



February 9, 2022

STATE OF WASHINGTON

Department of Enterprise Services

Division of E&A Services

Department of Corrections

Project No. 2022-301 MCC-WSRU Clinic Roof Replacement and Project No. 2022-318 MCC-TRU Program and Support Building Roof Replacement at the Monroe Correctional Complex (MCC) in Monroe, Washington.

Project No. 2022-301 MCC-WSRU Clinic Roof Replacement and Project No. 2022-318 MCC-TRU Program and Support Building Roof Replacement at the Monroe Correctional Complex (MCC) in Monroe, Washington

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February 2, 2022

Attn: Richard Howerton, Project Manager & Ms. Holly Andreason
Washington Department of Corrections
7345 Linderson Way SW
Tumwater, WA 98501

RE: Statement of Qualifications for Project No. 2022-301 MCC-WSRU Clinic Roof Replacement and Project No. 2022-318 MCC-TRU Program and Support Building Roof Replacement at the Monroe Correctional Complex (MCC) in Monroe, Washington.

Dear Richard Howerton, Holly Andreason and Selection Committee Members;

KMB architects is pleased to present our qualifications for Project No. 2022-301 MCC-WSRU Clinic Roof Replacement and Project No. 2022-318 MCC-TRU Program and Support Building Roof Replacement at the Monroe Correctional Complex (MCC). We have successfully designed and managed multiple relevant projects and have completed over one million square feet of roof replacement designs, project management and construction administration for the Washington State Department of Corrections. This work has included whole campuses, as well as individual buildings with similar roofing systems to those proposed at the MCC.

As you review our submittal, please consider the following:

- **KMB Roof Replacement Experience;** The KMB team has successfully provided roof replacement design for nearly every DOC campus in the State of Washington, including Monroe Correctional Complex. KMB staff assigned to this project possess deep experience with roofing system technologies and detailing required for successful roofing projects.
- **KMB Secure Facility Experience;** For more than 30 years, KMB has provided design and planning services to meet the needs of the Department of Corrections. Our understanding of secure facilities design and construction processes will serve to provide complete and well-coordinated, job access, supervision, and tool control requirements.
- **KMB Team HVAC Design Experience;** KMB is teamed with Hargis Engineers to provide optimal energy performance and design for the HVAC replacement portion of this project. Ron Eliason brings expert knowledge and understanding of the HVAC replacement needs for the Department of Corrections and the Washington Correction Center.
- **Life Cycle Cost Analysis Experience;** KMB architects fully understands the latest OFM Life Cycle Cost Model requirements for comparing the life cycle cost of alternatives to bring the best value to the State of Washington. Our historical cost database, as well as our understanding of program and siting requirements, will serve to prepare realistic cost projections for the project.
- **KMB Team Experience for Washington State Department of Corrections;** KMB and our key subconsultant partners have a track record of success for quality projects for DOC. We have committed our firm's most experienced staff to achieve project success.

Thank you for your consideration of our qualifications. We have been honored to serve the Department of Corrections in the past and look forward to the potential opportunity of serving you again on the Project No. 2022-301 MCC-WSRU Clinic Roof Replacement and Project No. 2022-318 MCC-TRU Program and Support Building Roof Replacement at the Monroe Correctional Complex (MCC). We commit to providing you with the highest level of professional design services, construction administration, and integrity for which KMB architects is known. We look forward to the opportunity to present to you at interview. Please contact our office should you have any questions.

Sincerely;
KMB architects

A handwritten signature in blue ink that reads "Tony Lindgren".

Tony Lindgren, PE
Principal in Charge



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson Street SE, Olympia, WA 98501

Designated Point of Contact for Statement of Qualifications

Point of Contact Name and Title Tony Lindgren, PE, Partner		
Firm Name KMB architects, inc. p.s.		
Address 906 Columbia Street SW, Suite 400		
City Olympia	State WA	Zip 98501
Telephone 360.352.8883	Email tonylindgren@KMB-architects.com	

Addresses of multiple office locations of firm (if applicable)

Address	City
906 Columbia St. SW Suite 400	Olympia, WA 98501
100 South King St. Suite 280A	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)



PROCLAMATION BY THE GOVERNOR
21-14.1- COVID-19 VACCINATION REQUIREMENT

COVID-19 VACCINATION VERIFICATION DECLARATION FORM
AGENCY AGREEMENTS AND PUBLIC WORKS CONTRACTS

Contract No.:	Project No. 2022-301 & Project No. 2022-318
Project Name:	MCC-WSRU Clinic Roof Replacement and MCC-TRU Program and Support Building Roof Replacement at the Monroe Correctional Complex (MCC) in Monroe, Washington
Consultant or Contractor Name:	<u>KMB architects, Inc., p.s.</u> (Type/print full legal name of Consultant or Contractor Firm)

To reduce the spread of COVID-19, Washington state Governor Jay Inslee, pursuant to emergency powers authorized in [RCW 43.06.220](#), issued [Proclamation 21-14 – COVID-19 Vaccination Requirement](#) (dated August 9, 2021), as amended by [Proclamation 21-14.1 – COVID-19 Vaccination Requirement](#) (dated August 20, 2021) and as may be amended thereafter. The Proclamation requires consultants or contractors who provide goods and services or perform public works with a Washington state agency to ensure that their personnel (including subconsultants and subcontractors) who perform contract activities on-site comply with the COVID-19 vaccination requirements, unless exempted as prescribed by the Proclamation.

