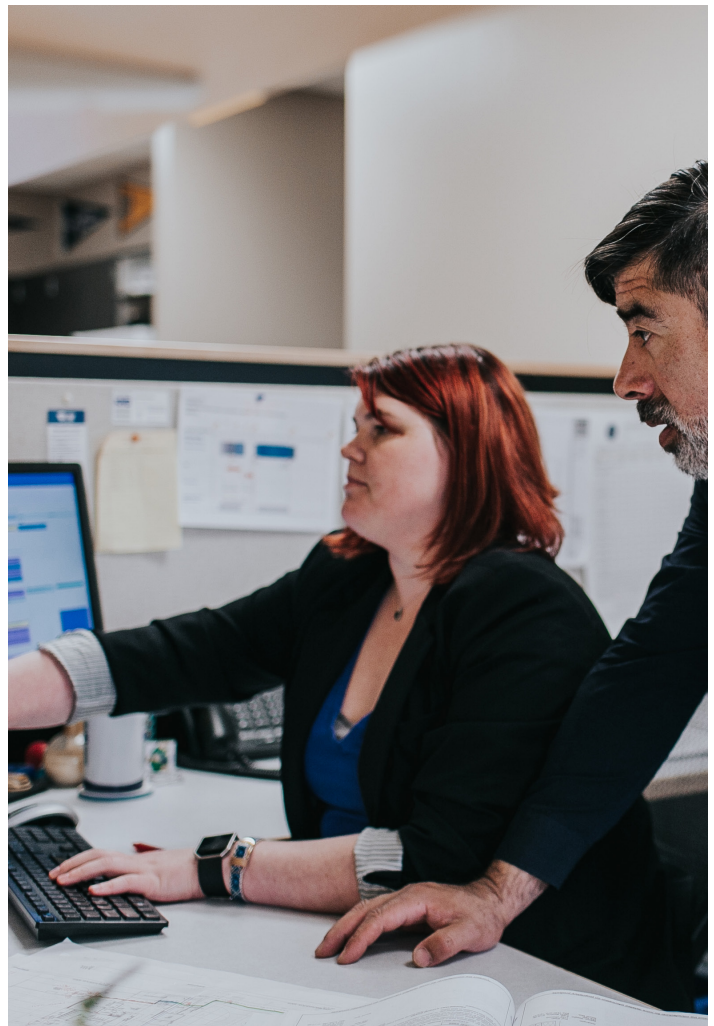
For scheduling meetings with stakeholders, we have found users and clients appreciating the use of FindTime, a Microsoft Outlook add-in tool that allows polling of a large group of people simultaneously to determine days and times for meeting availability.

Our team understands that an accelerated schedule above and beyond that depicted in the predesign study is required to achieve the required owner occupancy date of fall 2023. Our team will begin the schedule creation by consulting with our contractor partners in the industry to vet the required duration for construction while preparing our design schedule.

This will ensure that an appropriate duration of time is factored into the overall project schedule to meet occupancy requirements of the facility. From there we will back up required award, bidding, and permitting timelines which have less flexibility than the design process itself. This will allow us to build the design schedule around the set parameters which will dictate durations of schematic design, design development, and construction documentation.

It was indicated in the project informational meeting that the predesign goals, vision, and scope of work remain applicable to the project; this will allow the team to move quickly in design with an abbreviated scope confirmation.

This facilitates the ability to maintain the schedule, provide the appropriate level of design and document completion at each phase, identify and correct inconsistencies, and employ the highest level of quality across all disciplines.



## CONTINUAL QA/QC APPROACH

KMB architects employs a quality assurance (QA) approach that occurs continuously throughout the design process to ensure ongoing coordination among all disciplines.

Our comprehensive approach ensures timely identification and implementation of owner needs. Our tools are used to plan the work to ensure design is progressing and the project documentation is tracking to completion.

Our multi-part checklists are used as a work planning tool and not simply a completion tool by establishing specific tasks, decisions, documentation, and deadlines at the beginning of each phase of design. In this way we ensure we are ahead of issues before they become problems. Every team member participates in QA and it is a critical driver behind the design process.

