

**PROJECT NO. 2024-024:
MODULAR BUILDING – CRITICAL REPAIRS & UPGRADES**

Department of Enterprise Services
1500 Jefferson Street, Olympia, WA 98504-1476
Submission Date: October 25, 2023

rolludaarchitects
architecture **planning** interior design

Cover Letter

October 25, 2023

Department of Enterprise Services
1500 Jefferson Street
Olympia, WA 98504-1476

Re: Project No. 2024-024: Modular Building - Critical Repairs & Upgrades

Dear Members of the Selection Committee:

We would like to thank WA DES for this opportunity to be considered as your architect for the design and construction administration phases of the Tumwater Modular Building Critical Repairs and Upgrades project.

Rolluda Architects, Inc. (RAI) and our team of subconsultants—AHBL, Tres West, Wetherholt Roofing, and JB Iringan Consulting bring much value to this project, all having worked on the Tumwater Modular Building Predesign Study and Conceptual layout options for the co-location of the print and mail departments into this building. We also understand since our initial study in 2020, there may be some revisions that have come to light, and we can help you with that too. We already know your department leads and have come to learn what they expect as part of their working environments.

We also know the systems that are deficient, the ones that need to be repaired and/or replaced. Our systems engineers conducted assessments for the 2020 study and understand the importance of these necessary upgrades and reconfigurations in order for the newly proposed floor plan layouts to function properly for each department entity.

RAI also brings excellent past performance with other government and municipal clients on similar projects. We have worked on many predesign studies, condition assessments, conceptual design options, space planning, as well as making recommendations to assist the owner

Sincerely,



Alex Rolluda, AIA, NCARB | Principal-in-Charge
206.624.4222 | alex@RolludaArchitects.com

in making their best choice decisions. As you will find in the following statement of qualifications, our team is also your best choice for this project. Why?

- » Our key team members all have experience working with WA DES, your staff members, and the building users at the Tumwater site.
- » We are familiar with this particular modular building...we know it well—inside and out.
- » We have experience working with other municipalities throughout Washington, as well as private-sector clients such as The Boeing Company, in the design and construction of modular and warehouse type buildings.
- » We work in collaboration with our clients with a goal of exceeding their budget, schedule, and quality services expectations.
- » We are thoughtful and innovative in our design solutions.
- » We are focused—executing at the highest level at each phase of the project—surpassing client expectations.

Thank you for reviewing our qualifications and considering Rolluda Architects for this project. We are excited and look forward to continuing our working relationship with Washington State Department of Enterprise Services. Please don't hesitate to call us or email us with any questions and we look forward to hearing from you soon.



Gary Scott, AIA, Associate Principal | Project Manager
206.229.6184 | gary@RolludaArchitects.com

Consultant Selection Contact Form



STATE OF WASHINGTON DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson St. SE, Olympia, WA 98501
PO Box 41476, Olympia, WA 98504-1476

Designated Point of Contact for Statement of Qualifications

Point of Contact Name and Title			Alex Rolluda, AIA, President/Principal		
Firm Name			Rolluda Architects, Inc.		
Address			105 South Main Street, Suite 323		
City	Seattle	State	WA	Zip	98104
Telephone	206.624.4222	Email	alex@rolludaarchitects.com		

Addresses of multiple office locations of firm (if applicable)

Address	
City	Phone
Address	
City	Phone
Address	
City	Phone
Address	
City	Phone

Diverse Business Certifications (if applicable)

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

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

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

- Veteran Owned Business

Certification issued through Washington Electronic Business Solution (WEBS)

- Small Business Enterprise (SBE)

Executive Summary

KEY PERSONNEL

The **Rolluda Architects, Inc.** (RAI) team brings a depth of experience in predesign, programming, master planning, and full architectural design for state-funded projects throughout our region. Our team includes Principal-in-Charge and Programming Lead **Alex Rolluda**, Project Manager **Gary Scott**, and Project Architect **Richard Murakami**.

To support our architectural team, we have chosen consultants we have longtime working relationships with and who have also previously worked on the Tumwater Modular Building Print & Mail Facility predesign study with RAI. For civil and structural engineering we are including **AHBL**, for mechanical and electrical engineer we are including **Tres West Engineers**, and for Building Envelope Consultant we are including **Wetherholt and Associates, Inc.** We know cost estimating will be a significant element of this project and for this reason we are including **JB Iringan Consulting**. JB Iringan has worked with RAI for many years and brings an excellent cost estimating record to the team.

RELEVANT EXPERIENCE

RAI brings over 22 years of experience working on similar projects with local, state, and federal governments. Many of these projects began as predesign studies and evolved into full design services. These clients entrusted in us our ability to provide them with quality customer service, the expertise needed to lead their project from conception to completion, and a team led by a project manager that kept the project on schedule and on budget. With our pages limited as part of this submittal, we can only illustrate a minimal number of our actual similar projects—we could literally create a book of all our relevant projects. For the King County Department of Natural Resources and the University of Washington co-location projects, you can read more about their scope and what we provided in the Relevant Experience section of this proposal. There are so many others: the King County Executive office relocation to the 13th floor of the Chinook Building in downtown Seattle, the City of Port Townsend co-location of their Police department, IT Services, Parks & Recreation departments, prosecuting attorney, Red Cross, Food Bank, and YMCA into an existing out-of-use K-12 building. RAI provided both the



predesign and the design and construction administration for both of these projects.

PAST PERFORMANCE/PROJECT APPROACH

Managing a project's scope, budget, and schedule can be challenging, but we find it to be rewarding and basically pretty simple. By defining the scope clearly, estimating the budget and schedule, monitoring and controlling the project, managing the quality and risks, and communicating and collaborating effectively, has resulted in the successful delivery of projects for our clients, meeting their needs and expectations, as well as showcasing our design skills and talents.

Through surveys and testimonials, we have found what our clients liked best about working with our team—1) we listen; and 2) we ask lots of questions to better understand what it is they want and what they need. These two simple forms of communication have always been our key elements for what set their projects on their paths to success. We will approach this project in much the same way...and it will be a success!

Qualifications of Key Personnel

RAI is including the same key team members and subconsultants we worked with on the Tumwater Modular Building Print & Mail Facility predesign study in 2020. We are all familiar with the program for this building, and we are well-prepared to revisit the program to make sure the co-location of these two departments still entail the same issues, needs, goals, and priorities. In the following pages you will find each of our key team members with highlights of their relevant experience—many of these projects sharing the same scope and components as the Tumwater Modular Building Repair and Upgrade project.

