September 14, 2023

Prepared by

Walker Consultants 2101 Fourth Ave, Suite 1210 Seattle, WA 98121 206.745.9555 walkerconsultants.com



September 14, 2023

Project Manager: Michael Tyson Department of Enterprise Services State of Washington 1500 Jefferson Olympia, WA 98504

Re: Project No. 2024-029: General Administration Building Demolition Washington State, Capitol Campus

Dear Michael:

Walker Consultants, Inc. (Walker) appreciates the opportunity to submit the following qualifications to the State of Washington regarding Project No.2024-029: General Administration Building Demolition. Walker is fully qualified to provide a comprehensive forensic investigation, evaluation, and plan for the demolition of the 1956 GA Building.

Since our establishment in 1965, Walker continues to provide consulting and engineering services to help owners extend the service life of their built assets by using a broad array of state-of-the-art forensic restoration strategies. Our expertise lies in seismic evaluations, structural investigation, structural analysis. Our services include assessing existing conditions, determining causes of observed distress, providing recommendations, designing and prioritizing repairs, providing opinions of probable cost, producing repair and bidding documents, and providing construction administration services.

Some of the benefits Walker can bring to the State of Washington include:

- The collected experience of over 3,000 completed restoration projects and the collective expertise of over 200 engineers, architects, and consultants.
- Continual delivery of high-quality projects for our clients that out-perform the industry with regards to change orders and construction rework. The result has been a change order percentage 75% below the industry average, and ultimately satisfied clients—85% of our work comes from repeat clients.
- Local experience and responsive consultants—we have an established office in Seattle that would manage projects for the State of Washington.
- Access to our cost database, with data both local to Washington as well as from across the United States, which helps develop reliable opinions of probable cost.
- In-house non-destructive testing capabilities to ascertain hidden conditions and forensic investigative techniques.

Over the past three years, our firm has completed an average of 900 projects per year. This volume is fairly typical for our firm, and we can assure that the collected experience of our staff will greatly benefit the State of Washington.

Our Seattle office will manage and administer the projects, as well as develop the services requested. We will not have subconsultants. Vladimir Ivanov, PE, SE, Managing Principal, will be your primary point of contact. We appreciate your time and consideration. We are available to answer any questions you may have.

Sincerely,

WALKER CONSULTANTS

BANN

Vladimir Ivanov, PE, SE Managing Principal 2101 Fourth Ave, Suite 1210, Seattle, WA 98121 vivanov@walkerconsultants.com / 206.227.2877



On-Call Consultant Selection Contact Form

Designated Point of Contact for Statement of Qualifications

Point of Contact Name and Title Vladimir I. Ivanov, PE, SE, Managing Principal				
Firm Name Walker Consultants, Inc.				
Address 2101 Fourth Ave, Suite 1210				
City Seattle	State WA	Zip 98121		
Telephone 206.745.9555	Email VIvanov@walkerconsultants.com			

Addresses of multiple office locations of firm (if applicable)

Address Walker has 26 additional offices throughout the US.				
City	Phone			
Address				
City	Phone			
Address				
City	Phone			
Address				
City	Phone			

Diverse Business Certifications (if applicable)

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

] Minority Business Enterprise (MBE)

Woman Business Enterprise (WBE)

] Minority Women Business Enterprise (MWBE)

Certification issued through the Washington State Department of Veteran's Affairs

Veteran Owned Business

Certification issued through Washington Electronic Business Solution (WEBS)

Small Business Enterprise (SBE)



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Personnel & Organizational Chart

The success of your project will depend upon a wide variety of factors. No factor is more important than the people that will work on the project.

The team we have assembled has been carefully selected to provide the specialized services to provide a comprehensive forensic investigation, evaluation, and plan for the demolition of the 1956 GA Building.







