



February 9, 2022

## **STATE OF WASHINGTON**

**Department of Enterprise Services**

**Division of E&A Services**

**Department of Corrections**

Predesign Services required for Project No. 22-302  
MCC-WSRU Renovate/Replace Perimeter Security Wall,  
Department of Corrections, Monroe Correctional Complex  
(MCC), Monroe, Washington.

**Predesign Services required for Project No. 22-302 MCC-WSRU Renovate/Replace Perimeter Security Wall, Department of Corrections, Monroe Correctional Complex (MCC), Monroe, Washington.**

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February 2, 2022

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

**RE: Predesign Services required for Project No. 22-302 MCC-WSRU Renovate/Replace Perimeter Security Wall, Department of Corrections, Monroe Correctional Complex (MCC), Monroe, Washington.**

Dear Norman Sheppard, Holly Andreason and Selection Committee Members;

KMB architects is pleased to present our qualifications for Project No. 22-302 MCC-WSRU Renovate/Replace Perimeter Security Wall, at the Monroe Correctional Complex (MCC). This work has included whole campuses, multiple buildings with similar roofing systems to that proposed at the MCC. In addition, we have become one of the most experienced providers of Office of Financial Management (OFM) predesign studies. This unique combination of experience makes KMB architects exceptionally well qualified to provide the requested services.

As you review our submittal, please consider the following:

- **KMB Team Predesign Understanding;** This project is intended to produce a modified predesign report as the initial step to align project funding with the required project scope. KMB has a proven understanding of the State of Washington Office of Financial Management (OFM) predesign process and requirements in order to fulfill this critical project step. KMB architects' Bill Ecker possesses in-depth knowledge of the OFM predesign requirements and has recently authored several major predesigns that have been authorized to proceed forward with design and construction.
- **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 Perimeter Security Wall Experience;** The KMB team has successfully provided security wall design for a majority of DOC campuses in the State of Washington, including MCC. KMB staff assigned to this project possess deep experience with perimeter security walls and detailing required for a successful predesign effort for the MCC-WSRU perimeter security. Project architect Ed Schilter, has more than 30 years of experience working at MCC and brings intimate knowledge of the facility and perimeter security features.
- **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 predesign services required for Project No. 22-302 MCC-WSRU Renovate/Replace Perimeter Security Wall, Department of Corrections, Monroe Correctional Complex (MCC), Monroe, Washington. 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

<b>Point of Contact Name and Title</b> Tony Lindgren, PE, 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> 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)

***Certification issued by the Washington State Office of Minority and Women's Business Enterprise (OMWBE)***

- Minority Business Enterprise (MBE)
- Woman Business Enterprise (WBE)
- Minority Women Business Enterprise (MWBE)

***Certification issued through the Washington State Department of Veterans Affairs***

- Veteran Owned Business

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

- Small Business Enterprise (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. 22-302
Project Name:	MCC-WSRU Renovate/Replace Perimeter Security Wall
Consultant or Contractor Name:	KMB architects, Inc., p.s. (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



KMB architects is a certified small business (SBE) . We have two offices including downtown Olympia within two blocks of the State Capitol Campus and an office in downtown Seattle less than 32 miles from Monroe Correctional Complex. Since KMB architects' founding over 30 years ago, the majority of our work has been for public clients including the Washington State Department of Corrections, Department of Social and Health Services, Department of Ecology, Department of Enterprise Services, Department of Labor and Industry, Department of Children, Youth, and Families, and a myriad of county and city agencies. Our projects have ranged from predesign and programming, on-call contracts to master planning, and have had a strong background and focus on predesign with secure facilities.

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 in the State of Washington.

KMB architects has developed areas of design expertise for predesign. KMB's project history includes a deep resume for developing State of Washington Office of Financial Management (OFM) predesigns. 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.