I hereby certify, on behalf of the consultant or contractor identified above, as follows (check one):

- CONSULTANT OR CONTRACTOR HAS IMPLEMENTED A COVID-19 CONTRACTOR VACCINATION VERIFICATION PLAN THAT COMPLIES WITH THE VACCINATION REQUIREMENTS OUTLINED BY PROCLAMATION 21-14.1.**

The consultant or contractor:

- Has reviewed and understands the consultant’s or contractor’s obligations as set forth in [Proclamation 21-14 – COVID-19 Vaccination Requirement](#) (dated August 9, 2021), as amended by [Proclamation 21-14.1 – COVID-19 Vaccination Requirement](#) (dated August 20, 2021);
- Has implemented and agrees to update a COVID-19 Vaccination Verification Plan for its personnel that complies with Proclamation 21-14.1, and further:
 - Has required its subconsultants and subcontractors at every tier to develop, keep updated, and implement a COVID-19 Vaccination Verification Plan for their personnel, and has the subconsultant or subcontractor to prepare, submit and update (as necessary) a **COVID-19 VACCINATION VERIFICATION DECLARATION FORM(S)** from each subconsultant and subcontractor at every tier for the contract-referenced above, and agrees to make said **COVID-19 VACCINATION VERIFICATION DECLARATION FORM(S)** available for inspection upon the Agency’s request; **and/or**
 - Has obtained a copy or visually observed proof of full vaccination against COVID-19 for the consultant’s or contractor’s personnel and has required its subconsultants and

subcontractors at every tier to do the same for all individuals subject to the vaccination requirement in Proclamation 21-14.1;

- Complies with the requirements for granting disability and religious accommodations for the consultant’s or contractor’s personnel (including the personnel of subconsultants or subcontractors), who are subject to the vaccination requirement in Proclamation 21-14.1;
- Has operational procedures in place to ensure that any contract activities that occur in person and on-site at Owner/Agency premises will be performed by personnel who are fully vaccinated or properly exempted as required by Proclamation 21-14.1 (including the personnel of its subconsultants or subcontractors), except for those contract activities performed for a short period of time during a given day and where moments of close proximity to others on-site will be fleeting – e.g., a few minutes for deliveries;
- Has operational procedures in place to enable consultant’s or contractor’s personnel (including subconsultants and subcontractors) who perform contract activities on-site and at Agency premises to provide compliance documentation that such personnel remain in compliance with Proclamation 21-14.1 and all applicable health and safety regulations, standards guidelines, etc.;
- Agrees to provide copies of COVID-19 Vaccination Verification Plans and related records within 24 hours of the Owner/Agency’s request, except as may be prohibited by law. The consultant or contractor further agrees to cooperate with any investigation or inquiry by the Owner/Agency pertaining to the compliance of the vaccination requirements as outlined by Proclamation 21-14.1.

OR

- CONSULTANT OR CONTRACTOR DOES NOT HAVE AND/OR CANNOT IMPLEMENT A COVID-19 CONTRACTOR VACCINATION VERIFICATION PLAN.** The consultant or contractor does not have and/or cannot implement a current COVID-19 Contractor Vaccination Verification Plan, and the consultant or contractor is not able to develop or provide a COVID-19 Contractor Vaccination Verification Plan or documentation demonstrating its personnel meet the COVID-19 vaccination requirements as set forth in Proclamation 21-14.1 and provide the same to the Owner/Agency on or before October 18, 2021. [Note: Compliance with Proclamation 21-14.1 is mandatory for on-site contract activities performed by the personnel of consultants or contractors at every tier as prescribed by the Proclamation.]

I hereby certify, under penalty of perjury under the laws of the State of Washington, that the certifications herein are true and correct and that I am authorized to make these certifications on behalf of the firm listed herein.

By: Taylor Lindgren
Signature of authorized person

Tony Lindgren, PE, Partner
Print Name of person making certifications

Title: Partner
Title of person signing certificate

Place: Olympia, WA
Print city and state where signed

Date: 2/9/2022

Return this COVID-19 Vaccination Verification Certification to the assigned DES Project Manager.



QUALIFICATIONS OF KEY PERSONNEL



Since the founding of KMB architects 35 years ago, a primary focus of the firm has been planning and design for secure facilities. The Washington State Department of Corrections (DOC) has been a significant client since the firm's inception. Our project history includes planning and design services for minimum to maximum security levels at nearly every DOC institution.

With over 30 years of experience in providing reliable and cost effective roof and weatherization design, KMB architects is an industry leader in roof condition assessment, design, specification and construction administration of roof repair and replacement projects.

Our firm provides expertise in predicting roof service life, estimating costs, and development of comprehensive roof design documents. KMB architects roofing design professionals have experience with virtually all types of roofs including, but not limited to, asphalt, metal, single-ply, shingle, tile, garden, and other specialty hybrid systems. Our designs emphasize constructability and sustainability to surpass Washington State goals for energy performance.