Key Experience Forensic Restoration Building Envelope

Seismic Evaluation and Retrofit

Education

Master of Science in Structural Engineering, University of Architecture, Civil Engineering and Geodesy, Sofia, Bulgaria, 1996

Registrations

Registered Structural Engineer in Alaska, Arizona, California, Hawaii, Idaho, Nevada, Oregon, and Washington

Registered Civil Engineer in California, Oregon, and Washington

Affiliations

American Concrete Institute (ACI)

International Concrete Repair Institute (ICRI)- Former President of Pacific Northwest Chapter

Technical Committees

ACI 546, Repair of Concrete-Associate Member

ICRI 210, Evaluation- Consulting Member Prepared for State of Washington: Department of Enterprise Services Project No.2024-029: General Administration Building Demolition Washington State, Capitol Campus

Vlad Ivanov, PE, SE Principal-in-Charge

Vlad is the Managing Principal of our Seattle office, and would be the Principal-in-Charge of projects. He would provide oversight and the last level of QA/QC.

Vlad has 25 years of forensic engineering and structural design experience with multi-family residential, commercial, industrial, healthcare facilities, stadiums, and bridges.

Vlad has worked with building owners, property management companies, insurance companies, healthcare facilities, and government agencies. Vlad has investigated brick building façades, deteriorating high-rise buildings, parking garages, stadiums, arenas, steel building collapses, prestressed concrete slabs, and precast concrete.

Vlad is currently focused on forensic building investigations, façade evaluations, condition appraisals, corrosion-related deterioration, masonry and concrete repair, as well as building leakage evaluations. Areas of expertise include damage assessments, construction defect analysis, and structural repair design. Vlad also has extensive experience in litigation support, expert witness testimony and deposition services.

Project Highlights

PBOT SmartPark Seismic Evaluation and Vertical Expansions

Portland, OR

Analyzed the parking structures for compliance with current building and seismic codes, feasibility of vertical expansion, and provided preliminary cost estimates for the seismic retrofit and vertical expansion. Developed condition appraisals and Capital Improvement and Protection Plans for additional facilities.

University of Alaska Fairbanks

Fairbanks, AK Performed Tier 3 seismic evaluation peer review for the C. T. Elvey building.

Bellingham Housing Authority

Bellingham, WA Provided condition assessment, design repairs, risk assessment, and opinion of probable cost for the building envelope and roofing systems of the Chuckanut Square building.

Housing Authority County of Santa Clara

San Jose and Palo Alto, CA Provided residential platform condition assessment, water intrusion source isolation for 36 platforms in 6 buildings, and waterproofing repair design.

Bellingham Housing Authority

Seattle, WA EIFS waterproofing, condition assessment, conceptual repairs, risk assessment, opinion of probable cost





Education

- Master of Science, Structural Engineering, University of California San Diego
- Bachelor of Science, Structural Engineering, University of California San Diego

Registrations

Registered Professional Engineer in Washington and California

Affiliations

- ACI 562- Code Requirements for Assessment, Repair, and Rehabilitation of Existing Concrete Structures-Subcommittee Member
- International Concrete Repair Institute (ICRI)- Member
- Structural Engineers Association of Washington (SEAW)- Member

Kevin T. Moore, PE Project Manager

Kevin Moore is a Restoration Consultant in the Seattle office and has nine years of Restoration Engineering experience.

During his time at Walker, Kevin provided structural analysis of various types of buildings and has developed repair designs for various structural and nonstructural elements requiring rehabilitation. He received both his Bachelor's degree and Master's degree in Structural Engineering at UCSD where he specialized in structural design and earthquake engineering. Kevin has worked on various projects involving seismic probabilistic risk assessments (SPRA), seismic margin assessments (SMA), and the Post-Fukushima Near-Term Task Force (NTTF) Recommendation 2.3 Seismic Walkdown of nuclear power plants. Kevin specialized in seismic response analyses, deterministic and probabilistic seismic response analyses, seismic fragility evaluations of equipment and structures, and walkdowns of equipment, systems, and structures.