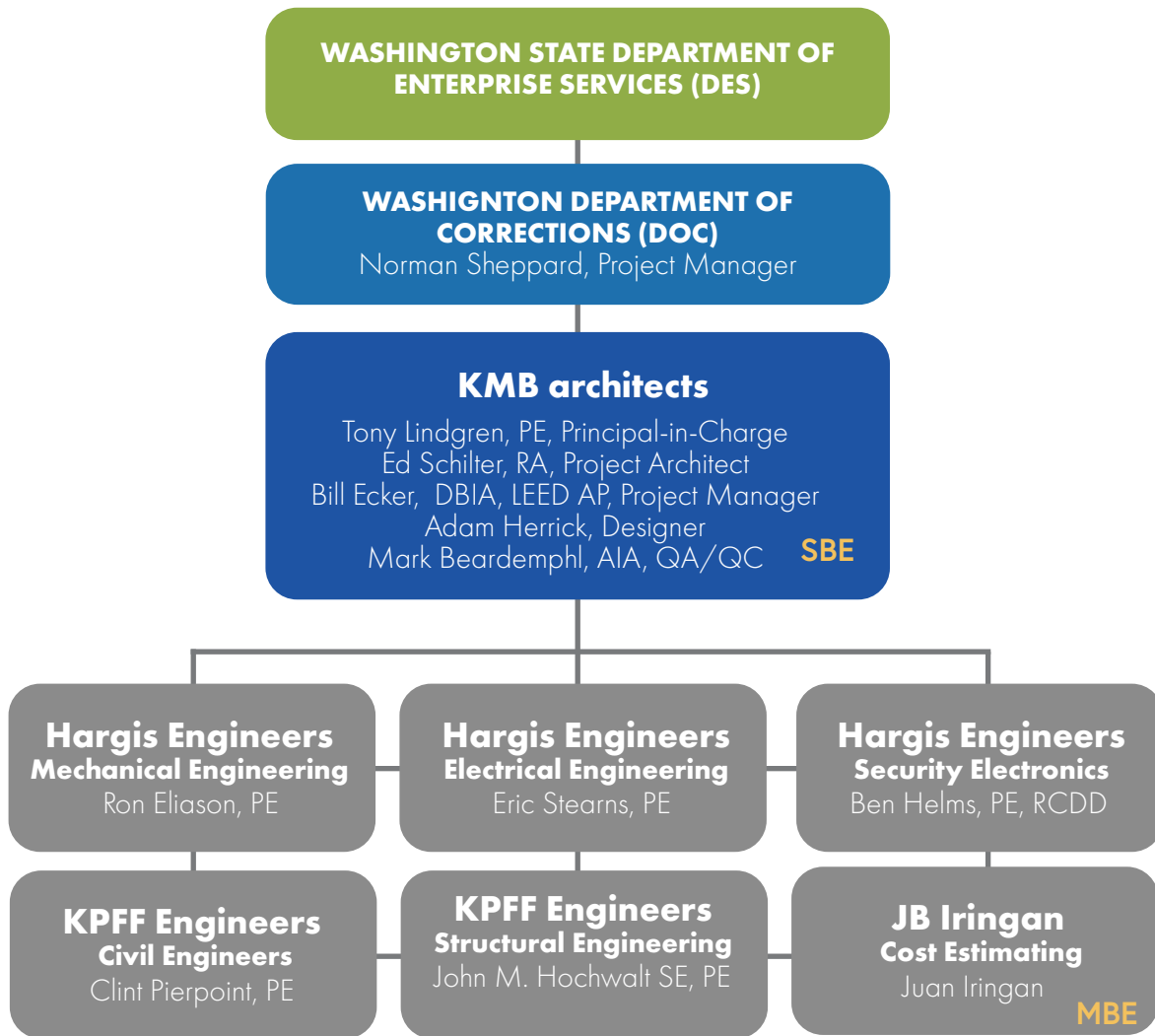
**KMB architects**  
*Responsible + Responsive*  
*Every Project. Every Client.*

 **300+**

**Washington Department of  
Correction 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 predesigns. 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 the predesign and design services. KMB's team experience and past performance with secure facilities 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, Bill Ecker, project architect Ed Schilter, RA, for design and Adam Herrick as project designer. 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 for DOC for well over a decade making the KMB team an ideal fit for this project. KMB architects, Hargis, and KPFF possess recent successful project experience at Washington Department of Corrections (DOC). Ben Helms, Erik Stearns, and Ron Eliason from Hargis, along with their teams, will contribute 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 subconsultants team 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	OFM Predesign Experience	Project Management Experience	Energy Performance/ Sustainability	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 Schilter, RA	Project Architect	•	•	•	•	•	•		•			•	•
+ Bill Ecker, LEED AP	Project Manager	•	•	•	•	•	•	•	•			•	•
+ Adam Herrick	Project Designer	•	•	•	•				•	•		•	•
+ Mark Beardemphl, AIA	Quality Control/Quality Assurance	•	•	•	•	•	•	•	•			•	•
+ Clint Pierpoint, PE	Civil Engineer	•	•	•	•	•		•				•	•
+ John M. Hochwalt SE, PE	Structural Engineer	•	•	•	•	•		•			•	•	•
+ Ron Eliason, PE	Mechanical Engineer	•	•		•	•	•	•	•			•	•
+ Erik Stearns, PE	Electrical Engineer	•	•	•	•	•		•		•		•	•
+ Ben Helms, PE, RCDD	Telecom/Security	•	•	•	•	•	•	•	•			•	•
+ 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 predesign studies, 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 ECKER, LEED AP, DBIA | PROJECT MANAGER**

Education: Bachelor of Arts, Reed College  
Registration: USACE Construction Quality Control, AGC Advanced Management Program, USGCB LEED Accredited Professional, DBIA Designated Professional, GC/CM Module, Design/Build Module  
Experience: 26 years

Over the course of Bill's career he has managed more than 40 major projects. Bill will help manage the day to day project and subconsultant communications as well as take a lead role in development of the OFM predesign. With 20 years experience as a general contractor executive, Bill will prove invaluable in working to meet project objectives. Bill's recent experience includes predesign studies for Washington State Penitentiary, Unit 6 Roof Replacement, Temple of Justice, HVAC replacement, Labor and Industries, and Employment Security Department. Bill's understanding of the requirements of the OFM projects process will provide the greatest opportunity for full project funding and success.