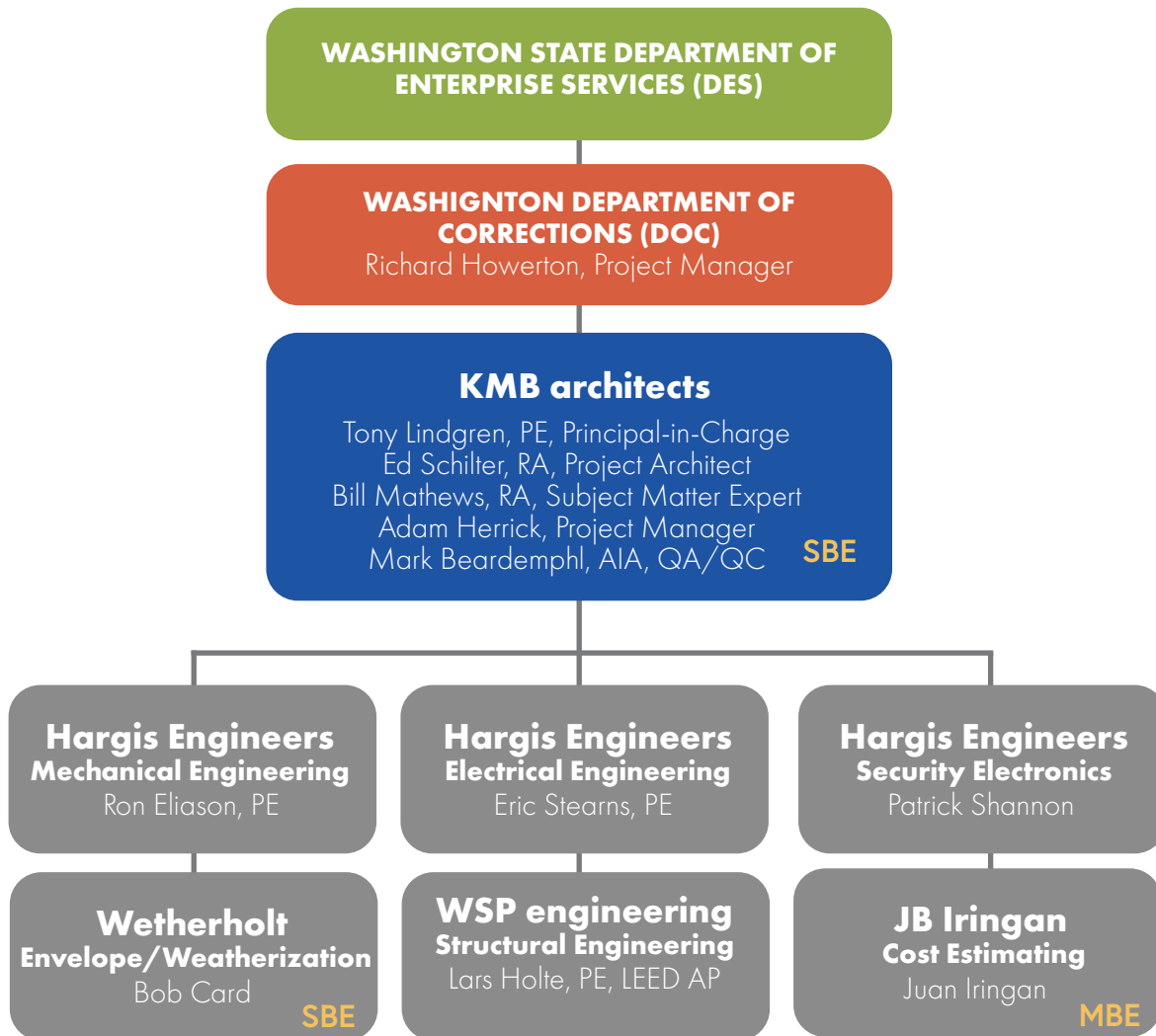
As you review our qualifications, please note that we have assembled a KMB architects delivery team with exceptional skills, experience, and the highest level of professionalism. This team is responsible for a long history of success and is immediately available to begin working with you.



KMB architects
Responsible + Responsive
Every Project. Every Client.

 **100+**
**Roofing and
Weatherization Projects**

The following team organizational chart and resumes highlight the experience and qualifications of our assigned key personnel. The KMB architects team provides a deep level of experience with secure facilities and roofing, weatherization, and HVAC projects. Team member firms meeting diverse business inclusion criteria are highlighted in yellow.



KEY PERSONNEL

KMB architects has assembled a team of highly qualified architects and engineers to perform the key functions of design services. KMB's team experience and past performance with roofing and weatherization projects for the State of Washington and specifically for DOC is unsurpassed. Our assigned project team will be led by KMB principal Tony Lindgren, PE. Tony will be supported by project manager, Adam Herrick, project architect Ed Shilter, RA, for design and Bill Matthews, RA as subject matter expert. Ron Eliason, Hargis Mechanical Designer, will lead the HVAC and energy modeling and sustainability needs for the project. Juan Iringan, Cost Estimator, will provide cost estimating for the recommended scope of work as well as life cycle cost analysis.

The KMB team and subconsultants have a track record of success working together and for DOC for well over a decade making the KMB team an ideal fit for the project. KMB architects, Hargis, and Wetherholt possess recent successful project experience at Washington Department of Corrections (DOC). Patrick Shannon, Erik Stearns, and Ron Eliason from Hargis engineering, along with their teams, will be bringing the security electronics, electrical, plumbing, and mechanical engineering expertise to this project. This team has worked throughout the state on multiple similar secure facility projects, predesigns, and renovation projects with DOC as well as with other clients throughout the Pacific Northwest. KMB architects and selected consultants have partnered on dozens of projects over the years to bring design solutions that fit owners' budgets and needs.

KMB architects Project Team Members	Project Role	DOC Experience	Monroe Correctional Complex Experience	Weatherization/ Roofing Experience	Project Management Experience	Energy Performance/ Sustainability	HVAC Design Experience	Life Cycle Cost Experience	Cost Estimating Experience	Secure Facility Planning Experience	Electrical/ Security Electronics Experience	Structural Assessment Experience	Code/Regulatory Experience	Production Documents Experience
+ Tony Lindgren, PE	Principal-in-Charge	•	•	•	•	•		•	•	•				•
+ Ed Shilter, RA	Project Architect	•	•	•	•	•		•		•			•	•
+ Bill Matthews, RA	Subject Matter Expert	•	•	•	•	•		•		•			•	•
+ Adam Herrick	Project Manager	•	•	•	•					•	•		•	•
+ Mark Beardemphl, AIA	Quality Control/Quality Assurance	•	•	•	•	•		•	•	•			•	•
+ Lars Holte, PE, LEED AP	Structural Engineer	•	•	•	•	•			•			•	•	•
+ Ron Eliason, PE	Mechanical Engineer	•	•	•	•	•	•	•	•	•			•	•
+ Erik Stearns, PE	Electrical Engineer	•	•	•	•	•			•		•		•	•
+ Patrick Shannon	Telecom/Security	•	•	•	•	•		•	•	•			•	•
+ Robert D. Card	Building Envelope	•	•	•	•	•		•	•	•			•	•
+ Juan Iringan	Cost Estimating	•	•	•				•	•					



TONY LINDGREN, PE | PRINCIPAL-IN-CHARGE

Education: Bachelor of Science, Civil Engineering, Washington State University
Registration: Professional Engineer, State of Washington
Experience: 19 years

KMB architects Principal Tony Lindgren will oversee the team as a single point of contact to ensure that your project is completed on time and on budget. Tony is primarily responsible for managing the design team and interfacing with the Department of Corrections. He will be responsible for the performance of each project team member, whether in-house or subconsultant. Tony's proficiency in communications and firm management delivers consistent project success. He promotes a firm culture of teamwork, leadership, and commitment. His focus on listening and affirmation produces meaningful and quality project results. Tony has recent, relevant roof replacement project experience for Department of Corrections (DOC) and Department of Ecology (DOE) that are nearing final completion.