Project Highlights

PBOT SmartPark Seismic Evaluation and Vertical Expansions

Portland, OR

Analyzed the parking structures for compliance with current building and seismic codes, feasibility of vertical expansion, and provided preliminary cost estimates for the seismic retrofit and vertical expansion. Developed condition appraisals and Capital Improvement and Protection Plans for additional facilities.

University of Alaska Fairbanks

Fairbanks, AK Performed Tier 3 seismic evaluation peer review for the C. T. Elvey building.

Harbor Steps Apartments

Seattle, WA

Performed condition assessment using both non-destructive and destructive testing, and provided the client with detailed analysis result. Walker team continues to provide construction administration and observation for the technically complex repair program.

Johnstone Supply Building

Seattle, WA

Initial assessment of the tilt-up concrete building and identified deficiencies. Performed a seismic analysis of the structure and develop a cost effective retrofit design in accordance with current seismic hazards and building codes.

U.S. Postal Service

San Francisco, CA Tier 3 seismic evaluation and strengthening of a two story concrete structure.

Eagles Auditorium

Seattle, WA Conducted a non-destructive assessment and provided construction administration services for the rehabilitation design to preserve historical features of a 1925 Seattle landmark building.





Education Master of Science, Structural Engineering, Texas A&M University

Certification

Registered Professional Engineer in Washington and Texas

Prepared for State of Washington: Department of Enterprise Services Project No.2024-029: General Administration Building Demolition Washington State, Capitol Campus

Harika Kudumula, PE Restoration Consultant

Harika Kudumula is a Restoration Engineer in the Seattle office. Harika earned her Master's Degree in Structural Engineering from Texas A&M University, and has been with Walker since 2015.

Harika has conducted condition assessments, performed investigations, and executed structural design for many projects during her time at Walker.

Project Highlights

PBOT SmartPark

Portland, OR Condition assessment and vertical expansion feasibility study of 2 multistory parking structures.

Harbor Steps

Seattle, WA Façade repairs and PT analysis.

Alderwood Nordstrom Bridge

Lynwood, WA Bridge repairs, structural investigation, repair documents design and development, and construction administration.

Skagit Valley Hospital

Mount Vernon, WA Repair documents and construction administration for facade.

1300 University Condominiums

Seattle, WA Parking garage repair documents development.

Good Samaritan Medical Building

Puyallup, WA Plaza condition assessment and repair documents development.

Harborside Garage

Bremerton, WA Parking garage condition assessment, repairs identification, and 5-year asset management plan (AMP) development.

Ala Moana Cooling Towers

Honolulu, HI Structural evaluation of severely corroded cooling tower supports.

Arbor East and Arbor West

Seattle, WA Buildings assessment.





Company Profile

Walker Consultants provides planning, design, engineering, forensics, restoration, and building envelope consulting.

Our experts have been advancing industry standards since we began in 1965. We are a 100% employee-owned company that takes pride in the value we provide our clients through integrity, honesty, and excellence.

Walker possesses a strong foundation as an industry leader in all aspects of parking consulting that encompass operations, technology, and mobility solutions. We offer our clients a wide spectrum of specialists and renowned experts from within the transportation industry who can bring effective and practical solutions to complex challenges.

Our abilities reach far beyond parking and mobility and include highly experienced forensic engineers and architects who provide investigative assessments, advanced analysis, and litigation support. Our experience includes all types of facilities around the world affected by both natural events and design or construction defects. We also offer property condition assessments for those who need an understanding of a facility's condition prior to a potential real estate or financial transaction.

In addition, we are among the largest providers of restoration and building envelope services in the industry. We combine our structural engineering and architectural design expertise to review and correct errors in new construction and engineer creative, efficient repair solutions for existing structures.

Our Seattle office serves the Pacific Northwest, and we have conducted structural analyses on hundreds of parking garages in the state of Washington since 1990.