### **ADAM HERRICK | PROJECT DESIGNER**

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 correction facility construction. 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 secure facilities 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 predesign 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 Department of Corrections projects.



### **JOHN M. HOCHWALT SE, PE | STRUCTURAL ENGINEER**

Education: Bachelors in Science, Civil Engineering, Cornell University  
Masters in Engineering, Civil Engineering, Cornell University  
Registration: Professional Engineer, WA  
Experience: 35 years

John Hochwalt has 35 years of experience in structural engineering, focusing on new and existing buildings. His projects have ranged from small expansions and additions to major new facilities to the renovation of historic structures. John enjoys solving technical challenges that go beyond basic code compliance and require the application of his knowledge and experience to develop creative engineering solutions. In addition to his professional practice, John is a leader in the masonry industry, especially in the area of seismic design. He is also author of several well-regarded design guides for masonry construction and is a frequent speaker on masonry design around the United States.



**CLINTON D. PIERPOINT | CIVIL ENGINEER**

Education: Engineering Studies, University of Washington  
 Experience: 27 years

Clint has over 27 years of experience with civil engineering design and management. He has in-depth experience with all elements of civil engineering, planning and feasibility, predesign and final design, and construction of institutional, site development, utilities, and transportation projects. Clint brings specialized experience with water and sewer system design, including work with municipalities, commercial systems, and multi-family developments. He manages low-impact development projects. Clint has developed a reputable relationship with Department of Corrections, PM's and facility staff of their institutional facilities, and is called upon to assist with civil-related issues as they arise. In addition, Clint provides lead construction management and construction administration on most all of his projects.



**BEN HELMS, PE, RCDD | TELECOM/SECURITY**

Registration: Building Industries Consulting Service International (BICSI),  
 Registered Communications Distribution Designer (RCDD/202763R, 1999)  
 Experience: 13 years

Ben applies his knowledge of security electronics and telecommunications design to lead dynamic technology-enriched projects in mission critical environments. He applies his experience serving the Washington State Dept. of Corrections to bridge project goals with operational requirements. He has earned a reputation for strong client advocacy, maintaining a balanced perspective, and staying focused on fulfilling stakeholder objectives. Ben will provide project management and technical leadership for the electronic security and telecommunications systems associated with the perimeter security wall replacement. In his role, he will be responsible for coordinating system solutions, participating in project meetings, and providing construction administration support.



**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 Predesign to develop a cost model for WCC-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 Predesign 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. Juan's contribution to the predesign and design process will provide best value through accurate and thoughtful life-cycle cost analysis.



## RELEVANT EXPERIENCE

**RELEVANT EXPERIENCE SECURE FACILITIES**

In-depth understanding of the challenges and opportunities in a major correctional facilities projects comes from experience. The team assembled for this predesign project has been involved in a vast array of successful 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.

**MONROE CORRECTIONAL COMPLEX**

- Replacement, MCC Regional Training Center Classrooms, Offices, Training Rooms, LEED
- Master Plan of Overall Campus with Projected Growth Potential Over The Next 20 Years
- WSR, Food Service Renovations Incorporating Cook Chill Tray Assembly and Tray Wash Areas To Increase Production And Quality
- WSR, Predesign for New \$45,000,000 Medical Complex And Associated Projects
- WSR Unit Living Units Roof Replacement
- WSRU And IMU SE Upgrades
- New Communication Building Involving New Communications System Upgrade SOU Maintenance Building
- Adaptive Reuse of Existing Buildings
- WSR Unit Kitchen Roof Replacement & HVAC Replacement
- Predesign for New Integrated 100-Bed IMU and 100-Bed Segregation Unit
- Honor Farm Multiple Repair Projects
- Minimum Security Unit New Visitation Bldg., Expanded Kitchen, Dining, and Housing Units Additions & Modifications
- WSR, Close Custody Conversion of Cellhouses I & II Involving 640 Beds
- WSR, Hazardous Waste Building
- WSR, Shop Buildings #1, #2 and #3 Remodel and Renovation
- WSR, New Correctional Industries Shop Building #4, 84,000 Sf Mixed Use & Industries Area
- WSR, New Correctional Industries Shop Building #5, 5,000 SF
- WSR Roof Replacement for Dayroom, Visiting Area, and Kitchen
- WSR, Field House and Hobby Shop Building Addition, Roof Replacement and Seismic Upgrade
- SOU, 144-Bed Security Upgrade to IMU Standards
- SOU, Remodel Of Existing Mental Health Unit for Behavior Disorder Unit
- SOU Roof Replacement And Repairs, 82,770 SF
- Predesign for New Integrated 100-Bed IMU and 100-Bed Segregation Unit