ED SCHILTER, RA | PROJECT ARCHITECT

Education: Bachelor of Architecture, Washington State University
Registration: Architecture, State of Washington
Experience: 48 years

Ed has extensive experience in programming, site evaluation, code compliance, budget compliance, scheduling, design, and production on projects of all types and sizes. He has been highly praised for maintaining close communication with clients and providing quality services that meet each client's design, schedule, and budget needs. Ed has made a career specialty of corrections and justice facilities projects, having led more than 50 successful projects in the last 10 years. Ed's list of completed justice facility projects includes design, close custody conversions, special offender units improvements, roof replacements, and much more. Ed led the design team in production of a 4-year effort involving bridging documents to deliver a \$230,000,000 design-build expansion of the Coyote Ridge Corrections Center for Washington State Department of Corrections. Ed worked closely with DOC's project director and all the stakeholders at DOC from the programming inception through concept design, budget control, and securing design-build oversight proposals to provide quality assurance during the construction process.



BILL MATHEWS, RA | SUBJECT MATTER EXPERT

Education: Bachelor of Architecture, California Polytechnic State University
Registration: Architecture, State of California
Experience: 44 Years

Bill Mathews' solid architectural background includes years of design and management of a variety of project types in both the public and private sectors. He has been responsible for development of roofing, educational, institutional, correctional, medical, assisted living, commercial and residential projects. Bill's years of experience designing roofing replacements and weatherization projects will translate into complete and accurate project documents. He has proven expertise providing services from planning and programming to design and building delivery. Bill applies his technical skills to design cost-effective solutions and implement them into construction documents. Bill's years of experience translate into quality, complete design, and construction documents.



ADAM HERRICK | PROJECT MANAGER

Education: Associate of Arts, Universal Technical Institute

Training: AutoCAD, Autodesk Revit, AlphaCAM

Experience: 16 years

Adam is the project designer and production lead with over 16 years of experience in the construction and roofing and weatherization industries. His experience includes 4 years of project management and 10 years of BIM and CAD design. He spends substantial time working with KMB's lead architects, engineers and other consultants developing weatherization projects. Adam is accustomed to managing activities of multiple projects simultaneously, including coordinating architectural plans with consultants, overseeing in-house plan production and providing architectural support to contractors. He has years of experience with roofing and weatherization projects and is a recognized subject matter expert.



MARK BEARDEMPHL, AIA | QUALITY CONTROL/QUALITY ASSURANCE

Education: Bachelor of Architecture, Washington State University

Bachelor of Science Architectural Studies, Washington State University

Registration: Architecture, State of Washington

Experience: 30 years

Mark's chief responsibility will be to administer KMB architects' Quality Assurance (QA) Program. KMB architects' QA program is geared to providing critical reviews of deliverables and services to confirm overall quality in the delivery of service. Mark will provide oversight on state processes and a fresh set of eyes at key milestones along the design process. Mark will confirm the team has explored all options, resolved potential challenges, addressed all state requirements, and considered all aspects that would influence future planning, design, and implementation of the needed work. Mark's experience, teamwork and communication skills make him highly qualified to facilitate the KMB architects team goal of total client satisfaction. Mark's resume includes many relevant State of Washington weatherization projects.



LARS HOLTE, PE, LEED AP | STRUCTURAL ENGINEER

Education: Bachelors in Science, Structural Engineering, Masters in Civil Engineering
University of Wyoming

Registration: Professional Engineer, WA, CA

Experience: 25 years

Lars Holte has over 19 years of experience in project management, analysis, design, and condition survey of commercial and industrial building facilities. In addition, he has a strong background in construction administration and support for concrete, steel, and wood-frame structures. Lars has special experience in the design of large scale roofing projects.



ROBERT D. CARD, F-IIBEC, RRC/RWC/REWC/RBEC/REWO | BUILDING ENVELOPE

Registrations: IIBEC, Inc. (Formerly known as RCI, Inc.) – Registered Roof Consultant (RRC)

IIBEC, Inc. (Formerly known as RCI, Inc.) – Registered Waterproofing Consultant (RWC)

IIBEC, Inc. (Formerly known as RCI, Inc.) – Registered Exterior Wall Consultant (REWC)

IIBEC, Inc. (Formerly known as RCI, Inc.) – Registered Building Envelope Consultant (RBEC)

IIBEC, Inc. (Formerly known as RCI, Inc.) – Registered Exterior Wall Observer (REWO)

Experience: 25 Years

Robert will be responsible for reviewing technical aspects of KMB's prepared roofing, waterproofing, and cladding specifications and drawings. He will also be responsible for evaluating any technical issues during construction. Robert has been a **KMB architects | Page 12** the most challenging weatherization issues and solutions for KMB architects for over 10 years.



RON ELIASON, PE | MECHANICAL ENGINEER

Education: University of Washington
Registration: Professional Engineer, WA
Experience: 32 years

Specializing in complex coordination of the variety of systems that serve program spaces in secure environments, 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.



PATRICK SHANNON | TELECOM/SECURITY

Registration: Building Industries Consulting Service International (BICSI),
Registered Communications Distribution Designer (RCDD/202763R, 1999)
Experience: 29 years

Patrick has broad experience planning and programming new and upgraded security and telecommunications systems for correctional 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 DOC and other state agencies, as well as multiple collaborative efforts with KMB poises him as a valuable resource to this project



ERIK STEARNS, PE | ELECTRICAL ENGINEER

Education: Washington State University
Registration: Professional Engineer, WA
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 each facility. 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.



JB IRINGAN CONSULTING | COST ESTIMATOR

Education: Bachelor of Science, Civil Engineering, FEATI University Turner School of
Construction Management; Win Estimator Series; UW Project Management;
NSCC Construction Drafting & Estimating Registration:
Experience: 25 years

Juan will provide cost estimating services to the design team throughout the project development. Juan will work with KMB during the design to develop a cost model for MCC-Support Buildings Roof Replacement that will be utilized by all the team members. The cost model will continue to be utilized through the following stages of design (Schematic, DD and CD) phases. By developing a cost model early on in the design stage the various options can be compared and evaluated. As the design progresses the options are reduced but continue to be monitored to reflect past projected estimates. Juan's contribution to the design process will provide best value through accurate cost estimating.