Our quality control (QC) process is implemented prior to the completion of each phase to bring fresh eyes from a person not involved in the project to provide new perspectives and ensure proper standards of quality and care. After the QC review is complete, a set of documents is provided to the owner and their representative for their review and comment. The documents are updated to incorporate all QC and owner review comments prior to moving to the next phase. Client comments are tracked with the date they were implemented and the resolution of each item to maintain an efficient and organized design process.

In addition, these processes help to control costs by ensuring design documents are clear, communicative, comprehensive, and coordinated. These measures of continual QA and milestone QC reviews help to minimize cost changes in construction due to lack of coordination of the documents.

## STATE AGENCY CONSTRUCTION

With 35 years of history working with the State of Washington, KMB has strong working experience in how the agency operates in both design and construction and how projects may be phased for either or both. This experience has made us very familiar with the standard State construction paperwork, processes, terminologies and requirements during construction.



## WA CAPITAL BUDGET PROCESS

Through our work with the State, we have completed hundreds of projects which has allowed us to become very familiar with the capital budget and funding process including timelines, requirements for funding and biennium process.

### PLANNING

KMB has completed over 175 planning and predesign projects, many of which were completed under contract with DES. These included developing programs and scoping documents, master planning, and project scoping. Our approach is to work with your team to plan the project by confirming the project needs that were established in predesign are still valid and accurate to the current and projected project needs.

### PROGRAMMING

KMB architects has completed extensive programming work specifically related to justice and corrections housing. Most recently we have completed the programming need of the entire Pierce County Juvenile Services, Adult Corrections, Judicial, and Legal agencies. Our programming process includes meeting with administration and user groups to understand the work flow you currently have, your ideal desired operations, and what works and does not work well within your current space. This allows the creation of a spatial program indicating the quantities, types, and sizes of space and their use. The program and accompanying conceptual layouts allow identification of required space adjacencies, separations, and relationships.

### ACCESSIBILITY

Universal design, or accessibility, is mandatory in all facilities we design. Our facilities must provide universal access to all users and accommodate accessible needs. We follow all guidelines, regulations, and standards governing universal design.

### LIFE SAFETY

Fire and life safety are central priorities of all we do. All projects regardless of size or type are required to meet national and local codes and standards that govern life safety of all occupants. We are very familiar with the unique features of an institutional I-3, Condition 4 occupancy which applies to this facility. I-3 facilities have unique features and requirements that provide for the welfare of all building occupants while maintaining the security protocols and features required of a secure facility.



### SAFETY AND SECURITY

Safety and security of both youth and staff is paramount. Our team has extensive experience in designing facilities for juvenile rehabilitation. We will work with your team to ensure proper design including necessary sight lines, door and window requirements, security electronics needs, anti-ligature requirements, and much more to ensure all aspects of systems, equipment, and design meet the safety and security needs of this facility while providing for the independent living needs desired for this older transitional population.

### MAINTENANCE AND DURABILITY

Our team takes pride in designing for all building users; this includes not only youth and staff but the hard working maintenance and operations teams as well. We understand state operations and maintenance budgets and how valuable and limited time and resources are. We consider all aspects of this in design from locations and accessibility of equipment and fixtures requiring servicing, ease, and frequency of maintenance of equipment, and durability of materials to minimize operational maintenance costs. We want the building to look as good twenty years from now as it did on opening day. We strive to select materials that are durable, easily cleaned, long-lasting, and timeless.

## ENGINEERING INFRASTRUCTURE: RENOVATION

Hargis Engineering has extensive experience working on renovation and retrofit projects on secure campuses. This work includes infrastructure improvements at many of the state campuses including Green Hill, Echo Glen, Maple Lane, McNeil Island, and Washington Corrections Center. Through this work we have developed expertise in security, communications, electrical, fire alarm, plumbing, and HVAC upgrades in existing facilities and how to balance existing availability with new infrastructure needs. We consider all aspects including optimization of the facilities infrastructure with long-term maintenance and operational costs as well as feasibility of implementation in the field.