Offices	27
Staff	325
States Served	50
Countries Served	55
Repeat Customers	85%
ENR Ranking (2022)	275



Restoration Consulting



Walker has pioneered new methods and set industry standards for testing, restoration and preservation.

We are dedicated to helping owners extend the life of their facilities. We use state-of-the-art testing, restoration and preservation strategies to offer prescriptive recommendations that enable clients to improve the long-term health and increase the value of their assets.

Our experience includes a wide array of projects for parking facilities; office, medical and institutional buildings, bridges, tunnels, watertreatment facilities, airports, sports/entertainment facilities, and plazas. Compared to overhauls, renovations, or wholesale dismantling and reconstruction, Walker's approaches are practical and a substantially smaller investment in time and money; and are less disruptive.

Structural Engineering

- Advanced Structural Analysis
- Blast Analysis, Design, and Retrofit
- Diagnostic and Testing Consulting
- Due Diligence Survey
- Foundation Evaluations and Repairs
- Investigations and Assessments
- Repair Design and Construction Documents
- Structural Strengthening
- System Upgrades

Structural Strengthening

- Seismic Upgrades
 - Seismic and Wind Hazard and Risk Assessment
 - Asset Management Plan and Maintenance Programs
 - Repair Design and Construction Documents

Parking Restoration

- Condition Assessment
- Design Repairs
- Asset Management Plan
- Maintenance Programs

We are dedicated to helping owners extend the life of their facilities.



Relevant Experience

PBOT SmartPark O'Bryant Garage Demolition, Portland, OR

Contact: Grant Morehead, Project Manager, Portland Bureau of Transportation 503.823.5185 / grant.morehead@portlandoregon.gov

PM: Vlad Ivanov; Condition assessments and seismic analysis: Kevin Moore and Harika Kudumula Planned budget & Actual: Evaluation: \$1,060,120 / Expansion: \$551,143

- Design for the electrical, lighting, ADA and signage upgrade, and the design and supervision of the O'Bryant garage demolition.
- Analyzed the feasibility of vertical expansion, and provided preliminary cost estimates for the seismic retrofit and vertical expansion.
- Developed condition appraisals and Capital Improvement and Protection Plans (CIPPs) for two additional SmartPark facilities in Portland.
- CIPPs identify repairs that need to be made immediately versus base repairs that should to be made in Years 1 & 2 and Years 3 & 4.
- In 2020, Walker was retained to prepare the Construction documents for the repairs outlined in the 5 year CIPP plan.

Gonzaga University Watermark Parking Structure, Seattle, WA

Contact: Charles Murphy, Chief Strategy Officer, Gonzaga University, murphyc@gonzaga.edu Principal in Charge: Vlad Ivanov; PM: Kevin Moore; Project Engineer: Harika Kudumula

Planned budget: \$62,400 Actual project cost: \$63,700

- Performed an initial condition assessment of the five-level structure.
- Provided a 5-year opinion of probable cost to implement recommended repairs, prioritizing life-safety and structural health items before addressing building envelope and durability.
- Repairs included precast spandrel panel connections, installing a new waterproofing membrane on the roof level, and improving the durability of the concrete slabs.
- Construction documents, provided bidding assistance and construction administration services to implement recommendations from the condition assessment.



Eagles Auditorium Façade and Roof Investigation, Seattle, WA

Contact: Matt Aalfs, AIA, Partner, BuildingWork, LLC, 206.775.8668 / matt@buildingwork.design Principal in Charge: Vlad Ivanov; Project Engineer: Kevin Moore Planned budget & Actual: Façade Survey: \$35,300 / Repair CD: \$23,100

- Evaluation and rehabilitation design of a historical building constructed circa 1925. The façade is a combination of granite cladding, terra cotta masonry, store front and punched windows, and a copper cornice lines the perimeter of the seventh story roof.
- Walker initially evaluated the façade using rope access to minimize cost and disturbance to the owner and tenants. Walker identified locations and types of deterioration and quantified the recommended repairs.
- Owner retained Walker to develop a repair and rehabilitation drawings and specifications to mitigate leaks and strengthen structural attachments to the façade while preserving the historical architecture.
- To accommodate the owner's limited budget, Walker developed a phased approach.
- Walker provided construction administration services during the repairs to ensure repairs were made in accordance with the construction documents.