PRIME TEAM

Principal-in-Charge **Alex Rolluda** has over 35 years of diverse architectural experience with a strong focus on government projects for local, state, and federal agencies. Alex will oversee the entire team and process, ensuring the team has a common vision and motivating them to do their best. Alex will strongly promote active communication and participation by all team members. He will be responsible for the team's overall performance—providing WA DES with excellent customer service—with his ultimate goal to exceed your expectations!

Highly skilled and an industry leader in inclusive programming, Alex will work proactively and collaboratively with WA DES's stakeholder groups to help develop criteria and clarify their needs and goals—resulting in design options that will meet their needs. As you are already familiar with Alex's programming techniques in Phase 1, he will continue in his programming



Project Stakeholders

ARCHITECT

rolludaarchitects
architecture planning interior design

ALEX ROLLUDA AIA, NCARB
Principal-in-Charge + Programming Lead

GARY SCOTT AIA
Project Manager

RICHARD MURAKAMI RA
Project Architect

SUBCONSULTANTS

AHBL
WILLIAM FIERST PE
Civil Lead

KEN LELAND PE, SE
Structural Lead

TRES WEST ENGINEERS
DAVID MOORE PE, LEED AP BD+C
Mechanical Lead

ROGER AU PE, SE
Electrical Lead

WETHERHOLT AND ASSOCIATES
DONALD DAVIS RRC, RWC, RWEC, RBEC
Building Envelope Consultant

JB IRINGAN CONSULTING
JUAN IRINGAN
Cost Estimator

leadership role working with DES and the Print and Mail staff to finalize the program in order to move forward on the critical upgrades and necessary reconfigurations to allow for the co-location of the two operations.

Our proposed Project Manager and primary point-of-contact, **Gary Scott**, brings a history of experience in project management and architectural design for government and public entities. He possesses strong management skills and will be responsible for the budget, schedule, communication, and coordination with DES, staff of the Print and Mail operations, and all design team members throughout the project from start to completion. Gary's approach to representing WA DES's interests on this project will be consistent and efficient due to his unique management methods.

Gary is adept at balancing the artistic and creative goals of a project with the technical aspects required to bring a project from concept to reality. Thanks to Gary's thorough and conscientious efforts, he has never missed a deadline and his projects have never cost his clients more than they expected. Gary will provide the same for DES—working closely from contract documents, through predesign, permitting, design development, bid and construction documents, and the support and administration needed during construction.

Lead Project Architect, **Richard Murakami**, brings over 35 years of architectural experience and a broad base of experience in programming, design, space planning, and tenant improvements for government and public agencies. Richard will support

Qualifications of Key Personnel

the design efforts as the team's lead project architect, bridging the realms of design and documentation. His experience includes the direct coordination of subconsultants and team members from concept through construction. Richard is a skilled technical architect who works with the in-house team and oversees BIM coordination with our subconsultant team. He leads document production, construction documents, and on-site construction administration.

SUBCONSULTANTS

AHBL, founded in 1969, the firm employs 130 staff members who work on local and regional projects, serving both public- and private-sector clients from their offices in Tacoma, Seattle, Tri-Cities, and Spokane. AHBL is committed to bringing a collaborative approach to the development of built environments. They provide creative and thoughtful design with cost effective solutions, capturing and maintaining the sense of community, and integrating the area's natural and cultural heritage into an ever-changing urban landscape. Their relationship-based practice is grounded upon the values of honesty, integrity, and making their clients' needs a #1 priority.

AHBL embraces a responsibility to contribute to communities, enhancing the lives of people that live, work, and play there. As experts in civil and structural engineering, they are often called in to provide assessments of buildings or capital facility assets to determine overall condition and lifespan of buildings or exterior assets including site paving, storm ponds, and other site features. The AHBL team helps identify visible

and discernible components and elements requiring maintenance, repair, replacement, upgrades, or other planned action.

Tres West Engineers, a full-service Mechanical, Electrical, and Plumbing design firm, is based out of Tacoma, Washington since 1976. Their in-house team of mechanical and electrical specialists includes 20 experienced designers, engineers, and other licensed and credentialed personnel, each holding an average of 28 years of experience and 15+ years with the firm. This team of individuals provides clients with integrated and seamless systems coordination backed by years of expertise.

Tres West brings their expertise and passion to the team and to this project. They have the experience, familiarity, and background to reach this project's specific goals and achieve success for the co-location and reconfiguration of DES's mail and print departments in the modular building. Tres West has a well-rounded background of design services as well as specialized talent to fit the project needs. Their staff maintains expert knowledge of current codes, industry trends and sustainable and proven energy-saving practices and solutions. Combined with excellent teaming and project management skills, Tres West will strengthen the team by working collaboratively with RAI, WA DES, and other project partners.

Wetherholt and Associates, Inc. was founded in 1984. They specialize in roofing, waterproofing, and building envelope trouble shooting and problem solving. Additional services include concrete consulting, wood decay investigations, interior moisture

(condensation and ventilation) investigation, and alternative dispute resolution as "expert mediators." They are able to determine the types of roofing, waterproofing, and building envelope systems in place, performing moisture surveys, determining leak sources, and generating CAD details. Wetherholt maintains knowledge of industry products and installation methods through routine team meetings with manufacturers' representatives. Wetherholt is totally independent and does not have any financial interest in any roofing, waterproofing, or construction company, allowing them to be objective in advising their clients. The firm is known for its quality, service, and integrity, and their success is seen in the many clients who have worked with them since their founding. Much of Wetherholt's work is for commercial, institutional, and public-sector clients whose properties require careful and prudent management of resources, both monetarily and functionally. Clients include municipal and state government departments, manufacturing companies, and major schools districts.

JB Iringan Consulting has over 30 years of experience with cost estimating, value engineering, feasibility studies, change order evaluations/analysis, cost control, budget analysis, parametric evaluations and scheduling. Juan has worked on RAI projects as lead cost estimator since 2002 and has a wealth of knowledge of the local bid market. He understands that every element of a project relates to costs, schedules, and logistics, and is able to provide quick and accurate estimates taking into account the rapidly changing construction climate.

Qualifications of Key Personnel



ROLE: Principal-in-Charge + Programming

EDUCATION:

Master of Architecture, UW, 1989
Bachelor of Architecture, UW, 1987

REGISTRATION:

Architect: WA, 1993; OR, 2009; HI, 2020; Guam, 2008; NY, 2022

Alex Rolluda AIA, NCARB | Rolluda Architects

Alex has over 35 years of diverse architectural experience. He has a strong focus on government, public, and community facilities, with an emphasis on inclusive programming and predesign.