RELEVANT EXPERIENCE

ROOFING REPLACEMENT RELEVANT EXPERIENCE IN SECURE FACILITIES

In-depth understanding of the challenges and opportunities in a major roof replacement projects comes from experience. The team assembled for this project has been involved in a vast array of successful roof replacement, major HVAC renovations, and corrections facility projects of every scale.

A successful project results when the design fulfills the requirements for owner quality and performance, within the available funds, and is achieved on schedule. KMB understands the cost, liability, and risks which result from a project going off schedule or budget. The extensive list of projects below reflect our ability to deliver successful projects repeatedly to clients with critical schedule and cost constraints. The KMB team experience with major roof replacements and HVAC renovations at correctional facilities is both extensive and relevant.

MONROE CORRECTIONAL COMPLEX

- Replacement, MCC Regional Training Center Classrooms, Offices, Training Rooms, LEED, MCC
- WSR Unit Living Units Roof Replacement, MCC
- WSRU and IMU SE Upgrades, MCC
- New Information Technology Building, MCC
- Enterprise NVMS, MCC
- IT Building Expansion, MCC
- SOU Maintenance Building, MCC
- WSR Close Custody Conversion Cellhouse 1 & 2, MCC
- New Communications Building, MCC
- New Construction Industries Building, MCC
- Security Cameras Improvements, MCC
- Security Video System, MCC
- Facility evaluations, MCC
- Adaptive reuse of existing buildings, MCC
- WSR Unit Kitchen Roof Replacement & HVAC Replacement, MCC

WASHINGTON STATE PENITENTIARY

- New Health Services Building, 50,000 SF
- Inmate Services Bldg. Roof Replacement
- BAR Units Close Custody Conversion
- Kitchen / Dining Renovation Predesign
- Correctional Industries Laundry Improvements
- BAR Units Roof Replacement
- Power House Reroof
- Recreation Building Roof Replacement

WASHINGTON MILITARY DEPARTMENT

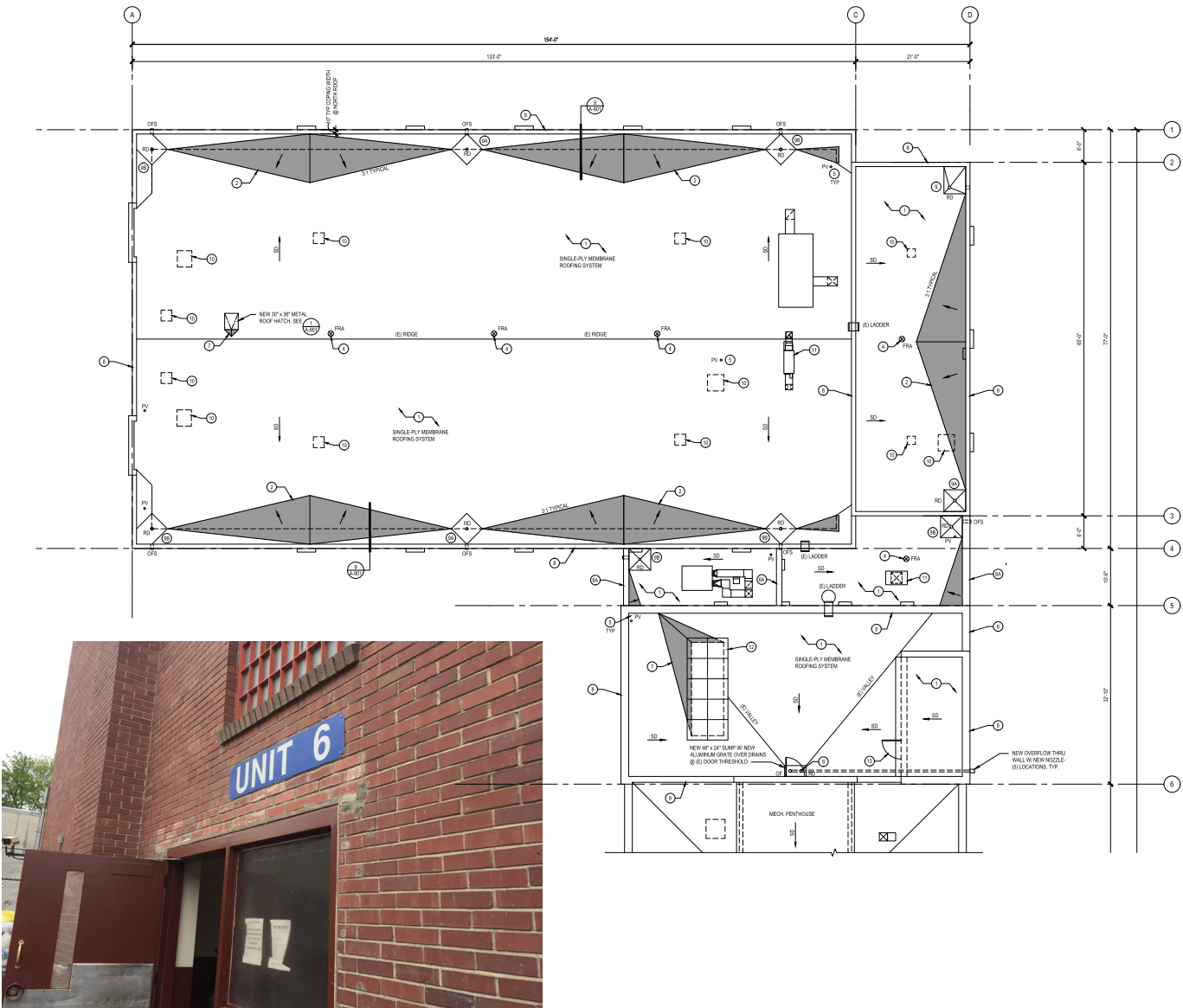
- Olympia Armory Roof Replacement
- Tacoma Armory Roof Replacement
- Camp Murray Bldg. 32 Roof Replacement
- 3106 Hangar Membrane Roof Replacement, Camp Murray
- Montesano Readiness Center Roof lease Facility