Past Performance

Staying within the proposed scope, budget, and schedule

For your project to be successful, one of the most important elements of our service will be establishing and controlling the project scope, budget, and schedule. To provide you with the needed budget and schedule controls, we will bring to this project:

- Walker maintains an extensive database of restoration construction costs locally and nationally. This database will allow us to establish an accurate construction budget.
- Equally important to budget is schedule control. Walker's understanding of the renovation process allows an accurate understanding of construction schedule. This will help in planning, phasing design and project cost control by giving the contractors a higher degree of confidence.
- A depth of expertise. Our depth enables us to provide you with a team that can quickly respond to your project needs to better control and coordinate the work.
- A team that is experienced with large and complex restoration projects. This will greatly reduce the chance of "surprise" during the project. This experience translates to effective budget and schedule control.
- Experienced resident services for later phases of construction that will provide a regular review of progress and quality of construction. Quantities will be frequently and carefully documented to provide timely reporting of construction progress as well as to control repair quantities and construction cost.
- A work plan at the beginning of the project to identify and establish lines of communication and controls to be implemented throughout the project. We have performed this type of project before and understand what is needed for success. We will match our expertise with your organization's internal information and control requirements to craft a plan for project success.
- A commitment for regular progress meetings during planning and construction to promote better project control through timely decisions and increased project coordination.

Project Administration

Walker utilizes a strong project manager approach to the delivery of our projects utilizing a series of Walker checklists, and Client checklists, during all phases of the project to ensure that all items critical to the project will be addressed. For this project, we specifically selected individuals that are experts in restoration of existing structures.

At critical points during the project management process, Walker conducts an internal peer review and project advisory session involving senior Walker staff from all disciplines, at which time all facets of the project are scrutinized, budgets reviewed, and suggestions for improvements offered. The internal Walker quality audits will be coordinated with the Client progress reviews. Project Managers use the Work Breakdown System (WBS) to define the work, organize the team, schedule the deliverables, and manage the project budget. Our management software, Deltek Vantagepoint, includes a feature that allows the Project Manager to monitor each time sheet entry made by the employees assigned to the project. Walker also uses SharePoint to store technical information and to facilitate knowledge sharing amongst the Walker staff.



Past Performance

How We Do It

Taking a project from assessment through completion is typical for our firm, and we make every effort to have the same Project Manager in that role for all different phases. This means that the same people who perform the assessment are also the ones designing repairs and providing construction administration services. This approach provides continuity on our projects and facilitates communication between phases.

Also, a significant part of any project involves defining the problem. Without an adequate problem definition, the solutions proposed are likely to be inadequate. We define the problem through a combination of approaches, including the following: listening to stakeholders; making our own observations; and forming judgments based on our experience.

Walker will provide the you with the information necessary to assist you in making educated decisions. When it comes to establishing priorities for repair items, Walker will provide you with a prioritized list of repair/rehabilitation recommendations that are generally a function of structurally-related issues, followed by serviceability (or waterproofing), durability, and items of aesthetic concern. Opinions of probable repair cost will also be included with the prioritized list of repairs, which will provide you with enough information to make informed decisions.

Innovation

Walker's culture is based on research and innovation, and we bring this philosophy into all our projects. Our "out of the box" thinking leads to cost savings for our clients. Most consulting engineers can review a distressed structure and say that repairs are needed or even complete removal and replacement is warranted. Any firm can do that. What sets Walker apart is the ability to remove the conservatism that is inherent in the design and building codes to avoid unnecessary repairs or, at a minimum, optimize the extent of the types of repairs.