Alex is an excellent manager, organizer, and leader. He makes sure the entire team is committed to meeting the goals of the client. As principal-in-charge, Alex will oversee the entire team and the process. He will ensure the team has a common vision and will motivate them to do their best. Alex strongly promotes active communication and participation by everyone on the team. Ultimately, Alex will be responsible for the team's overall performance—providing excellent client service.

RELEVANT EXPERIENCE:

- » WA DES Modular Building Predesign Study | Tumwater, WA
- » Seattle Public Utilities South Operations Center Hygiene Facility | Seattle, WA
- » Seattle City Light Roy St Renovations | Seattle, WA
- » Snohomish County PUD No. 1 North County Community Office
Arlington, WA
- » Snohomish County South Precinct Sheriff's Office Predesign and Master Planning | Mill Creek, WA
- » Seattle City Light North Service Center | Seattle, WA
- » University of Washington Transportation Services Center Office Relocations & Tenant Improvements | Seattle, WA
- » WA State Parks & Recreation Mount St Helens Visitor Center ADA Improvements | Castlerock, WA
- » King County DNRP King Street Center 6th Floor Consolidation | Seattle, WA
- » City of Pacific Civic Center Campus Space Needs Assessment & Phased Master Plan | Pacific, WA



ROLE: Project Manager

EDUCATION:

Master of Architecture, UW, 1991
Bachelor of Architecture, UW, 1984

REGISTRATION:

Architect: WA, 1993

Gary Scott AIA | Rolluda Architects

Gary has over 35 years of experience in project management and architectural design for all phases of public projects. He has extensive experience in feasibility studies, tenant improvements, and renovation/upgrades for office buildings (new and remodeled) educational facilities, and other public works projects.

Having managed his own firm for many years, Gary demonstrates strong project management skills and has been responsible for budgets, schedules, invoicing, high quality and timely work products, managing changes, and communicating/coordinating project activities with the owner and team members. He is adept at balancing the artistic and creative goals of the project with the technical elements required to bring the project from concept to reality.

RELEVANT EXPERIENCE:

- » WA DES Modular Building Predesign Study | Tumwater, WA
- » WA DES Coupeville School District Multipurpose Building Addition
Coupeville, WA
- » City of Seattle Haller Lake Vehicle Maintenance Building Improvements
Seattle, WA
- » Seattle City Light South Service Center Building B Fire and Life Safety Study
Seattle, WA
- » Seattle Center Next 50 Pavilion Space Planning Study | Seattle, WA
- » Snohomish County PUD Headquarters Renovation & Expansion
Snohomish, WA
- » University of Washington H-Wing Health Sciences Facilities Expansion
Seattle, WA
- » Seattle Public Utilities South Transfer Station, Phase 2 | Seattle, WA
- » King County Solid Waste Division Cedar Hills Regional Landfill (CHRLF)
Support Facilities Study and Condition Assessment | Maple Valley, WA

Qualifications of Key Personnel



ROLE: Project Architect

EDUCATION:

Bachelor of Architecture, UW, 1981

REGISTRATION:

Architect: WA, 1996

Richard Murakami RA | *Rolluda Architects*

Richard has over 35 years of architectural experience and a broad base of experience in predesign, feasibility studies, master planning, and design and construction of public works projects. His portfolio has a strong focus on government facilities such as emergency operations centers, public safety buildings, and police facilities, as well as community and cultural centers, parks, and learning environments.

RELEVANT EXPERIENCE:

- » WA DES Modular Building Predesign Study | Tumwater, WA
- » Seattle Public Utilities South Operations Center Hygiene Facility | Seattle, WA
- » Seattle City Light Roy St Renovations | Seattle, WA
- » Snohomish County PUD No. 1 North County Community Office Arlington, WA
- » City of Port Townsend Mountain View Police and Social Services Campus Remodel | Port Townsend, WA
- » City of Yelm Public Safety Building Study & Design | Yelm, WA
- » City of Pacific Civic Center Campus Space Needs Assessment & Phased Master Plan | Pacific, WA
- » Pierce County Sprinkler Recreation Center Hockey Team Rooms, Planning & Design | Tacoma, WA
- » City of Seattle Joint Training Facility Expansion Master Plan | Seattle, WA
- » City of Seattle North Service Center Space Planning | Seattle, WA
- » City of Seattle South Community Centers Stabilization Program | Seattle, WA
- » Port of Seattle SeaTac International Airport Police Headquarters Consolidation | Seattle, WA
- » WA DSHS Rainier School Campus Predesign and Master Plan | Buckley, WA



ROLE: Civil Lead

EDUCATION:

B.S., Civil Engineering, UW, 2000

REGISTRATION:

Civil Engineer: WA, 2005

William Fierst PE | *AHBL*

William (Bill) Fierst is an AHBL principal with 23 years of civil engineering experience. Bill has managed a long line of successful projects, by using his strong leadership and ability to consistently achieve the client's vision. He has extensive experience working with local school districts, municipalities and military installations throughout the state of Washington. Bill has completed modular building projects at education facilities and military installations. His work as a civil engineer includes analysis of a preliminary site plans and construction cost estimates for demolition, site development, and off-site improvements associated with a wide variety of civic, municipal, education, health care and military projects. His experience ranges from small access improvement projects to large, new construction projects with an emphasis on clear and concise construction documents that withstand the public bidding environment. Bill has also worked on many public and private projects using delivery methods such as GC/CM, D/B/B, and D/B.

RELEVANT EXPERIENCE:

- » Discovery Elementary School Modular Buildings | Gig Harbor, WA
- » Minter Creek Elementary School Modular Buildings | Gig Harbor, WA
- » Harbor Heights Elementary School Modular Buildings | Gig Harbor, WA
- » JBLM Combat Shower Modular Building | JBLM, WA
- » Controlled Humidity Preservation Building | JBLM, WA
- » South Puget Sound Community College 2022 Roadway and Sanitary Sewer Pump Station Improvements | Olympia, WA
- » South Puget Sound Community College Pedestrian Pathways (2022-508) Olympia, WA

Qualifications of Key Personnel



ROLE: Structural Engineer

EDUCATION:

B.S., Civil Engineering - Structural Concentration, UW, 1998

REGISTRATION:

Structural Engineer: WA, 2005;
Civil Engineer: WA, 2002

Ken Leland PE, SE | AHBL

Ken Leland is an AHBL principal with 25 years of structural engineering experience delivering high quality structural designs for civic community projects throughout the state of Washington. He has worked on fire stations, State agency office facilities, community centers, community health centers, and educational facilities. Ken has completed both new and renovation projects where he has been responsible for a variety of building-related and site-related structural design elements, including structural condition assessment or seismic evaluation and upgrades of existing structures. He is experienced in sustainable design, including design with cross laminated and mass timber structures as well as design for rooftop solar and green roof elements. Additional responsibilities include value engineering, code review, and quality review of structural design documents and BIM.