**WASHINGTON DEPARTMENT OF CORRECTIONS**

- Health Services Building Planning, Design, and CA, WSP
- Bridging documents, quality control, and guidance with cost estimates, CBCC
- 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, WCCW
- Support Building Roof Replacement, 90,000 SF, CBCC
- Housing Units R4, R5, R6, R7 and Cedar Hall Roofing Replacement, WCC
- 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 WCCW 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
- New Health Services Building, 50,000 SF. WSP
- Inmate Services Bldg. Roof Replacement, WSP
- BAR Units Close Custody Conversion, WSP
- Kitchen / Dining Renovation Predesign, WSP
- Correctional Industries Laundry Improvements, WSP
- BAR Units Roof Replacement, WSP
- Power House Re-Roof, WSP
- Recreation Building Roof Replacement, WSP

**WASHINGTON MILITARY DEPARTMENT**

- Olympia Armory, Renovation
- Tacoma Armory, Renovation
- Camp Murray Bldg. 32 Renovation and Addition
- 3106 Hangar Membrane Renovation and Addition Camp Murray
- Montesano Readiness Center Renovation and Addition
- Centralia Readiness Center Renovation and Addition

**PREDESIGN RELEVANT EXPERIENCE**

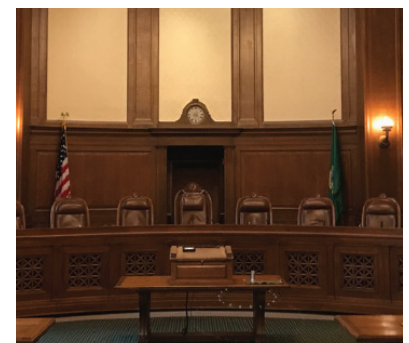
The keys that lead to a successful predesign project include a thorough understanding of the proper elements of a predesign report, knowledge of the OFM process, and the ability to assemble a predesign that satisfies all the stakeholders along the way. The predesign itself must reflect a rigorous and insightful consideration of the possible options. A team with knowledge based on experience can assess and measure the critical factors that will influence the success of a project as part of the predesign analysis. KMB and our team have the proven experience to succeed on a project with the unique and specific needs of the Monroe Correctional Complex predesign.

KMB has led successful predesign efforts within the OFM process. The following pages provide examples of predesign efforts which converted successfully into funded projects, or which are now in the process of receiving funding. The KMB team brings a roster of talent to the predesign effort with the experience to develop a complete, comprehensive, and viable result back to the owner and client agency.

Our experience includes predesign studies with solutions ranging from new facilities to major renovations. The institutional knowledge that comes with KMB in the predesign process allow us to assess the needs for a a secure correctional campus. Understanding these needs will be a key factor in a successful predesign. KMB and our colleagues have the project experience and knowledge to deliver a successful project outcome.

**SELECTED PREDESIGN RELEVANT PROJECTS**

- Coyote Ridge Corrections Center, New Campus Expansion Planning Predesign – **Funded**
- Monroe Correctional Complex, New Healthcare Facility Predesign – **Funded**
- Monroe Correctional Complex, New Regional Training Center Predesign – **Funded**
- Monroe Correctional Complex, SOU New Maintenance Building Predesign – **Funded**
- Stafford Creek Corrections Center, New CI Furniture Factory Predesign – **Funded**
- Washington Corrections Center, New Reception Center Predesign – **Funded**
- Maple Lane School, New Multi-Services Building Predesign – **Funded**
- Washington State Penitentiary, New CI Office/Warehouse Predesign – **Funded**
- WSP Program Building, Predesign – **Funded**
- Temple of Justice HVAC, Lighting, Plumbing, and Security Improvements, Predesign – **Funded**
- Child Study & Treatment Center – CLIP Expansion Building, Predesign – **Funded**
- DCYF, Juvenile Facility Predesign Studies, Naselle, Echo Glen, And Green Hill – **Funded**
- Health and Wellness Facility Expansion, SPSCC, Predesign - **Funded** Student Services Building, Grays Harbor College, Predesign – **Funded**
- Washington State Department of Labor and Industries, Headquarters Building – **Funded**
- SPSCC Rowe Six Condition Assessment Predesign – **Funded**
- Chehalis Tribe, New Fire Station Predesign
- City of Kent, New Public Safety Administration Headquarters Predesign – **Funded**
- City of Lynnwood, New Utility Maintenance Facility Predesign – **Funded**
- Franklin County, New Courthouse Complex Predesign – **Funded**
- Grays Harbor PUD, New Administrative and IT Building Predesign – **Funded**
- Olympia Union Gospel Mission of Olympia, New Facility Predesign – **Funded**
- SPIPA, New Intertribal Professional Center Predesign
- Squaxin Island Tribe, New Fine Dining Restaurant Predesign – **Funded**
- Steilacoom Public Works, New Headquarters Predesign – **Funded**
- Thurston County, New 3400 Building Predesign – **Funded**
- Thurston County, New Fueling Station Predesign – **Funded**
- Thurston County, New Operations Building Predesign – **Funded**
- Thurston County, Vehicle Storage Building Predesign – **Funded**