WASHINGTON DEPARTMENT OF CORRECTIONS

- Housing Units R4, R5, R6, R7 and Cedar Hall Roofing, WCC
- Health Services Building Planning, Design, and CA, WSP
- Constructional Industries Warehouse, LEED, WSP
- Vocational-Education Building Planning, Design, and CA, WSP
- Kitchen and Dining Renovation, WSP
- Main Laundry Replacement, WSP
- Housing Units Roof Replacement CBCC
- MSC Campus Roof Replacements, MCCW
- Support Building Roof Replacement, 90,000 SF, CBCC
- Power House Roof Replacement & Fall Protection, WSP
- Main Kitchen Roof Replacement MICC
- Gymnasium Roof Replacement, OCC
- Ozette Housing Unit Building Roof Replacement, OCC
- Roof Replacements/Repairs & Fall Protection, MICC
- Kitchen/Dining Reroof MCCW Roof Replacement, 10,000 SF
- Clearwater Complex Reroof, OCC
- Kitchen / Dining Building Reroof, OCC
- Dormitory Roof Replacement, OCC
- Roof Repairs to 3 buildings, CCCC
- Gymnasium Roof Repairs, Washington Corrections Center
- Roof Replacement and Fall Protection, Tacoma Pre-Release Facility
- Bridging documents, quality control, and guidance with cost estimates, CRCC

DEPARTMENT OF ENTERPRISE SERVICES

- Dept of Personnel Building Roof Replacement
- Washington Building #039 Roof Replacement
- Education Bldg Emergency Roof Replacement
- Power House Roof Replacement
- Temple of Justice Roof Repairs and Waterproofing
- Labor & Industries Headquarters Roof Investigation/Report
- DOT Building Roof Replacement/Fall Protection
- Office Building 2 Roof Anchors Design
- Department of Ecology Roof Replacement



HOUSING UNIT 6 ROOF AND HVAC REPLACEMENT

Washington State Penitentiary, Department of Corrections, Walla Walla, Washington

KMB completed predesign services in June 2020 to address the failing roof and HVAC systems at Housing Unit 6 at the Washington State Penitentiary, which houses 300 minimum-security inmates. After reviewing 3 design options, KMB recommended the Department of Corrections remove and replace approximately 29,000 SF of existing roofing, flashing and drains in addition to updating the existing mechanical system with code compliant upgrades, using hydronic heating and cooling systems.

Relevant Characteristics

- Roof Replacement
- Secure Facility
- Occupied Facility
- State of WA Facility

KMB is currently in the process of implementing the recommended design option at the facility.



CLALLAM BAY CORRECTIONS CENTER ROOF REPLACEMENT

Washington State Department of Corrections, Clallam Bay, Washington

KMB led the design and project management of this highly successful roof replacement involving an overframe of the 90,000 SF Support Building.

To remedy the visible structural failure of the original concrete roof, KMB designed a solution to overbuild the existing roof with a new structural steel roof in addition to an installation of a complete new waterproof roofing system. This approach eliminated the need for tear-off of the existing roof, so the building remained protected during construction regardless of weather.

Project scope included demolition of existing roof structures such as lightweight concrete crickets, existing skylights, and concrete walls supporting the skylights, plus cutting holes in the existing BUR roof surface and rigid insulation cover to install a new steel roof overframe.

Final construction cost, including significant agency scope additions implemented during construction, came in below the original budget. The construction contract award was 10 percent under KMB's estimate.

Relevant Characteristics

- Roof Replacement
- Secure Facility
- Occupied Facility
- State of WA Facility



WSR HOUSING UNIT ROOF REPLACEMENT

Monroe Correctional Complex, Monroe, Washington

KMB architects led the design and construction management of this successful roof replacement on the WSR Housing Unit at the Monroe Correctional Facility. General scope involved demolition of the existing 52,000 SF metal roofing system and replacement with a new asphalt shingle roofing system. Roof insulation was also upgraded to meet current WSEC requirements. The design team took care to protect existing elements to remain such as historic brick and clay copings, as this building was originally constructed in 1920.

Relevant Characteristics

- Roof Replacement
- Secure Facility
- Occupied Facility
- State of WA Facility
- Shingle/Metal/Asphalt Roof



DEPARTMENT OF ECOLOGY HEADQUARTERS ROOF REPLACEMENT

Washington State Department of Ecology, Lacey, Washington

This project involved the complete replacement of an 90,500 SF roofing system. A new fully adhered rigid insulation system along with a high performance single-ply PVC membrane was installed on the building bringing it into compliance with current Washington State Energy Code. All roof drains and overflows were refurbished to facilitate efficient roof drainage. Sheet metal copings, flashings and reglets were replaced and sealed into the new roofing system.

Relevant Characteristics

- Roof Replacement
- Occupied Facility
- State of WA Facility



ADMINISTRATION BUILDING ROOF REPLACEMENT

Washington State Employment Security Department, Olympia, Washington

Originally built in the 1960s, the Washington State Employment Security Department Headquarters building was past its intended useful life and will require significant renovation to create a more sustainable and healthy work environment. KMB architects worked with the stakeholder group to identify design options to remedy deficiencies and extend the life of the existing building. Key design elements of the recommended option include significant seismic improvements, HVAC system replacement and interior renovations to meet State Design Guidelines for the modern workplace and State of Washington LEED platinum certification. Project funding of \$25 Million was secured in 2020-21.

KMB services included overbuild strategy development, roof systems and materials selection, solutions design, construction documents, cost estimating and construction administration.