We place an emphasis on due diligence to identify existing conditions, impacts, and contingencies to develop an approach. We have gleaned the lessons learned from the previous remodel work on Baker South as shared by DCYF and Green Hill School teams. We will work with you further to understand the issues that arose, in addition to the under slab conduit and tight plumbing chases, so as to avoid these pitfalls in construction. We consider the following factors when developing design solutions to building infrastructure needs in an existing facility:

- Code deficiencies
- Compatibility with existing systems
- Programming requirements
- Capacity
- Performance
- Operational costs
- Ease of maintenance access
- Scalability
- Future phasing opportunities
- Ability to reuse of existing infrastructure
- Energy reductions
- Constructability

We will work further with your facilities teams who know these buildings better than anyone, and develop design solutions that can improve the existing conditions as much as feasible. Our design solutions will be developed with the lessons learned in mind to get in front of the unforeseen conditions discovered previously and reduce construction cost and schedule impacts.



### MECHANICAL SYSTEM CONSIDERATIONS:

- HVAC system air handling unit capacities and zoning
- Central plant hot water supply capacity
- Fire sprinkler and fire alarm systems
- Utility service capacity

### ELECTRICAL SYSTEM CONSIDERATIONS:

- Essential power system life safety and equipment branch capacities
- Electrical distribution equipment condition and capacities
- Electrical selective coordination
- Generator condition and capacity
- Life-Safety system technologies
- Information technology system infrastructure condition and capacity
- Security systems

### SECURITY SYSTEM CONSIDERATIONS:

- Risk Tolerance and Security Protocols
- Life-Safety system technologies
- Information technology system infrastructure condition and capacity
- Legacy system life cycles
- Evolution of system integration
- Aligning system function with security operations

## SECURE CAMPUS

KMB architects has over 30 years of experience working on secure campuses. Throughout extensive work with DCYF on the Green Hill School, Echo Glen, and Naselle campuses, with DSHS on the Western State Hospital and Maple Lane campuses, multiple WA DOC sites, and several County correctional sites, we understand the complexities, importance, and attention to detail that these settings require from both a design and logistics of construction standpoint. We ensure that the specifications clearly identify the unique requirements of working on a secure facility including protocols for storage of materials and tools, trash disposal, background check requirement, and maintaining a secure perimeter around the construction site.

## OCCUPIED CAMPUS

KMB architects has a large portfolio of work that has involved working on occupied campuses, specifically occupied secure campuses where occupants are in a more at-risk group. It is of paramount importance to maintain the highest levels of safety and security, minimize all disruptions to staff and residents, particularly residents who thrive with consistency. KMB will work with user groups to fully understand operations and potential impacts in an effort to avoid disruptions. KMB will also work with the contractor to ensure a full understanding of requirements for safety and security of equipment and tools, site, egress, life safety, systems operations, and providing clear and early communication with users regarding expectations and requirements.

## SITE IMPROVEMENTS FOR ACCESS TO RECREATION

Our team will include both civil engineering and landscape architecture consultants to ensure the creation of a quality outdoor area that is conducive to active recreation, passive or quiet recreation, and visitation requirements identified for this facility. Having access to outdoor facilities with daylight and air that are both covered and uncovered are of paramount importance to the youth within DCYF that we have met with over the past two years. We take care in the design of these facilities to ensure they are safe and pleasing environments to spend time in. We also factor in sight lines, perimeters, and door access to ensure that operationally, staff have the ability to have the most flexibility in use to grant or restrict access by the youth as the needs change.



DCYF, Green Hill School, Interior





**DIVERSE INCLUSION PLAN &  
SF330 FORM**

## Diverse Business Inclusion Plan

**Registered as a Self-Certified Small Business with Washington State**, KMB architects is an Equal Opportunity Employer that utilizes a wide variety of small, minority, women, and veteran owned businesses in our day-to-day projects and pursuits.

**Since 2005**, the KMB architects Team has been committed to meeting the state's MWBE goals and implementing a Diverse Business Inclusion Plan. KMB architects is dedicated to facilitating the participation of new business enterprises to the maximum extent possible.

**KMB architect's Business Inclusion Plan includes targeted outreach efforts aimed at increasing opportunities for a diverse range of businesses** including those certified as new small business, microbusiness, minibusiness, minority owned business, women owned business, and veteran owned business.