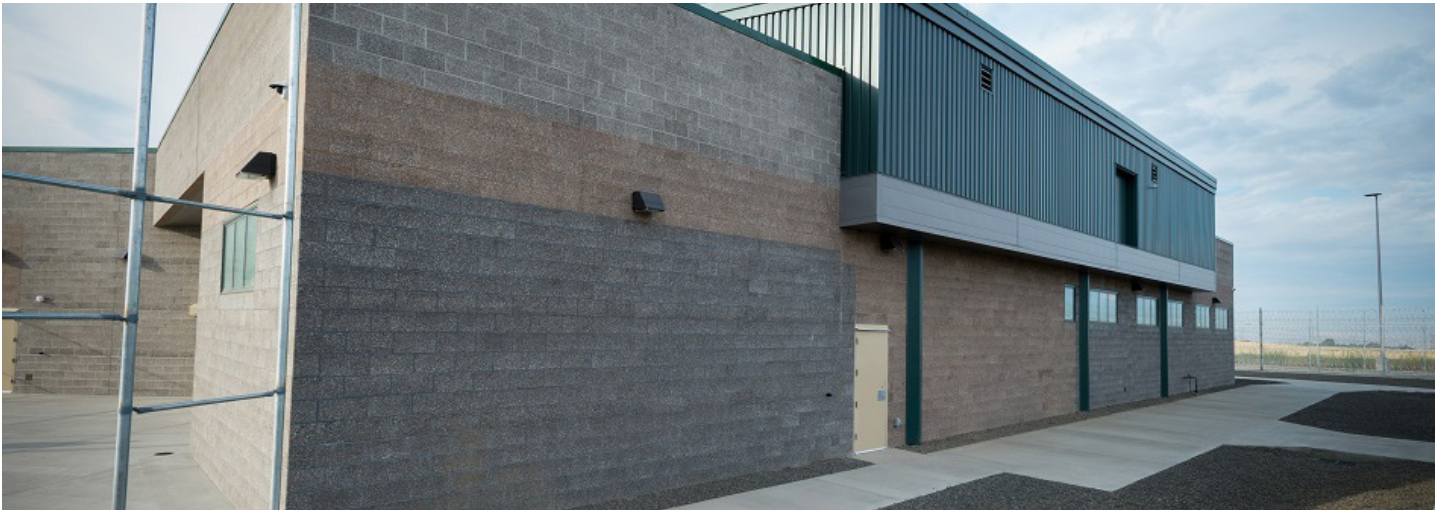
## **MONROE CORRECTION COMPLEX IMU RECREATION YARD IMPROVEMENTS**

Washington State Department of Corrections, Monroe, Washington

This project included the installation of heavy gauge steel mesh wall and ceiling grilles in twenty four individual recreation cells in the IMU building at the Monroe Correctional Complex. The purpose of this project was to introduce natural daylighting into these cells. Large openings were saw cut into the existing steel reinforced concrete walls and ceilings to accommodate the new grilles. As this work took place in one of the most secure buildings in the complex, KMB coordinated and planned diligently with the contractor, security officers, and facility personnel to ensure all safety, security, and tool control protocols were followed at all times.

### Relevant Characteristics

- Secure Facility
- Occupied Facility
- Monroe Correctional Complex
- State of WA Facility
- Secure Fencing



## WASHINGTON STATE PENITENTIARY PROGRAM AND SUPPORT BUILDING

Washington State Department of Corrections, Walla Walla, Washington

Completed in 2019, the new Program & Support Building is a 21,680 square foot building constructed on the Washington State Penitentiary campus.

The building was designed with an educational atmosphere in mind with eight classrooms which are used to conduct various learning programs such as GED certification, anger management, computer training and other skills development. The courses are typically taught by instructors from the local community college. The main floor also houses two libraries, counseling rooms, staff offices, conference rooms, work rooms and restrooms. Also included in this project was the construction of approximately 2,000 lineal feet of secure double perimeter fencing. **This fencing system consists of two 12' high fences with razor ribbon on top and in the center. A taut-wire intrusion detection system was installed on the interior perimeter fence and integrated in with the existing campus wide taut-wire system. Approximately 600 lineal feet of 10' high standoff fencing was constructed in the interior spaces adjacent to the building to direct and control pedestrian movement.**

### Relevant Characteristics

- Secure Facility
- Occupied Facility
- State of WA Facility
- Perimeter Fencing



**CITY OF SEATTLE, SEATTLE PUBLIC UTILITIES, MAPLE LEAF GATEHOUSE RESTORATION**

Seattle, WA

Structural engineer for the restoration of an existing gatehouse constructed in 1911 at Maple Leaf Reservoir. Structural scope of work included restoration of corroded steel components, deteriorated masonry and concrete, as well as a study of the seismic performance of the existing structure. Cathodic protection was used to limit the removal of existing historic elements.