Relevant Characteristics

- Roof Replacement
- Secure Facility
- Occupied Facility
- State of WA Facility
- Shingle/Metal/Asphalt Roof



CSTC ROOF REPLACEMENT PROJECTS

Child Study and Treatment Center (CSTC), Washington State DSHS, Lakewood, Washington

KMB has worked on several roof replacement projects at the Child Study and Treatment Center including:

Administration Building Roof Replacement

This project involved the complete tear-off and replacement of a 40,000 SF roofing system. Existing asphalt shingles and underlayment were removed down to the existing plywood roof deck. Selected plywood decking that had received water damage was replaced. A new synthetic membrane vapor barrier was installed over the plywood deck with a new architectural composition asphalt shingle applied over that. An additional 36" wide strip of synthetic membrane was installed at all eaves and valley's as these are areas prone to water intrusion. All sheet metal gutters, downspouts and associated flashings were replaced. This project also included the removal of abandoned rooftop mechanical units.

High School Building Roof Replacement

This project involved the complete tear-off and replacement of a 21,000 SF roofing system. Existing asphalt shingles and underlayment were removed down to the existing plywood roof deck. Selected plywood decking that had received water damage was replaced. A new synthetic membrane vapor barrier was installed over the plywood deck with a new architectural composition asphalt shingle applied over that. An additional 36" wide strip of synthetic membrane was installed at all eaves and valley's as these are areas prone to water intrusion. All sheet metal gutters, downspouts and associated flashings were replaced. An improved vented ridge assembly was installed along with code compliant fall restraint anchors.

Relevant Characteristics

- Roof Replacement
- Occupied Facility
- Secure Facility
- Medical Facility
- State of WA Facility



LIFE CYCLE COST ANALYSIS EXPERIENCE

A holistic approach to Life-Cycle cost analysis during design will provide the owner with the best ability to understand and evaluate design decisions. The ability to compare costs between systems 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 design 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. LCCA is performed through use of the Washington State Life Cycle modeling Tool (WA LCCT).

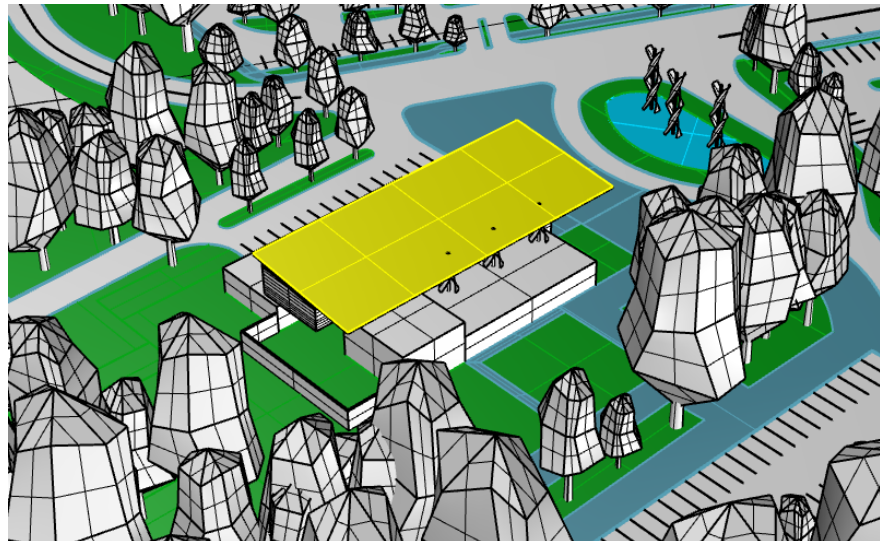
During design, KMB's LCCA analysis creates an energy model of the building by using a program that simulates hourly operation of all building energy consuming items for an entire year. The energy model includes an hourly weather profile (including wind speed, solar gains, outdoor temperature and humidity), 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, with a discount factor, 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.

We believe the solution to accomplishing the project goals will flow from a clear focus on sustainability, user comfort, and Zero Net Energy (ZNE) performance.

The graphic to the right illustrates how Zero Net Energy was reached on the Labor and Industries 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 eliminating energy consumption.

Effective LCCA is a team effort coordination by KMB architects. We have assembled a team of engineers and high performance building consultant (Hargis) to provide industry best analysis for best value design to the State of Washington, that meets or exceeds State of Washington sustainability goals including Governor's executive order 18.01

Rooftop and Parking lot PV Examples:





PAST PERFORMANCE

PROJECT APPROACH 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 a series of programming and scoping meetings, KMB architects will work with DES and DOC to establish and prioritize each project need that aligns with the project budget. Our team utilizes the approach of MoSCoW to work with 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. 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 design for Washington State Penitentiary (WSP) and Department of Corrections (DOC), housing unit 6 roof and HVAC replacement, and Temple of Justice HVAC, lighting, plumbing, and security improvements. While working with the leadership team on the WSP, 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. 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. 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 gets refined each week, the team can assess what items from the 'should have' and 'could have' lists can be added with the owner determining the highest priorities on that list.



PROJECT APPROACH 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.

We use 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.

SCHEDULE-SCOPE-BUDGET

For a project to be successful, it must maintain all three legs of the stool including scope, schedule, and budget. This project's success will be built upon setting the stage at the very beginning by establishing the program, needs, and schedule requirements with the stakeholder committee. Early project meetings will develop the program and confirm the occupancy date desired. These early project meetings will be critical to establishing scope and stakeholder buy in and requirements. Establishing an appropriate stakeholder group with a clear decision maker is important when trying to make tough choices on a tight timeline.

QUALITY CONTROL

Of additional significant importance to cost control is ensuring the design documents are clear, communicative, comprehensive, and coordinated. KMB architects Partner Mark Beardemphl, AIA, will lead the QA/QC process. Our team has a comprehensive approach to quality control that includes a multi-step quality assurance process and checklists that ensure all members of the project team are coordinating across disciplines, making decisions at the proper times in design, and thoroughly documenting the design in the contract documents. An internal third party quality control process is implemented at each major milestone to provide fresh eyes on the project to check for clarity in communication of design intent.

