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November 9, 2023

Department of Enterprise Services  
Engineering & Architectural Services  
1500 Jefferson Street SE  
Olympia, WA 98501

Re: Project No. 2024-829 On-Call Campus Architects for Tacoma Community College

Dear Selection Committee,

McGranahan Architects has had the privilege of serving DES and Tacoma Community College along with numerous WA State Community & Technical Colleges over many years. We are committed to continuing that support and success through this On-Call Agreement.

Over the past two decades we've built a comprehensive understanding of TCC's unique campus and culture, and we understand how to provide high-quality, long-lasting facilities that support your mission and your students. We're part of your community, and we're dedicated to the success of every TCC project.

We're confident that we bring the experience and reliability needed to advance the success of TCC as your Campus Architect. While reviewing our qualifications, please consider the following:

- Over our 55-year firm history McGranahan Architects has served as on-call architects for 10 Community & Technical Colleges. Our project delivery is based on **rapid, nimble response to a wide variety of assignments and delivery methods** — from master planning to repairs and renovations. We focus on assigning the right personnel to the right projects.
- We take a **holistic approach to design and project delivery**, bringing together specific program and stakeholders and facilitating buy-in, while maintaining schedule and budget. Effective project scheduling and prioritizing life-safety, maintenance & operations are all fundamental elements of our approach.
- We use senior-led project teams with **firm leaders serving as your primary contacts**, with consistent engagement by our Principal-in-Charge, assuring personal attention and thoughtful exploration with our most knowledgeable talent.
- We have **deep experience and knowledge of TCC's infrastructure & facilities** from over nearly two decades of work with the college. We're distinctly able to deliver individual projects within the broader context of the past and future strategic development of the college as a whole.

We are very excited about this opportunity to continue to serve Tacoma Community College and DES as your Campus Architect. If you have any questions about our firm, our services, or this statement of qualifications please contact me.

Sincerely,

McGranahan Architects



Matt Lane, AIA, DBIA, LEED AP, Principal



**STATE OF WASHINGTON**  
**DEPARTMENT OF ENTERPRISE SERVICES**

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

**Consultant Selection Contact Form**

**Designated Point of Contact for Statement of Qualifications**  
For Design Bid Build, Design Build, Progressive Design Build, GC/CM & Job Order Contracting  
(JOC) Selections

<b>Firm Name:</b> McGranahan Architects		
<b>Point of Contact Name &amp; Title:</b> Matt Lane, Principal		
<b>Email:</b> matt.lane@mcgranahan.com	<b>Telephone:</b> 253.383.3084	
<b>Address:</b> 2111 Pacific Ave. Suite 100		
<b>City:</b> Tacoma	<b>State:</b> WA	<b>Zip:</b> 98402



# EXECUTIVE SUMMARY

## TCC Knowledge

Tacoma Community College is on the rise. Of the 34 community and technical colleges in the state, TCC has the 8th largest student FTE population and it is growing. Enrollment is up nearly 15% in fall quarter 2023. The new Center for Innovative Learning & Engagement (CILE) is under construction and will open in 2025. The new Student Support Center is projected to receive funding to start design in 2029.

But although TCC is in the top one-fourth of the state’s largest CTC’s, nearly two-thirds of its 27 buildings are over 50 years old. Together with TCC, our successful master planning and PRR’s for capital projects have positioned six of these antiquated buildings to be replaced with new construction in SBCTC’s pipeline. However, due to the state’s lengthy funding process, four of these buildings may not be removed for another 10 years.

With its aging buildings and infrastructure, it will be vital for TCC to maximize the return on investment of the limited state funding it will receive for repairs and improvements in the 2023-25 biennium. **It is imperative that your On-Call Campus Architect has a deep understanding of your facilities and your culture - where you’ve been and where you want to go in the future – as well as the experience and commitment to take you there.**

## TCC Experience

We’re honored to have worked with TCC since 2005. We’ve helped define and achieve the college’s goals together for nearly 20 years, and we’re currently forming TCC’s roadmap for the next 20 years through the Master Plan update. We hope to have the opportunity to continue our partnership with you and fulfill your next level of facilities goals as your On-Call Campus Architect over the 2023-25 biennium.