Relevant Characteristics

- Facility Security Upgrades
- Protected Perimeter
- Occupied Facility
- City of Seattle Facility



## **MONROE CORRECTIONAL COMPLEX REGIONAL TRAINING CENTER**

Washington State Department of Corrections, Monroe, Washington

This 10,000 square foot building provides space for offices, defensive tactics training area, general education classrooms, a computer training lab, and support facilities. Green building elements include rainwater capture for flushing toilets, waterless urinals, low flow lavatories, construction waste recycling, recycled content and local building materials. The building is fully connected to technology and the campus network of communications as well as the individual classrooms capability for distance learning.

It is the first LEED certified project for the Department of Corrections. It's also the first correctional facility in the country to receive the Gold rating. As a recipient of Gold LEED rating, the Training Center has demonstrated a commitment to sustainability in meeting the highest performance standards.

### Relevant Characteristics

- Occupied Facility
- Secure Facility
- State of WA Facility
- Monroe Correctional Complex
- Perimeter Fencing



## COYOTE RIDGE CORRECTIONS CENTER EXPANSION

Washington State Department of Corrections, Connell, Washington

KMB provided comprehensive security design services to develop standards and Design-Build Bridging Documents for a major facility expansion project at Coyote Ridge Corrections Center.

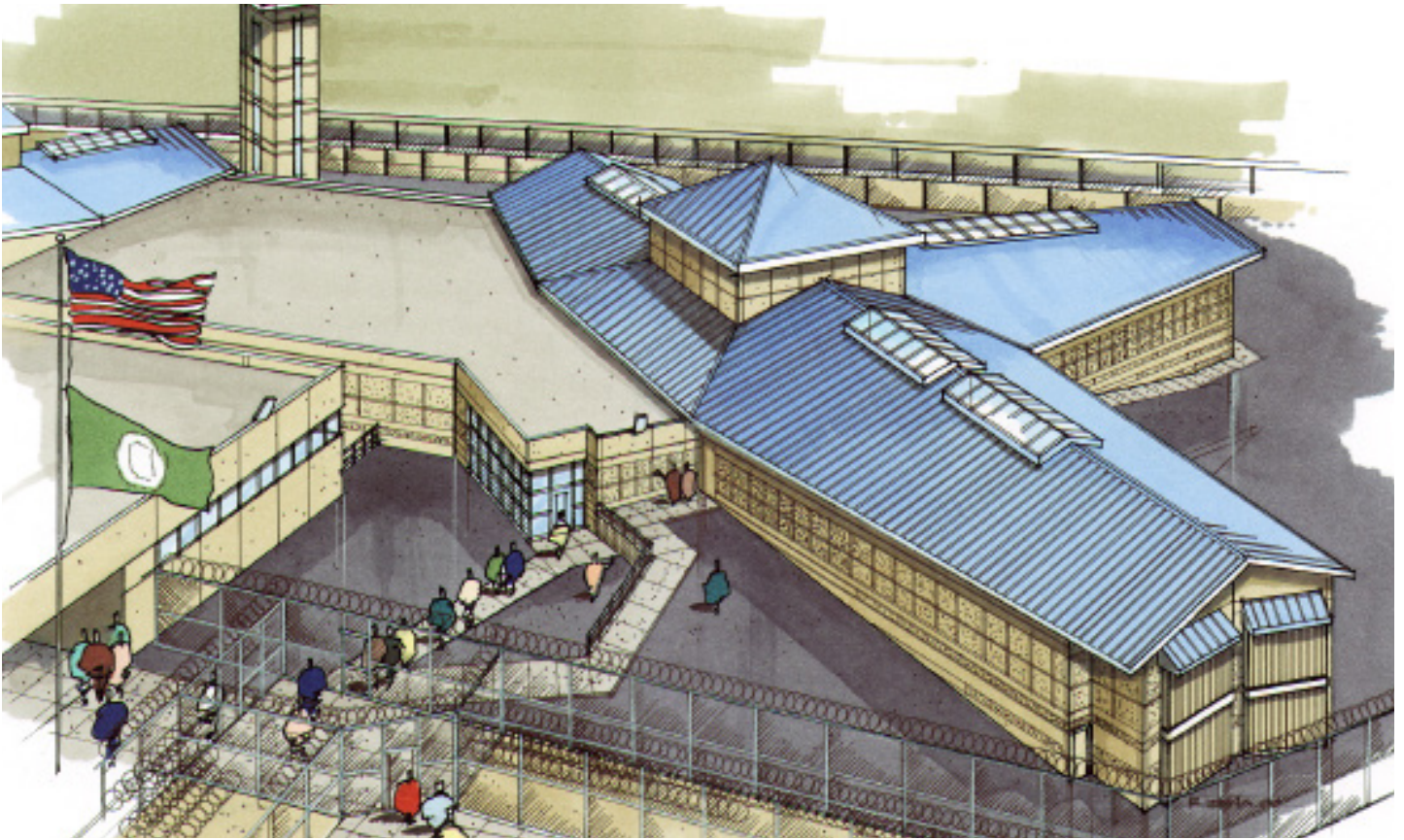
KMB services included security consulting and development of design criteria for detention hardware, equipment, and the integrated security electronics for the new campus.