SAFETY AND SECURITY

Construction work in a secure, occupied facility requires careful coordination and planning with construction workers and facility staff. We understand that maintaining perimeter security and safety for all occupants is the number one priority. KMB will work closely with the Contractor to ensure they understand the critical nature of the environment they are working in. KMB has developed an entire specification section detailing exactly what the Contractor must do to maintain site safety and security. Items such as Contractor background checks, badging, facility escorts, daily tool control, and vehicle access are carefully explained in this specification. Additionally, protocols for construction demolition, debris removal, and construction of temporary walls to maintain operations, eliminate dust, and reduce noise in the occupied portion of the building are outlined in this section. The nature of demolition may create a large amounts of debris. This debris must be carefully tracked and contained in secure dumpsters for removal. The Contractor must perform a perimeter sweep of the site at the end of each work day to confirm no debris such as nails, screws, sheet metal, tools, etc. have been inadvertently left on site which could be used as a weapon if found by an offender.



Clallam Bay Corrections Center Roof Replacement

KMB will work with facility staff to understand operational needs during construction, what functions are critical to maintain, and understand the facility's need for advance warning and scheduling of any temporary utility disruptions and other construction activities. We will work with the contractor to explain these as well as develop options for providing backup utility services during these times and ensure the Contractor is collaborating with the facility staff and communicating clearly and in advance to coordinate these construction activities. KMB will reiterate these requirements at the pre-construction meeting and in our weekly or bi-weekly on-site construction meetings.

KMB has over 30 years experience designing and managing projects in all of Washington State's secure institutional facilities and in working to minimize facility disruption while maintaining site security and ensuring continued safety for staff and occupants.

MAINTENANCE AND DURABILITY

Our team takes pride in designing for all building users; this includes not only 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 of course durability of materials to minimize operational maintenance costs. We strive to select materials that are durable, easily cleaned, long-lasting, and timeless.

Diversity of experience for a wide variety of Corrections/Public Safety clients has led to a management style which prioritizes delivering projects within defined schedules and budgets. Our recent bid results for roof repair and replacement projects have been exemplary and we regularly update our cost estimating database to reflect market conditions. Our extensive relevant experience in this project type reflects our ability to accurately estimate roof projects with a close degree of accuracy and to control costs.

WASHINGTON STATE DEPARTMENT OF CORRECTIONS (DOC)

- New Program and Support Building, Washington State Penitentiary, \$10,500,000
- Housing And Tower Roof Replacements, Washington Corrections Center, \$4,100,000
- Support Building Roof Replacement with Overframe, Clallam Bay Corrections Center, \$3,200,000
- Housing Units A&B Roof Replacement And Exterior Repairs, Clallam Bay Corrections Center, \$1,200,000
- Twin Rivers Unit Roof Replacement, Monroe Correctional Complex, \$600,000
- Special Offender Unit Roof Replacement, Monroe Correctional Complex, \$2,100,000



Washington State Penitentiary

DEPARTMENT OF SOCIAL AND HEALTH SERVICES

- Green Hill School Upgrades, \$2,000,000
- Children's Long-Term In-Patient Program, \$10,500,000

OTHER STATE OF WASHINGTON FACILITIES

- Employment Security Department Administration Building, \$25,000,000
- Department of Ecology Headquarters Re-Roof, \$2,185,192.00
- Department of Labor and Industries Predesign, \$35,000,000



Washington Department of Ecology

JUSTICE AND PUBLIC SAFETY FACILITIES

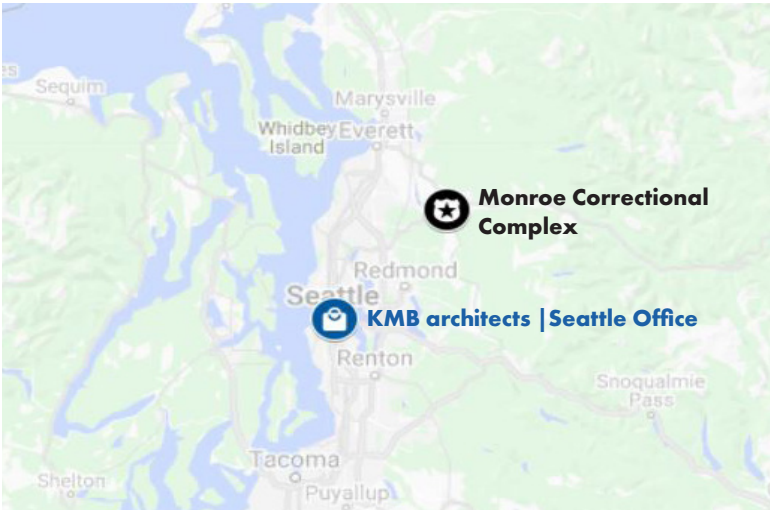
- King County Special Commitment Center, \$2,100,000



GEOGRAPHIC PROXIMITY

KMB architects has two offices including downtown Olympia within two blocks of the State Capitol Campus and an office in downtown Seattle office which is less than 32 miles from Monroe Correctional Complex. KMB has made it a firm priority to continually serve clients located throughout the State of Washington. We have ongoing projects in Snohomish County, Walla Walla County, Spokane County, Pacific County, King County, Grays Harbor County, Mason County, Pierce County, Franklin County as well as our home base in Thurston County.

We understand and embrace the philosophy of a continuing presence during the evolution of a project, particularly during construction activities. Distance is not a deterrent of any degree to KMB in providing the most responsive service available. We have an intense commitment to our clients to start and end our day at the work place or at the job site. We will also make ourselves available at your request and will provide a focused effort to meet your needs.



ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)
Project No. 2022-301
Project No. 2022-318

PART II – GENERAL QUALIFICATIONS
(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME KMB architects, inc. p.s.			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		
6a. POINT OF CONTACT NAME AND TITLE Tony Lindgren, PE, Partner			7. NAME OF FIRM (If block 2a is a branch office)	
6b. TELEPHONE NUMBER 360.352.8883	6c. E-MAIL ADDRESS tonylindgren@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	
Total		42	

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

a. Profile Code	b. Experience	c. Revenue Index Number (see below)
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
(Insert revenue index number shown at right)

a. Federal Work	1
b. Non-Federal Work	7
c. Total Work	7

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 February 9, 2022
c. NAME AND TITLE Tony Lindgren, PE, Partner	