## Balanced Project Approach

Our approach focuses on diligent management, collaborative teamwork, and thorough documentation to ensure your projects achieve your unique goals, schedules and budgets. We make on-call projects successful by using these key guidelines:

**Provide leadership, expectations and updates** – On-call projects require a high level of management, attention to detail, and effective communication. Project timelines are often quick and investigations, documentation, and bidding can occur inside of a few weeks.

**Use an integrated team approach** – To meet deadlines we proactively collaborate with facilities and procurement personnel and work closely with consultants to coordinate design documents that meet the client’s needs and expectations. We have the experience to know what questions to ask, what level of site/building investigations are needed, how to build the proper team to meet project requirements, and how to work with contractors during construction through project closeout.

**Schedule everything** – We know how to develop effective construction sequencing strategies and schedules; clearly communicate sequencing plans and critical schedule dates to the team and then to contractors through bid documents; and effectively manage the project to maximize the return on investment and minimize any operational impacts.

**To support the success of your on-call projects, we bring a deep background of project request reports, facility master planning, understanding client goals, campus cultures, community connections and a commitment to environmental stewardship in service of short and long-range facility goals.**

## Building Relationships

We pursue projects and relationships founded on mutual respect and enjoyment, rigor, collaboration, and professionalism. To best serve our client’s needs, we work with our builder partners to implement and improve best practices, achieving the highest value possible. Sharing our body of knowledge among all parties ensures the whole is greater than the sum of its parts.

**Our goal is to serve as a trusted advisor** to all of our clients. McGranahan Architects is experienced and highly capable of providing the full range of architectural services that are required of your on-call campus architect.

## Depth of Experience

To support the success of your on-call projects, we bring a deep background of project request reports, facility master planning, understanding client goals, campus cultures, community connections and a commitment to environmental stewardship in service of short and long-range facility goals. McGranahan has broad experience delivering successful on-call projects for community & technical colleges, universities and school districts.

**600+**  
projects for  
On-Call Clients

**18+**  
years providing  
On-Call Services  
for State Agencies

**13**  
Local Community  
Colleges Served

### Representative Project Counts for On-Call Clients Include

Tacoma Community College	75 +
Highline College	100 +
Pierce College - Fort Steilacoom	100 +
South Seattle College	75 +
Clover Park Technical College	75 +
Bates Technical College	50+
Pierce College - Puyallup	50 +
University of Washington	25 +

## Creating Opportunities to Foster Diversity in the A/E/C Profession

McGranahan offers internship opportunities for both high school students and university students throughout the year. The goal of the program is to engage with young emerging design voices in the region and support the industry to mentor and develop the next generation of diverse design professionals. This engagement is a building block and one realization of our mission dedicated to meaningful learning and inspiring learning environments. It is also a way for us to make an impact on diversity within the profession as we work to reach students who otherwise might have little exposure to the field of architecture. We have worked closely with universities, local high schools, and other mentorship programs (ACE Mentorship, NextMove Tacoma) over the last ten years to create opportunities for students to explore their interest in architecture.



*“To me, the culture of McGranahan means a culture of learning. Every experience I’ve had here emphasized, at the core, the idea of constant growth and learning. I greatly admire the ubiquitous understanding that every opportunity, meeting, learning session, and project is a chance to learn. It creates a strong culture of collaboration and empathy as everyone works towards greater understanding through sharing knowledge and encouraging feedback.”*

- Samira Mote, McGranahan High School Intern (2019)

*“McGranahan has a comfortable and inclusive environment that promotes both individual and social growth. This helped me in developing professionally and personally. One of the helpful things I learned was knowing how to ask the right questions. This came from client prep meetings I was in which helped me learn how to get meaningful information from the client. I also learned design and concept development through diagramming in a deeper aspect with the intent of explaining early and abstract ideas clearly.”* - Innocent Muhalia, McGranahan College Intern (2019-2020)





## KEY PERSONNEL

### Trusted Advisor

McGranahan values our role as trusted advisors to our clients. We seek to immerse ourselves in our clients' vision and values to better assist them in achieving their facility-related goals. We take a very collaborative, team approach in providing our services, ensuring that we have the right individual with the right skills working on each aspect of the project.