Our firm is lead by seven Partners, each having responsibility within the firm. They are responsible for forming a comprehensive design team including consulting engineers and specialists for each project. Our Partners work diligently to ensure inclusion of MWBE businesses and remain continuously up to date on new businesses registered through ONWBE and WEBS directory. The team dedicated to diverse inclusion outreach efforts for this project include:

- Sheri O'Brian, AIA Partner-in-Charge
- Bryan Beley, RA, Project Architect

### **Their responsibilities typically include:**

- Recruiting qualified diverse business subconsultants
- B2Gnow - KMB architects is committed to completing the required monthly contract audits in a timely fashion
- Providing one-on-one assistance and mentoring diverse business consultants in understanding the project and our firm's selection process
- Qualifying knowledge, capabilities, and capacities of diverse engineering and specialty subconsultants

### **KMB architects Outreach Involvement - Our Proactive Engagement Through Conversations**

### **Connecting us with MWBE Businesses**

Our team members attend the annual Alliance NW Opportunities for Small Business Conference, which is hosted by the Washington State Procurement Technical Assistance Center with support of federal and state agencies including DES and WSDOT procurement events as part of their small business outreach efforts.

KMB architects routinely meets with the Small Business Liaison for the US Department of Veteran Affairs to discuss upcoming projects and small business teaming opportunities. In addition, we also attend the US Corp of Engineers Industry Day and the Society of American Military Engineers events to network with small businesses.

KMB uses the State of Washington OMWBE directory (<https://omwbe.wa.gov/directory-certified-firms>) for each project marketing opportunity we pursue. We typically search by commodity code and print out the database of available firms.

### **One-on-One Assistance - Providing Assistance to Diverse Businesses - Our Selection Process**

Typically, the procedures we use to select our engineering and specialty subconsultant team involves the identification and definition of project scope, examination of their qualifications and experience, past teaming experience, past experience with public agency contracts, and past experience working with Washington State.

We work with minority-focused and new business groups that support small business inclusion. These groups include the SBA, the NW Minority Business Council, WA State's OMWBE, and WEBS. Opportunities include identification of qualifying firms, obtaining referrals, and posting potential design and engineering consulting opportunities on the agency websites.



# ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER *(if any)*

**Project No. 2022-103**

## PART II – GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME <b>KMB architects, inc. p.s.</b>			3. YEAR ESTABLISHED 1987	4. DUNS NUMBER 607951712
2b. STREET 906 Columbia Street SW, Suite 400			5. OWNERSHIP a. TYPE Corporation	
2c. CITY Olympia	2d. STATE WA	2e. ZIP CODE 98501	b. SMALL BUSINESS STATUS Self-Certified Small Business	
6a. POINT OF CONTACT NAME AND TITLE Sheri O'Brien, AIA, Partner			7. NAME OF FIRM (If block 2a is a branch office)	
6b. TELEPHONE NUMBER 360.352.8883	6c. E-MAIL ADDRESS sheriobrien@KMB-architects.com			

8a. FORMER FIRM NAME(S) KMB Design-Development, Inc.			8b. YEAR ESTABLISHED	8c. DUNS NUMBER
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9. EMPLOYEES BY DISCIPLINE			
a. Function Code	b. Discipline	c. No. of Employees	
		(1) FIRM	(2) BRANCH
	Administrative	5	
	Project Manager	9	
1	Architect	13	
2	Civil Engineer	1	
21	Construction Project Manager	1	
47	CADD Technician	12	
94	Security Specialist	1	
	Other Employees	0	
<b>Total</b>		<b>42</b>	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Profile Code	b. Experience	c. Revenue Index Number <i>(see below)</i>
094	Alarm & Security Systems	2
212	Building Condition Assessment	2
017	Commercial Building (low rise)	2
027	Dining Halls; Kitchens/Food Service	1
029	Educational Facilities; Classrooms	2
039	Garages; Vehicle Maintenance; Parking	2
217	Envelope Waterproofing	2
072	Office Building; Industrial Parks	3
	Judicial and Courtroom Facilities	2
079	Master and Site Planning	2
P06	Planning (Site, Installation and Project)	2
084	Prisons & Correctional Facilities	5
089	Rehabilitation (Buildings; Structures, Facilities)	2
201	Roofing; Design and Inspection	3
100	Sustainable Design	3
112	Value Analysis; Life-Cycle Costing	1
14	Roofing/Envelope Consultant	3
16	Programming	2
096	Security Systems Integration	3

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>	
a. Federal Work	1
b. Non-Federal Work	7
<b>c. Total Work</b>	<b>7</b>

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

### 12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE March 14, 2022
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c. NAME AND TITLE Sheri O'Brien, AIA, Partner
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