RELEVANT EXPERIENCE:

- » WA DES Modular Building Predesign Study | Tumwater, WA
- » JBLM McChord Firehouse Seismic Evaluation and Upgrades | JBLM, WA
- » Veterans Administration American Lake Building 18 Renovation and Seismic Upgrade | Lakewood, WA
- » Cascade Corporate Center Seismic Evaluation and Upgrades | Kent, WA
- » Town Center East Office Plaza Design and Tenant Improvements Tumwater, WA
- » SPSCC Center for Business and Innovation Seismic Upgrade and Modernization | Lacey, WA
- » Seaport Logistics Building 6 | Sumner, WA
- » South Puget Sound Community College Health and Wellness Center, Olympia, WA



ROLE: Mechanical Engineer

EDUCATION:

BS Mechanical Engineering, Saint Martin's College, 2002

REGISTRATION:

Engineer: WA, 2007; OR, 2010
LEED AP BD+C: 2010

David Moore PE, LEED AP BD+C | Tres West Engineers

David has provided Tres West with 20 years of mechanical expertise and has become a Principal and partner. This extensive mechanical engineering experience, including plumbing, HVAC systems design, hydronic systems analysis with specialties in energy management systems and sustainable system design provides our clients exceptional mechanical designs. As Principal, David oversees our mechanical projects to ensure accuracy and efficiency, keep projects within the proposed budget, completing both large multi-year projects and fast-paced small scale projects. His vast knowledge in all aspects of mechanical systems creates a solid foundation to allow Tres West to design facilities that are both energy efficient and easy to maintain.

RELEVANT EXPERIENCE:

- » WA DES Modular Building Predesign Study | Tumwater, WA
- » Kitsap Transit Charleston Base Dispatch Office Re-Design | Bremerton, WA
- » City of Kent East Hill Maintenance Facility | Kent, WA
- » Sound Transit Temporary MOW Building PE Development | Seattle, WA
- » State of WA/US Military Dept. Snohomish Readiness Center Additions Snohomish, WA
- » City of Redmond Issaquah Maintenance Facility | Issaquah, WA
- » King County Metro Police Renovations for Floors 4 & 5 | Seattle, WA
- » Pierce Transit Building 4 Tenant Improvements | Lakewood, WA
- » Seattle Public Utilities Operations Center HVAC Upgrades | Seattle, WA
- » City of Tacoma Customer Support Center | Tacoma, WA
- » Community Transit HVAC and Controls Upgrades | Everett, WA
- » University of Washington Tacoma MDS Building | Tacoma, WA

Qualifications of Key Personnel



ROLE: Electrical Engineer

EDUCATION:

BS Electrical Engineering, University of Washington, 1975
MS Electrical Engineering, University of Washington, 1977

REGISTRATION:

Electrical Engineer: WA, 1981

Roger Au PE | *Tres West Engineers*

Roger joined the Tres West team in 1990 and has since built his career in electrical engineering and design. He is extensively involved in the electrical field, and that thorough background along with a well-rounded and comprehensive expertise in a wide variety of electrical systems, provides our clients with an expertise in assessing existing systems for conditions and providing recommendations for repair or replacement. Roger has developed a well-established approach to these assessment projects, a systematic approach to providing potential phasing options, and client occupancy considerations while keeping available budget and funding constraints in mind.

RELEVANT EXPERIENCE:

- » Sound Transit OMFC Security Improvements | Seattle, WA
- » Seattle Public Utilities Haller Lake Maintenance Shop EV Charger Upgrade Seattle, WA
- » Sound Transit Temporary MOW Building PE Development | Seattle, WA
- » Whatcom Transportation Authority Eco Lift - Work Order #10 Bellingham, WA
- » Whatcom Transportation Authority Cordata Station EVCS - Work Order #9 Bellingham, WA
- » Whatcom Transportation Authority Maintenance, Operations, and Administration Base Second Floor Remodel | Bellingham, WA
- » City of Tacoma Youth Center | Tacoma, WA
- » Seattle City Light North Service Center & TMO Building | Seattle, WA
- » North Shore School District Transportation Maintenance Facility | Bothell, WA
- » City of Kent Police Headquarters Renovation | Kent, WA
- » King County Metro Police Renovations for Floors 4 & 5 | Seattle, WA



ROLE: Building Envelope Consultant

EDUCATION:

United States Sports Academy, MSS Sports Research, 1992
College of Idaho, BS Exercise Science / Minor in Biology, 1991

REGISTRATION:

IIBEC: RRC, RWC, REWC, RBEC

Donald Davis RRC, RWC, RWEC, RBEC | *Wetherholt and Associates*

Don is a Senior Field Engineer and Managing Principal for Wetherholt and Associates, Inc. His services include performing leak investigations at roof, deck, wall, and window assemblies on residential and commercial buildings. He is also responsible for inspections and evaluations of roofing, waterproofing, exterior cladding application, often including related structural aspects at commercial and residential projects; field engineering duties including roof surveys, moisture testing, roof membrane sampling, roof design, specification / drawing preparation, and punch-list / closeout inspections.

Don's role includes evaluation of existing assemblies, assist in the design of new assemblies to best serve the building, perform design reviews, and manage the project during construction. Wetherholt and Associates would have Field Inspectors available to perform regular inspections during installation of building envelope products.

RELEVANT EXPERIENCE:

- » Tumwater Modular Building Roof & Window Repairs | Tumwater, WA
- » Bellevue College Bldg G (Gym) Reroof | Bellevue, WA
- » Shoreline Community College HSAMCC New Construction | Shoreline, WA
- » Edmonds School District Seaview Elementary School Reroof | Edmonds, WA
- » Northshore School District Cottage Lake Elementary School Reroof Woodinville, WA
- » East Pierce Fire & Rescue New Fire Station #118 | Edgewood, WA
- » Bishop Blanchet High School Reroof | Seattle, WA
- » King County Library System Kent Library Reroof | Kent, WA
- » Edmonds College Woodway Hall & Cedar Hall Reroofs | Edmonds, WA

Qualifications of Key Personnel



ROLE: Cost Estimator

EDUCATION:

BS Civil Engineering, FEATI University, Manila, Philippines, 1987

REGISTRATION:

Professional Engineer: Philippines, 1984

Juan Iringan | *JB Iringan Consulting*

Juan has more than 30 years of experience in all phases of cost estimating, cost control, value engineering and project scheduling, and has provided cost estimating services for hundreds of institutional projects totaling over \$500 million in construction cost.