In house, we manage staffing needs for each project to ensure that each team gets the support and expertise necessary to ensure a project's success.

### Integral Team Member

Your On-Call Campus Architectural firm plays an integral role in the planning and implementation of projects to ensure the long-term improvement of your facilities and the college as a whole. Our on-campus experience with Tacoma Community College over the past two decades, as well as our diverse background with other higher education institutions, uniquely qualifies us for the role of Tacoma Community College Campus Architect for 2023-25.

We are excited about this opportunity to advance the college to the next level of achievement together.



### Key Personnel Roles and Responsibilities

Principal in Charge **Matt Lane** will provide insights, observations, and oversight for each project and the overall contract. He will be your main point of contact and his interaction will be with team leadership including campus executives and DES project management. Andy will uphold the expectations of our partnership, resources and standards of communication to facilitate effective project development with each assignment.

Additional key McGranahan team members will include **Todd Olson** as Project Manager, **Kate Frisbie** as Project Manager / Architect, **Seong Shin** as Interior Designer, **Dennis Adjetey** as an Architectural Associate / Engagement Specialist and **Dustin Schaefer** as Architectural Associate. These individuals have completed numerous projects for Community Colleges including Tacoma Community College

For each project these individuals will work with other design and construction specialists to translate the goals and program needs into cohesive project documents. Specifically, they will lead design concept development, innovation and refinement; manage the work plan; and be responsible for the technical resolve, as well as the coordination of documents with our design consultants. This team is also supported by 30 members of our staff that have experience with on-call work.

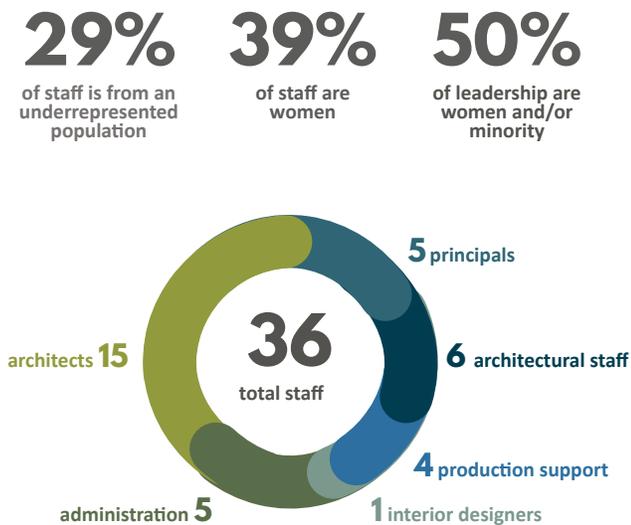


## Team Diversity and Inclusion Strategy

McGranahan is committed to inclusion, ongoing learning and long-term transformation. We understand there is always room for improvement, and we strive to be inclusive, open, and willing to have difficult and constructive conversations.

### Firm Personnel Dynamics

We know that diverse talent brings diverse viewpoints. Our goal is a workplace where all employees feel valued; safe from discrimination, intimidation, and bias; and have equal paths to advancement.



### Consultants and Outreach

Our team recognizes how partnering with local minority, women, veteran-owned firms, and small businesses is critical to reducing the disparities within our industry. Our approach starts with determining disciplines and firms that would be the best fit for each project.

As we build our project team, we will look for opportunities to divide elements of the scope of work beyond the traditional disciplines. This might include isolating aspects of the planning process, specifications, construction administration, document development, testing, and others. This approach also includes opportunities within each discipline for mentorship, professional development of staff, and inclusion of partner firms.