Washington State Department of Corrections elected to use the Design-Build delivery method to accelerate the project schedule and hasten occupancy of this important project. The project proved to be exceptional in many ways. Completed under-budget in just 42 months, it was the largest prison construction project in the U.S. at the time. The completed project received LEED Gold Certification from the USGBC, the first prison campus in the country to receive any type of LEED certification.

The Coyote Ridge expansion project involved construction of 21 buildings totaling 578,400 sf. The fast-track project added 2,048 new medium-security beds and 100 Intensive Management and Segregation beds, with associated support facilities, utilities and related site development. The new campus established a secure perimeter of 60 acres within the facility's 160-acre site.

### Relevant Characteristics

- Secure Facility
- Occupied Facility
- State of WA Facility
- Perimeter Fencing



## **MONROE CORRECTIONAL COMPLEX, IMU/SEGREGATION HOUSING EXPANSION, PREDESIGN**

Monroe Correctional Complex, Monroe, Washington

KMB produced a pre-design study for a 100-bed IMU at MCC-WSR that meets the system's current and projected bed needs. We worked closely with the master planning process to determine the most appropriate site for the new IMU. By working closely with the Institution, we determined a core should be designed for the IMU that would accommodate the addition of a new 100-bed segregation unit at a future date. The pre-design process provided programming, conceptual design options and recommendations that met the present and future needs of the Institution.

### Relevant Characteristics

- Pre-design
- Monroe Correctional Complex
- Secure Facility
- Occupied Facility
- State of WA Facility





## WASHINGTON STATE PENITENTIARY BAR UNITS CONVERSION

Washington State Department of Corrections, Walla Walla, Washington

This project served to renovate and modernize infrastructure systems in the Baker, Adams, and Rainier housing units. Highlights of the project included replacement of all 300 detention swing cell doors with new detention grade sliding doors with remote controlled security electronics and hardware. The control booths in each building were upgraded and modernized allowing a single point of control to monitor all movement. Fire alarm, I.T., and security electronics systems were updated throughout each building as well. Exterior improvements included new fencing and vehicle / pedestrian sallyports. Support spaces including medical, classrooms, administration offices, and food service were reorganized and updated to accommodate the ever evolving program of the facility.

### Relevant Characteristics

- Secure Facility
- Occupied Facility
- State of WA Facility
- Perimeter Fencing





## WASHINGTON STATE PENITENTIARY NEW HOUSING UNIT & KITCHEN EXPANSION

Washington State Department of Corrections, Walla Walla, Washington

KMB designed two new stand alone Medium Security Housing Units of 47,500 square feet each. Each building can accommodate 256 offenders, along with staff support space, security control rooms, program rooms, recreation, and kitchen/dining space. Both buildings were constructed concurrently at the west end of the campus outside of the Penitentiary's secure perimeter. Upon substantial completion, the Contractor in tandem with facility crews, expanded the double perimeter security fence to enclose both new Housing Units. A new taut-wire intrusion detection system was also installed on the interior fence and integrated with the facilities existing perimeter taut-wire control system. As a majority of initial construction took place outside of the secure perimeter, safety and security concerns were reduced along with providing a significant cost saving to the Owner.

A smaller component of this project included the renovation of the existing facility kitchen (H – Building). This kitchen is tasked with meal prep for the entire campus. All major kitchen equipment was replaced and upgraded, along with significant mechanical and electrical upgrades. Construction work in the kitchen was performed by the same General Contractor in conjunction with the above mentioned housing units.

### Relevant Characteristics

- Secure Facility
- Occupied Facility
- State of WA 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 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 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. Pre-design LCCA is performed through use of the Washington State Life Cycle modeling Tool (WA LCCT).