He has worked with Rolluda Architects and other architectural firms throughout the Puget Sound region on many government projects. He offers accurate, individualized services tailored to each client's needs. He works closely with the design team from concepts through bid documents. His cost experience includes feasibility studies, budget analysis, parametric evaluations, change order evaluations and analysis.

RELEVANT EXPERIENCE:

- » WA DES Modular Building Predesign Study | Tumwater, WA
- » WA DES Office Building 2 (OB2) Access and Circulation Improvements Olympia, WA
- » WA DES Temple of Justice Building Repairs | Olympia, WA
- » WA DES Old Capitol Building Miscellaneous Interior & Exterior Repairs Olympia, WA
- » WA DES John A. Cherberg Building Interior & Exterior Repairs | Olympia, WA
- » WA DES Highway & Licenses Building Seismic Upgrade, Reroof and Improvements | Olympia, WA
- » WA Department of Ecology Headquarters Building Exterior Repairs Olympia, WA
- » WA Military Department, Montesano Readiness Center Seismic Upgrade, Roof Replacement & Tenant Improvements | Montesano, WA

Relevant Experience



WA DEPARTMENT OF ENTERPRISE SERVICES MODULAR BUILDING PREDESIGN STUDY

Location: Tumwater, WA **Start/End Dates:** 2020
Project Budget: \$307,237 **Actual Completed Cost:** N/A
Delivery Method: N/A

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

Team: Rolluda Architects (prime), AHBL, Tres West, Wetherholt

Reference: Ted Yoder, Project Manager, WA DES, 360.407.8247, ted.yoder@des.wa.gov



CITY OF SEATTLE / SEATTLE PUBLIC UTILITIES SOUTH OPERATIONS CENTER HYGIENE FACILITIES

Location: Seattle, WA **Start/End Dates:** 2022-2025
Project Budget: \$5.6M **Actual Completed Cost:** Currently in design phase
Delivery Method: DBB

Project Scope: RAI is providing investigation, design, construction support, and closeout services. During feasibility and analysis as well as design, RAI worked seamlessly to provide insight and expertise that further enhanced and reinforced the signature space connections within the facilities and proposed ideas within the quality of the buildings existing framework to dynamically improve the interior building systems and comfort. The quality of the exterior environment affords the improved perception and reality of cleanliness by providing outdoor wash down areas with direct access to the buildings service elements. The renovation expansion agenda of the building facility works in a broader sense to enrich the community, making the continued evolution of the SOC a gainfully contributing design for the years to come.

Team: Rolluda Architects (prime), Tres West

Reference: Jeremy Nichols, Project Manager, Seattle Public Utilities, Jeremy.Nichols@seattle.gov

Relevant Experience



KING COUNTY DEPARTMENT OF NATURAL RESOURCES & PARKS KING STREET CENTER 6TH FLOOR CONSOLIDATION

Location: Seattle, WA **Start/End Dates:** Phase 1 - 2021-2024
Project Budget: \$4.2M **Estimated Completion Cost:** \$4.2M (currently in bid phase) **Delivery Method:** DBB

Project Scope: 6th floor build-out of the King Street Center for the consolidation of several King County divisions. RAI conducted programming workshops to identify Department needs. Space planning and build-out are to support the collaboration and meeting needs of the Department. Spaces include conference rooms, collaboration spaces, and spaces to support functional and operational requirements.

Sustainable design strategies include the reduction of energy by 10% or more and new LED lighting with efficacy of 110 Low or better. The design meets the prescriptive energy code requirements of Seattle’s most stringent energy codes. The Green Building Rating meets King County’s Title 18 Environmental Sustainability Program, Strategic Climate Action Plan, Green Tools, and Equity and Social Justice Strategic Plan. A Building Dashboard System informs occupants of performance, increasing awareness of energy and resource consumption and providing real-time feedback on building performance.

Team: Rolluda Architects

Reference: Robert Renouard, Project Manager, King County, 206.296.0976, robert.renouard@kingcounty.gov



UNIVERSITY OF WASHINGTON TRANSPORTATION SERVICES CENTER

Location: Seattle, WA **Start/End Dates:** 2010-2012
Project Budget: \$2.2M **Actual Completed Cost:** \$2.3M
Delivery Method: DBB

Project Scope: The 12,000 sf project consists of new offices and a public lobby for the UW Transportation Services Department. RAI provided programming, design, and construction admin for the TI in a new shell and core building built on two floors. The Department’s needs quickly evolved, so RAI was asked to revisit and revise the existing program. We held workshops and talked to eight units of the department that occupied the space, focusing on the current and anticipated needs of the Department, and of the people who used and maintained the facility. Several spaces serve multiple functions so all programmatic needs could be accommodated in the space. A program was developed based on the University’s standards, information from stakeholders, and project budget. Sustainability, adaptability, and flexibility to accommodate changes of operations were top priorities—elements incorporated into the design. We also incorporated energy efficient HVAC systems, natural light and ventilation, exterior sun shades, and options for modular, reusable walls, and furniture.

Team: Rolluda Architects

Reference: John Wetzels, Project Manager, UW, 360.650.2230

Relevant Experience



WA STATE PARKS & RECREATION MOUNT ST HELENS VISITOR CENTER ADA IMPROVEMENTS

Location: Castlerock, WA **Start/End Dates:** 2020-2021
Project Budget: \$450K **Actual Completed Cost:** \$337K
Delivery Method: DBB

Project Scope: RAI was the prime consultant for the ADA improvements for the Mount St. Helens Visitor Center. This project is part of an on-call series of accessibility corrective action measures in response to accessibility code compliance for Washington State Parks. Our team modified slopes at the lower parking lot accessible stalls, improved the route of travel to the front entry, redesigned and rebuilt an exterior ramp from the entry to the interpretive outdoor classroom area, created an accessible area at the main reception counter, replaced the lighting control panel, and recreated an original tree pit circle that had been damaged by tree roots. Interior handrails at ramps and stairs were modified to meet code. RAI was also asked to prepare drawings for a new seating bench in the lower observation area.

Team: Rolluda Architects (prime), Tres West

Reference: Azeem Hoosein, Facilities Project Manager, 360.902.8647, azeem.hoosein@parks.wa.gov



PIERCE COLLEGE FORT STEILACOOM PIERCE COLLEGE GLACIER BUILDING

Location: Lakewood, WA **Start/End Dates:** 2018-2022
Project Budget: \$37M **Actual Completed Cost:** \$37M
Delivery Method: DBB

Project Scope: AHBL provided civil engineering and land surveying for this two-story, 36,000 SF facility housing Pierce College Fort Steilacoom's Dental Hygiene and Veterinary Technology programs. The existing campus water mains included pipes that "dead-ended." Approximately 300 linear feet of 10-inch water main was constructed to complete the campus's water main loop and provide better reliability and redundancy for campus water and fire systems. AHBL designed the on-site stormwater system consisting of conveyance systems and bioretention. The site was determined to have high infiltration rates. Therefore, the bioretention system was designed to provide both water quality treatment and infiltration of stormwater.