As an example of how Walker brings added value, we were asked to provide a second opinion regarding a pedestrian bridge between a parking structure and shopping mall. A new design engineer had previously recommended to the Owner complete removal and replacement of the corroded structural steel framing supporting the pedestrian bridge, which would have cost an extra \$400,000 and extended the construction schedule six months.

Walker was consulted for a second opinion, and we performed a thorough forensic investigation, which included up-close field observations, material sampling and testing, non-destructive evaluation, and structural analysis via finite element modeling to assess the corroded steel framing. We concluded that the steel structure had sufficient capacity to resist the anticipated loads, despite the section loss due to corrosion of the steel elements.







Project Schedule

We have reviewed the RFQ.and Addendum #1 issued August 28, 2023.

We understand the timeline required is to have the final design submitted to DES for approval by legislature by June 30, 2024, and the anticipated Maximum Allowable Design and Construction Cost (MADCC) is \$12M.

Assuming an October start date, Walker intends to follow the requested schedule including:

Nov 2023- Jun 2024: Investigation, evaluation, demo plan.

June 30, 2024: Final design submitted to DES.





Diverse Business Inclusion Strategies

Walker Consultants is committed to complying with the terms outlined in the RFQ and we bring prior experience engaging with Certified Business subconsultants. As a responsible corporate citizen, we strongly believe in giving back to each of the communities where we operate around the country. We have identified several firms that may assist us with different parts of the scope, and we are committed to achieving or exceeding State of Washington's aspirational goal of 18% participation of certified firms over the duration of projects awarded through this qualification process.

We have identified materials testing and contractor assistance as key opportunities to achieve this goal.

Past Performance

We have met and exceeded MWBE requirements on several projects, one of which included 60% MWBE participation (DEN Area 5A Roadway and Expansion Joint project). The following projects are two recent examples in which Walker has worked with diverse business partners.



PBOT SmartPark Owner: Portland Bureau of Transportation (PBOT) Portland, OR

Walker performed an analysis of two parking structures for compliance with current building and seismic codes, feasibility of vertical expansion, and preliminary cost estimates for the seismic retrofit and vertical expansion. In 2020 Walker was retained to prepare the Construction documents for the repairs outlined in the 5 year CIPP plan.

Dates: 7/2017 - 12/2020

Original Certified Business Utilization: Goal: 20%Achieved: 22%Total value of contract: Evaluation: \$1,060,120 / Expansion: \$551,143Amount paid to Certified Business subconsultants: \$236,260Total number of subconsultants: 4Northwest Geotech, Geotech\$98,000 / Leeka, Architecture\$61,800Zavala, Contractor\$12,000 / IML, Civil Engineering\$64,460

COMPASS Regional Park and Ride Study Owner: Community Planning Association of Southwest Idaho (COMPASS) Boise, ID

Advisory on community context and behaviors in concert with community engagement efforts; website design; infographics/visualization and communications. There was no DBE requirement on this project, but we chose to partner with Red Sky given their history in the Boise community, their knowledge of the specific issues and changes the community has experienced in recent years in relation to commuting behaviors and patterns and transit/transportation, and their excellent work in public relations and communication.

Dates:5/2020 - 2/2022Original Certified Business utilization: Goal: 0%Achieved: 12%Total value of contract: \$100,000Amount paid to Certified Business subconsultants: \$12,000Total number of subconsultants: 1Certified Business subconsultants: 1Red Sky Public Relations\$12,000



ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

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Walker Consultants, Inc.				2014						
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Seattle				WA	98121	98121 b. SMALL BUSINESS STATUS				
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Vladimir	I. Ivanov, PE,	SE					7. NAME OF FIRM (If Block 2a is a Branch Office)			
	g Principal									
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