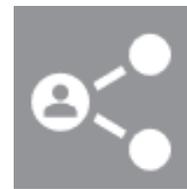
## In-Person Coordination and Collaboration

McGranahan will be consistently engaged with the project team, providing timely updates for ongoing issues and critical milestones. Within our past performance, we have seen success when we have clarity in communication, effective tracking, and a critical path toward decision-making.

We will begin our partnership with an initial meeting to establish a clear and open ground from which the project can begin. We will come together to develop team goals, milestones, and a shared decision-making process to use as the project moves forward.

We do this to learn expectations for this project and clarify roles and responsibilities while building team trust to move forward productively.

### Team Collaboration



Creativity and innovation suffer when all members of a team approach things from the same viewpoint. Ideas languish when only a few voices dominate the process.

To encourage input from multiple viewpoints, we have developed a team with varied skillsets, backgrounds, and personalities. A cohesive team weighs all factors, including design, function, cost, schedule, constructability, and maintenance. This ensures that decisions made won't need later reassessment.

### In-Person Meetings



While the pandemic has brought about many virtual options for collaboration it is still valuable to have in-person meetings. Our close proximity will allow us to be easily available for in person meetings and on-site reconnaissance, even at short notice.

By equipping the entire team with the right tools and information, we empower them to make sound judgments that assist in transforming our collective vision into reality.

**Matt Lane, AIA, LEED AP BD+C, DBIA, Principal, Project Manager**

**26 YEARS AT McGRANAHAN | 32 YEARS IN THE INDUSTRY**

Matt has a deep understanding of the importance of thoughtful leadership and advocacy for addressing the long-term needs and continued advancement of local public use facility design. He has been involved in all aspects of project development, from initial planning, concept development through construction. Matt’s role will be establishing the scope of services and approach. Additionally, he will work to ensure the overall performance of the team throughout the duration of each project.

**Relevant Experience**

- On-Call Campus Architect, Tacoma Community College
- On-Call Campus Architect, Highline College
- On-Call Campus Architect, Bellevue College
- On-Call Campus Architect, Lower Columbia College
- On-Call Campus Architect, Lake Washington Institute of Technology
- On-Call Campus Architect, Renton Technical College
- Misc. Planning, Renovation & Repair Projects, Clover Park Technical College
- Campus Master Plan, South Puget Sound Community College
- On-Call Campus Architect, University of Washington
- Misc. Planning, Renovation & Repair Projects, Bates Technical College
- Triton Learning Commons, Edmonds College
- Health & Wellness Center Additions & Renovation, Tacoma Community College
- Learning Commons & Engineering Renovation Design-Build, University of Washington



**Education and Affiliations**

Architect: Washington

Master of Architecture,  
University of Washington

Bachelor of Arts in Architectural Studies,  
University of Washington

LEED Accredited Professional

DBIA Certified

**Todd Olson, AIA, Assoc. DBIA, Sr. Project Manager**

**11 YEARS AT McGRANAHAN | 40 YEARS IN THE INDUSTRY**

As Project Manager Todd will promote consensus building and value-driven design decisions. He will manage manpower allocation, project scheduling, and lead programming and planning tasks. Todd has an extensive background with feasibility and planning studies as well as renovation projects in educational, healthcare, laboratory, and commercial settings for public and private institutions.

**Relevant Experience**

- Facility Master Plan Update, Tacoma Community College
- On-Call Campus Architect, Tacoma Community College
- On-Call Campus Architect, University of Washington
- On-Call Campus Architect, Bellevue College
- Building C Student Union Renovation Study, Bellevue College
- Reike Science Center Physics & Chemistry Renovation, Pacific Lutheran University
- School of Nursing Simulation Lab, University of Washington
- Health & Wellness Center Additions & Renovation, Tacoma Community College
- Health & Life Science Center Renovation & Addition, Highline College
- Mental Health Services Co-location Study, University of Washington
- School of Nursing Clinical Learning & Simulation Center, Pacific Lutheran University
- Learning Commons & Engineering Renovation Design-Build, University of Washington