Team: AHBL

Reference: Charlene Wilson, Pierce College/ACA Consultant, 206.255.9113, Charlene@cwcpm.com

Relevant Experience



OLYMPIC COLLEGE SHOPS PREDESIGN & REMODEL

Location: Bremerton, WA **Start/End Dates:** 2019-2023
Project Budget: \$7M **Actual Completed Cost:** N/A
Delivery Method: DB

Project Scope: Tres West provided mechanical engineering documents for bidding and construction administration of the new facility. Some existing equipment was relocated to the new facility and underwent careful coordination to ensure proper functionality in the new space. Specific teaching areas were designed around O/A welding, Mig welding, routing, grinding, plasma cutting, etc. The heating and ventilation systems were designed specifically for each space with specific details towards ventilation and safety, while maintaining an open work space and sound levels promoting the learning environment. 25 welding stations were designed using a combination of centralized exhaust, slot hoods, articulated arms, downdraft tables, and overhead exhaust. We then provided full design for the addition to the shop building to include new welding equipment and specialty ventilation.

Team: Tres West

Reference: Ross Whitehead, Principal, Schrieber, Starling Whitehead, 206.812.0439, whitehead@swlarchitects.com



KING COUNTY METRO TRANSIT POLICE INTERIM FACILITY

Location: Seattle, WA **Start/End Dates:** 2016-2021
Project Budget: \$2.7M **Actual Completed Cost:** N/A
Delivery Method: DB

Project Scope: This On-Call consisted of various projects containing HVAC and Fire suppression systems for new stand-alone buildings. A sample renovation project included a 15,000 sf office Tenant Improvement at a facility which houses the 75-member police force that provides security for Metro Transit buses and facilities throughout King County. Our scope of work included site power distribution, lighting with daylight harvesters and controls, telephone, data and fiber optic communications, low voltage systems, intrusion alarm, access control system, A/V system, video security, intercom clock systems, fire alarm notification and detection devices. The project also a renovated extensions for the HVAC system, new plumbing for added fixtures, DDC controls and demolition of existing systems. The project was designed with a LEED Silver Goal.

Team: Tres West

Reference: Bryant Draper, Associate Principal, Studio Meng Strazzara, 206.587.3797, bdraper@studioms.com

Relevant Experience



KING COUNTY SHERIFF'S OFFICE RELOCATION

Location: Renton, WA **Start/End Dates:** 2021-2022
Project Budget: Unknown **Actual Completed Cost:** N/A
Delivery Method: DB

Project Scope: Tenant Improvement project for the relocation of the Sheriff's office from Seattle to Renton. Electrical design includes lighting and controls, communications, fire alarm, and mechanical disconnects. Mechanical systems were designed for HVAC with VAV boxes, ductless split heat pumps, exhaust fans, and controls, plumbing for water closets, lavatories, sinks, water cooler, waste piping, and fire sprinkler.

Team: Tres West

Reference: Bryant Draper, Associate Principal, Studio Meng Strazzara, 206.587.3797, bdraper@studioms.com



SEATTLE CENTRAL COLLEGE WOOD TECHNOLOGY CENTER

Location: Seattle, WA **Start/End Dates:** 10/8/2019 - 9/7/2021
Project Budget: Unknown **Actual Completed Cost:** \$561K
Delivery Method: DBB

Project Scope: Wetherholt and Associates worked with the State of Washington Department of Enterprise Services to investigate the cause of water intrusion below the plaza at the Wood Technology Center building. Following the investigation phase, we assisted with the development of a scope of work and provided part-time inspection for replacement of the failed plaza waterproofing.

Team: Wetherholt and Associates

Reference: Debra Delzell, Claims and Dispute Manager, Engineering & Architectural Services, Facility Professional Services, WA DES, 360.688.0706, debra.delzell@des.wa.gov

Past Performance / Project Approach

PROBLEM SCENARIO

WA DES wishes to consolidate its Print and Mail facility at the existing modular building located in Tumwater, Washington. The print facility currently operates at the Tumwater location. To facilitate the operational integration of the Print and Mail services within the existing modular facility will require a thorough understanding of the program needs of each operation. The modular building will require an assessment of proposed exterior repairs, HVAC systems, and structural upgrades. If both the Print and Mail facilities are required to remain operational throughout all or most of the modular building repairs and upgrades, a clear phasing and operational plan will need to be addressed.

APPROACH TO PROJECT MANAGEMENT

- » Meet with and listen to the DES to understand and learn the project's purpose, goals, measurements of success, and potential challenges.
- » Review existing conditions and challenges and review interior/exterior envelope and structural, mechanical, and electrical components. Included is a review of the existing roof and associated components and any safety concerns.
- » Provide a detailed schedule of activities essential to complete the project, including permitting requirements and any impacts. Repair, replacement, and or upgrade options are analyzed with cost-benefits identified with clear scopes of work for each option, and operations/maintenance, cost, schedule, quality, and safety associated with each option, for review and selection.
- » Establish roles and responsibilities for all project participants so all know their

tasks for successful execution and project completion.

- » Confirm established budget, scope of work, and schedule, all aligned to meet the project purpose and success metrics. Maintaining the approved schedule is critical to timely completion and adherence to the approved budget.
- » Provide a continuously updated cost matrix to validate project costs and address any cost concerns. Provide project schedule with activities that must be completed on time to stay within budget.
- » As the project is defined within the scope of work, we will concurrently develop a risk registry, engaging the DES and all stakeholders in all known and potential risks associated

with accomplishing the work. Risks are categorized as low risk, moderate risk, and high risk. Low risks are monitored, and moderate risks generate risk mitigation ideas and potential action items to ensure they don't impact progress, cost, quality, or safety. High risks have active resolutions generated to act immediately upon, address and solve to minimize impacts.

- » The risk registry is an active tool throughout all project phases and is shared with all team members to ensure everyone knows the risks and what is being done to address them.

APPROACH TO DESIGN

- » Project approach, design decisions, and scope will be continuously documented via a weekly meeting minutes log for the duration of the project. Permitting coordination will be addressed early to fully understand its impacts.