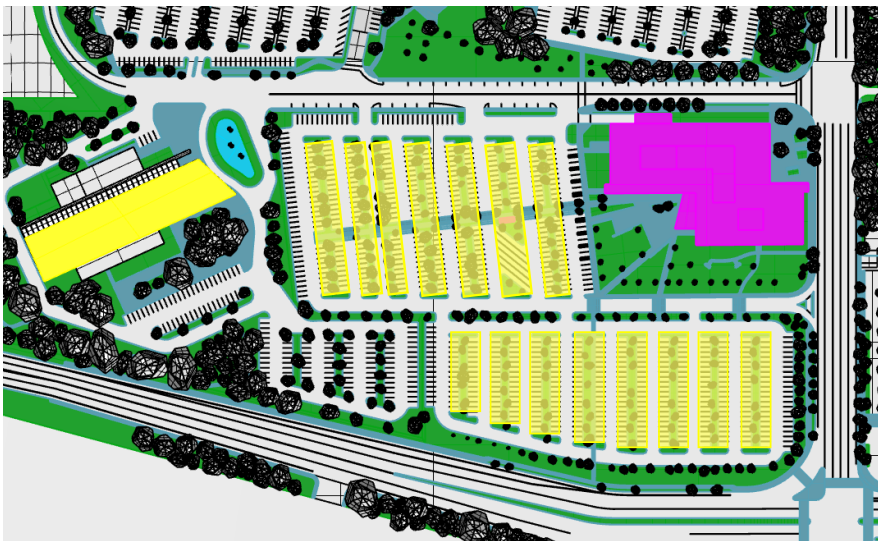
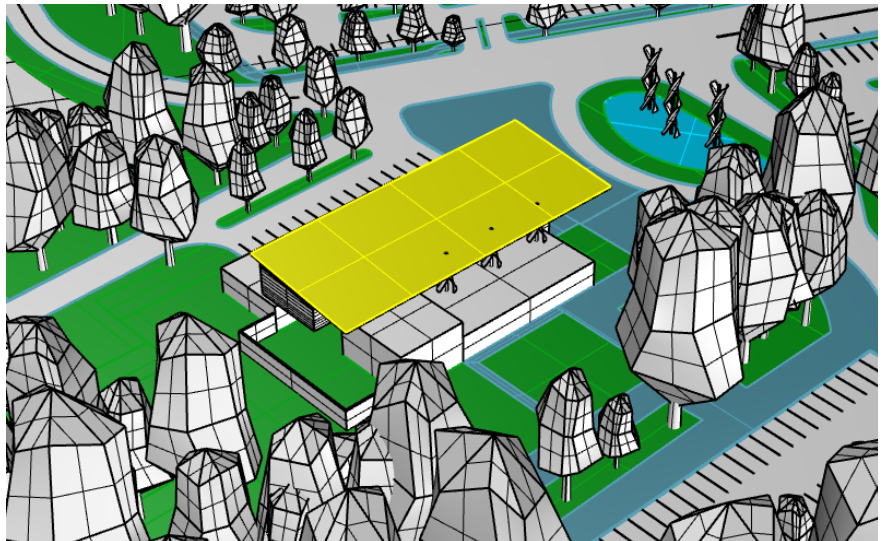
During design, KMB's LCCA analysis creates an energy model of the building by using a program that simulates hourly operation of all building energy consuming items for an entire year. The energy model includes an hourly weather profile (including wind speed, solar gains, outdoor temperature and humidity), 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 pre-design. 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 consultants (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 predesigns 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 predesign, the team began with establishing primary visions and goals for the project to ensure OFM funding. 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. As a predesign has not been completed, 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 correctional facility 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 Renovation and Addition, Washington Corrections Center, \$4,100,000
- Support Building Renovation and Addition, Clallam Bay Corrections Center, \$3,200,000
- Housing Units A&B Renovation and Addition, Exterior Repairs, Clallam Bay Corrections Center, \$1,200,000
- Twin Rivers Unit Renovation, Monroe Correctional Complex, \$600,000
- Special Offender Unit Renovation, Monroe Correctional Complex, \$2,100,000



**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 Renovation, \$2,185,192.00
- Department of Labor and Industries Predesign, \$35,000,000



**JUSTICE AND PUBLIC SAFETY FACILITIES**

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

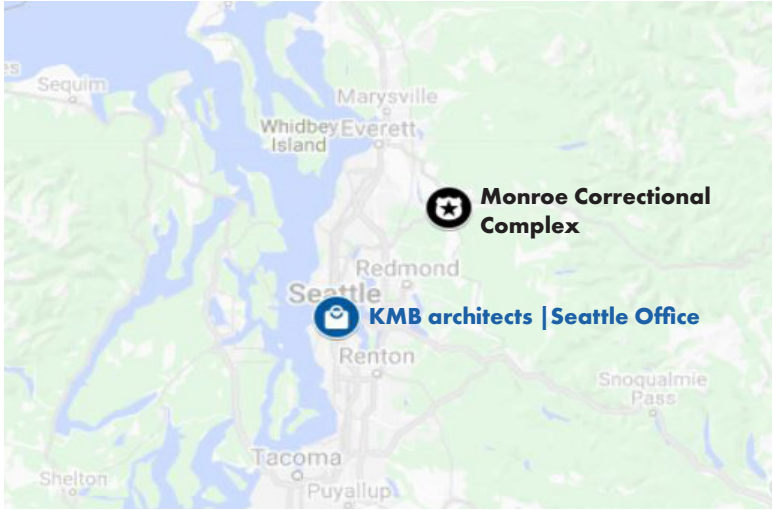


## GEOGRAPHIC PROXIMITY



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.





## SF330 FORM

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