**Education and Affiliations**

Architect: Washington

Bachelor of Art in Architectural Studies,  
University of Washington

Associate DBIA Certification



**Education and Affiliations**

Architect: Washington - NCARB Certified

Master of Architecture,  
University of Washington

Bachelor of Arts in Architectural Studies,  
University of Washington

Committee on Architecture for Education  
(CAE) Past Seattle Chair

**Kate Frisbie, AIA, Project Manager, Project Architect**

**14 YEARS AT McGRANAHAN | 23 YEARS IN THE INDUSTRY**

Kate brings a strong passion for detail as well as over 23 years of experience in project planning, scoping, tenant improvements, and major renovations. She has excellent skills in communication, project scheduling/phasing, budgeting, and consultant coordination. With a background focused on public use facilities, she has been involved in all aspects of the project development, from documenting/investigating building conditions to programming and concept development, through construction.

**Relevant Experience**

- On-Call Campus Architect, Highline College
- On-Call Campus Architect, Lower Columbia College
- On-Call Campus Architect, University of Washington
- On-Call Architect, Central Kitsap Schools
- Olympic South Restoration, Pierce College
- Old Redmond School House ELC Renovation, Lake Washington School District
- Interior ADA Barrier Remediation, Cascadia College / UW Bothell
- Roof Repairs, HVAC & Electrical Equipment Replacements, Lower Columbia College
- Olympic South Reclad and Reroof, Pierce College Fort Steilacoom
- Miscellaneous Classroom & Office Remodels, Cascadia College
- Discovery Hall Backfill Renovation, UW Bothell
- Campus Entry Signage, Highline College
- Building 23 Elevator Replacement, Highline College



**Education and Affiliations**

Bachelor's of Science in Urban Design,  
University of Washington Tacoma

**Dennis Adjetey, Architectural Associate, Engagement Specialist**

**2 YEARS AT McGRANAHAN | 2 YEARS IN THE INDUSTRY**

Dennis will support the development of the technical documents and the services of our specialty engineers and sub-consultants. He will assist the design team with various tasks including planning, drafting, modeling, and graphic presentations. He has been a key team member in recent projects by coordinating information between program, stakeholders, and departments through an inclusive process.

**Relevant Experience**

- Facilities Master Plan Update, Tacoma Community College
- On-Call Campus Architect, Tacoma Community College
- On-Call Campus Architect, Bellevue College
- Building C Student Union Renovation Study, Bellevue College
- Learning Commons & Engineering Renovation Design-Build, University of Washington
- Triton Learning Commons, Edmonds College
- Tukwila Teen and Senior Intergenerational Center, City of Tukwila
- Seattle Central Parking Garage Safety Improvements, University of Washington
- 2023 Facilities Master Plan, Highline College
- College Master Planning, South Puget Sound Community
- Master Planning, University of Washington Tacoma
- On-Call Campus Architect, University of Washington

## Dustin Schaefer, Architectural Associate

### 17 YEARS AT McGRANAHAN | 20 YEARS IN THE INDUSTRY

Through his 20 years of experience Dustin has developed a reputation as a responsive technical designer who listens to the needs of project stakeholders and effectively and efficiently adjusts project efforts to accommodate changes. He will be responsible for coordinating the work of the various consultants who serve on each project team; incorporating their systems into the overall project solution.

#### Relevant Experience

- On-Call Campus Architect, Highline College
- On-Call Campus Architect, Pierce College
- Building 24A Maintenance/Grounds Facility, Highline College
- Cascade Building Phase 1, 2, 2,5 and 3, Pierce College
- Cascade Building Exterior Improvements, Pierce College
- Cascade Building, Multiple Envelope and Roof Repairs, Pierce College
- Cascade Building, Fire Door Replacement Study, Pierce College
- Cascade Building, Restroom Renovations, Pierce College
- Rainier Building, Exhaust Fan Replacement, South Seattle College
- Advanced Technology Building, Bates Technical College
- Renovation, Health & Life Sciences Building, Highline College
- Building 27 Interior Renovation and Reroof, Highline College
- Building 12 Reroof, Highline College



#### Education and Affiliations

Master of Architecture,  
Washington State University

Bachelor of Arts in Architecture,  
Washington State University

## Seong Shin, Director of Interior Design

### 18 YEARS AT McGRANAHAN | 35 YEARS IN THE INDUSTRY

Seong is Director of Interior Design at McGranahan Architects and has 35 years of experience in private and public projects. She will collaborate with project teams to ensure the strategy and design of each interior project reflects the client's needs, culture and beauty. Seong is skilled at leading client teams through holistic programming, space plan, interior design, and furniture consultation.