Past Performance / Project Approach

- » RAI has been involved with many upgrade/replacement projects where it is critical not to disrupt facility use. In some cases, we can complete the work while the staff occupies the structure. In other cases, because of the extent of work, staff must be relocated until work is complete. As we identify the approved approach, we will also discuss options for existing staff work locations.
- » Programming: Work with DES, Print and Mail staff to understand any programmatic space modifications that may be anticipated.
- » Modular condition assessment:
 - Building Component Assessments
 - Structural Assessment: Seismic & Foundation

- Electrical Assessment: Lighting, Communications, Alarms, Security
- Mechanical Assessment: HVAC, Water, Fire
- Understand the code requirements and impacts.

- » RAI Team is uniquely positioned to provide the DES with a fully integrated design of the consolidated modular building critical repairs and upgrades to ensure the final design meets current and future needs.

TOOLS & METHODS FOR SCHEDULING PROJECTS FOR BOTH DESIGN AND CONSTRUCTION

Gary has experience in managing and coordinating multidisciplinary teams, including mechanical, electrical, civil,

structural, landscape, and specialty subconsultants required for unique scope items. Gary will be able to provide responsive and accountable management to WA DES. The MS Project Schedule (see example below), illustrated for a specific project, is a software program we customize to assign tasks, track time and budget, and manage documents. This spreadsheet is automated with alerts, reminders, and notifications to the entire team, speeding up progress by highlighting assigned tasks, approaching deadlines, and project status. This ensures team members stay on top of their commitments. In addition, we have developed customized QA/QC checklists to ensure the entire team's work is complete, accurate, and well-coordinated.

TOOLS & METHODS PROJECT EXAMPLE

Work Order: King County FMD, Correctional Facility Door and Window Upgrade

MS Project Scheduling software, Figure 1, reflects the project's concerns with inmate population shifts to clear coherent work areas, onsite rehabilitation of existing units and fabrication of replacements, limited onsite staging space, and secure segregation of workers and workspaces from inmate-occupied prison areas. Because of the sequencing and repopulation of the finished areas, the scheduling process clearly provided opportunities for ongoing analysis of performance and permitted the establishment of work systems that eventually sped up the project sufficiently to shorten the overall period of construction, an important quality considering the difficulties of maintaining proper separation and security within this type of facility. Figure 1 indicates the available "opportunity" points for increasing project efficiencies.

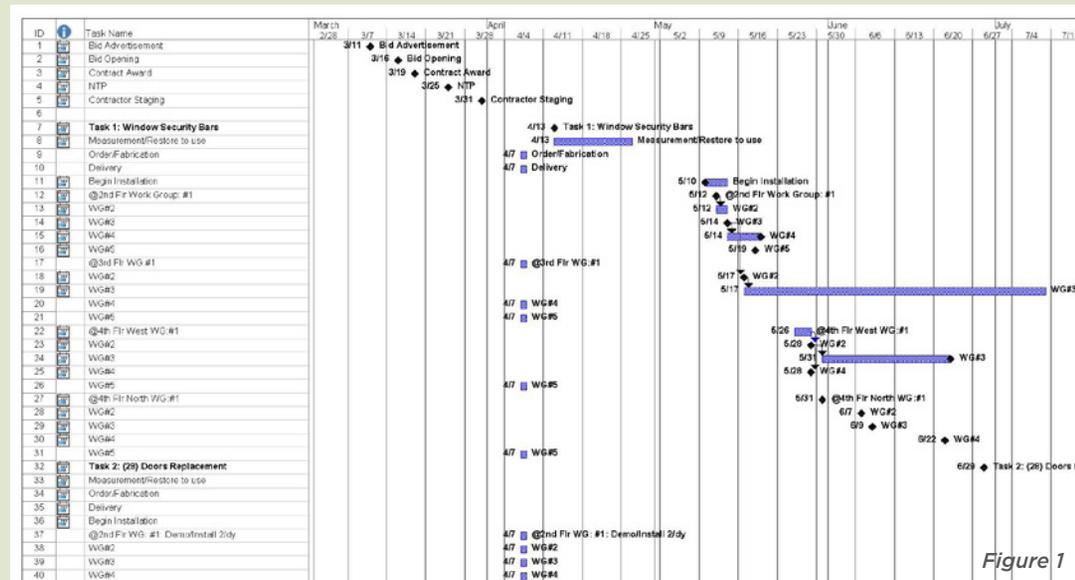


Figure 1

Diverse Business Inclusion Strategies

DIVERSE BUSINESS INCLUSION PLAN

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

RAI is a mix of diversities at all levels—gender, generation, nationality, LGBT+ and disabilities. Our staff of 46 represents more than ten different nationalities and speaks ten different languages. Our staff ages range

from recent architectural graduates to senior architects with over 35 years of experience. We have found with this mix that staff see a path for their own growth and success. This in turn creates an environment of inclusion characterized by greater engagement, performance, and innovation.

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

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

RAI has had diversity and business equity programs for decades and is always looking to continue to improve and raise the bar. The goal is to contribute true economic opportunity and have a positive effect on the quality of life in our communities. We too believe our teams should be representative of the communities we serve. We strive for successful inclusion of local small business and a diverse local workforce in our office and on all our projects. We recognize that success depends on the development and inclusion of the full range of human resources. We believe diversity—in viewpoints, backgrounds, and ideas—is an important aspect of our company culture and is a competitive business advantage. The way to maximum inclusion is to be direct and intentional—which is exactly what we plan to do for WA DES.

Partnering with Community Organizations

RAI has a deep history of relationships with local and national associations to support small and diverse business participation, including Tabor 100, Women in Design Leadership, National Organization of Minority Architects, Association of Filipino-American Engineers of Washington, and the AIA Diversity Committee. We are also involved in organizations serving local minority populations such as the International Drop-In Center, Filipino Community of Seattle, and



We believe that diversity and inclusion spur creativity and innovation is born from an engaged culture of diverse people and ideas.

Diverse Business Inclusion Strategies

Mt. Zion Baptist Church. These activities and organizations provide opportunities to meet and learn about other disadvantaged firms. Staff members are strongly encouraged to be involved in these events and are supported by the firm with donations to fundraisers, ads in event programs, and staff members being keynote speakers.

Engagement & Outreach

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

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

Identifying MWBE Subconsulting Opportunities

Step 1. We create an initial list of subconsulting opportunities from the scope of work identified in the RFP document which

serves as our baseline list.

Step 2. We review the expertise of our proposed staff members and subconsultants' key individual resumes to identify potential candidates that could be added to the initial list of subconsultant opportunities.

Step 3. As prime, we seek opportunities to expand our MWBE subconsultant opportunities, even when we have in-house staff expertise, to promote MWBE inclusion on all our projects. We add subconsultant opportunities to positions we can manage with our own staff to ensure subconsultants get priority, but we are able to offer supplemental support.

Step 4. As a final step, we confirm with MWBE firms if there are any unique opportunities that we may have inadvertently missed. Our level of engagement with MWBE firms builds trust and teamwork with each firm, knowing we have their best interest in mind at all times.

Step 5. While we maintain a large database of MWBE firms and their expertise, and staff resumes, we also conduct intentional outreach events with MWBE, SBE firms that join the County's SCS Roster and/or OMWBE's list of MWBE, SBE firms. We are not bashful and reach out to new firms on the list for one-on-one "Meet & Greets" via



Teams and Zoom. On average, we have been participating in these "Meet & Greets" with new firms at least once a month for the past 18 months.

These five steps ensure we maintain a robust list of firms we can partner with, in the pursuit of business opportunities, and the advancement of equity and social justice.

Monitoring MWBE Goals

RAI is committed to meeting our clients' MWBE goals. We employ the following strategies to ensure these goals are met:

- » Work with the client to select qualified MWBE subconsultants.
- » As contracts are developed and fee proposals are submitted by subconsultants, calculate total

Diverse Business Inclusion Strategies

participation by MWBE firms. Our in-house goal is to exceed the clients' goal by 50% (ie if the client's goal is 10% MBE and 6% WBE, we would aim for 15% MBE and 9%WBE). This provides a cushion should the overall contract percentages change due to changes in scope.

- » Distribute MWBE firms through several disciplines to provide additional cushion for change of scope.
- » Closely monitor our success in meeting the established goals, including developing and reviewing monthly utilization reports.
- » Should changes of scope or other unexpected events cause us to begin to fall short of the goals, we would examine other opportunities to include MWBE firms in the contract. This might include adding MWBE subconsultants in disciplines that might be easily included once the project is in process, such as interior design, kitchen, ADA/accessibility, LEED, and/or specification writing consultants.

Dispute Resolution Process

We use AIA documents for our contracts with subconsultants. We would resolve any conflicts according to the dispute resolution processes outlined in these documents.

Monitoring and Ensuring Prompt Payment of Subconsultants

We use industry-specific accounting software. One of its standard functions is managing invoices and payments to consultants. It tracks the date we receive invoices from

consultants, our billings to the client for each consultant invoice, receipt of payment from the client for each invoice, and when our payment is due to the consultant. We generate weekly reports of outstanding invoices. These reports indicate which consultant invoices are payable (due to our having been paid). This system allows us to issue checks within a week of receiving payment from our client.

Providing One-on-One Assistance and Mentoring

RAI works extensively with MWBE firms. One of the advantages we have found to working with these small- to medium-sized businesses is that they typically assign senior engineers and principals to our projects and provide high quality design and service. However, these businesses may not have dedicated administrative or marketing staff. In these cases, we help firms to present their qualifications in the best light, and to meet any paperwork requirements of the client.

We have had the opportunity to work with numerous MWBE contractors, particularly on projects for Seattle Public Schools (SPS). SPS has an effective outreach program that targets small and minority contractors for small projects. Many of the contractors we worked with were relatively new businesses, and often inexperienced with SPS's paperwork requirements and performance standards. We have mentored these contractors, helping them to fill out required paperwork, to meet project schedules, and to understand the requirements of

their contracts. Our efforts have resulted in consistently successful projects for SPS, ourselves, and the contractors. We believe these types of efforts are essential both to provide good service to our clients and to keep projects on track, as well as helping the contractor to gain experience and expertise. To this end, we make ourselves available to the contractor to quickly answer questions, for scheduled and impromptu meetings, and to provide assistance with meeting project goals. It has also been gratifying to see contractors learn and grow through the process.

We have encouraged many of these MWBE contractors to bid on future jobs with our other clients. In one case, a small contractor with whom we had worked was the apparent low bid on a project with LEED requirements. Knowing the difficulties the contractor had experienced completing paperwork, and knowing the contractor had no experience with LEED and no LEED-AP staff, we contacted this contractor and explained the requirements of LEED. The contractor gratefully withdrew his bid, realizing he had not considered the expenses associated with the LEED process in his bid, and he would lose money on the project.

Federal SF330 Part II

ARCHITECT-ENGINEER QUALIFICATIONS PART II - GENERAL QUALIFICATIONS <small>(If a firm has branch offices, complete for each branch office seeking work.)</small>				1. SOLICITATION NUMBER (IF ANY) 2024-024		
2A. FIRM (OR BRANCH OFFICE) NAME Rolluda Architects, Inc.				3. YEAR ESTABLISHED 2002		4. DUNS # 04-4080302
2B. STREET 105 South Main Street, Suite 323				5A. OWNERSHIP TYPE Corporation		
2C. CITY Seattle		2D. STATE WA	2E. ZIP CODE 98104	5B. SMALL BUSINESS STATUS MBE, Certification #M4M0018356 DBE/SBE/UDBE Certification #D4M0018356		
6A. POINT OF CONTACT NAME AND TITLE Alex Rolluda, President/Principal				7. NAME OF FIRM (If block 2a is a branch office) N/A		
6B. TELEPHONE NUMBER 206.624.4222		6C. E-MAIL ADDRESS alex@rolludaarchitects.com				
8A. FORMER FIRM NAME(S) (IF ANY) Rolluda + Scott Architects				3. YEAR ESTABLISHED 1996		4. DUNS #
9. EMPLOYEES BY DISCIPLINE			10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS			
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index # (see below)
		(1) Firm	(2) JV Partner			
06	Architects	16		E02	Educational Facilities	5
	Designers	23		C06	Churches, Mosques	2
	Space Planning/ Interior Design	1		C08	Codes, Standards	1
02	Administrative	6		C11	Community Centers	2
				D07	Dining Halls, Restaurants	1
				H09	Hospitals, Medical Facilities	1
				H11	Housing	3
				I01	Industrial, Manufacturing	3
				I05	Interiors, TIs	3
				R01	Roofing	3
Total		46		S01	Soils, Seismic	1
11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <small>(Insert revenue index number shown at right)</small>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER				
a. Federal Work	4	1. Less than \$100,000		6. \$2 million < \$5 million		
b. Non-Federal Work	6	2. \$100,00 < \$250,000		7. \$5 million < \$10 million		
c. Total Work	7	3. \$250,000 < \$500,000		8. \$10 million < \$25 million		
		4. \$500,000 < \$1 million		9. \$25 million < \$50 million		
		5. \$1 million < \$2 million		10. \$50 million or greater		

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

31. SIGNATURE 		ALEX ROLLUDA, AIA, NCARB PRESIDENT / PRINCIPAL		32. DATE 10/25/2023	
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rolludaarchitects

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