#### Relevant Experience

- On-Call Campus Architect, Pierce College
- On-Call Campus Architect, Highline College
- On-Call Campus Architect, University of Washington
- Campus Interior Master Plan, Shoreline College
- Cascade Building Renovation Phase 1, 2, 2.5 and 3, Pierce College Fort Steilacoom
- Health & Wellness Center Additions & Renovation, Tacoma Community College
- School of Nursing Tenant Improvement, Pacific Lutheran University
- Learning Commons & Engineering Renovation, University of Washington
- Learning Resource Center Renovation, Clover Park Technical College
- Renovation, Health & Life Sciences Building, Highline College
- Center for International Education, South Seattle College
- DaVita Corporate Conference Center and Office Building
- Center for International Education, South Seattle College



#### Education and Affiliations

Bachelor of Science, Interior Architecture  
San Jose State University

# APPROACH

## Inclusive, Specialized & Responsive Services

Our firm was built on the foundation of providing our clients with well-managed projects. Methodical document control, proactive scheduling and budget management have been the historical hallmarks of our practice.

## Approach to On-Call Projects

The success of each on-call project will depend on a project process that focuses on effective communication and an understanding of your approach to inclusive campus culture and collaboration.

We are experienced in assessing building systems and developing solutions that gain the most benefit without exceeding the available resources. We will take into consideration not only the existing conditions but also the current standards, code provisions and the impact of the proposed improvements on the rest of the existing facility.

## Understanding the Scope of Services

McGranahan Architects has worked with a variety of community colleges over the years, and are aware that each project may have differing requirements, review processes and code mandates. We understand the scarcity of state capital funding and the importance of maximizing the return on the investment of limited design and construction funds.

We will extend the same level of service on these on-call projects as we would on a major capital project. We understand our role as the on-call Architect needs to be an advocate for the client and an active and trusted member of the team.

The majority of on-call projects have very limited budgets and short schedules. The nature of this works includes:

- Comprehensive architectural and interior design services
- Project Request Reports
- Facility programming and budgeting

- OFM Predesign Reports
- Facility (systems) evaluation and life-cycle costing
- Campus master planning
- Multi-discipline project management and coordination
- Project tracking and schedule management
- Minor improvement projects such as roof and envelope repair/replacements, HVAC repairs/upgrades, electrical upgrades, interior renovations, and ADA upgrades
- Support and budgeting for the Facility Condition Assessment
- Other miscellaneous improvement projects

We will bring a well honed rigor and efficiency to the projects to meet your scope, schedule and budget parameters.

## Goal Alignment

We understand the fundamental goals of the College and DES for each project include:

- **Align** scope and budget
- **Communicate** effectively with stakeholders
- **Minimize disruptions** to the agency operations
- **Maximize efficiencies** in design and construction for the consultants, agency, & DES staff
- **Sustainable Design**

We consistently fulfill these goals on our Campus Architect projects by implementing the following best practices for this work.

Our approach focuses on diligent management, collaborative teamwork, and thorough documentation to ensure each project achieves its unique goals, aligning scope and budget and maintaining overall project schedule.

## Details of On-Call Project Implementation

Whether a planned project or emergency conditions, we work through the same comprehensive process. We are thoughtful advisors, strong advocates, and we provide a high level of service with frequent project updates.

### Communication - Leadership, Expectations and Updates

Technical project information needs to flow to the right people in a timely and accountable way in order to maximize efficiencies in design and construction.

Our process establishes key project goals and decision-making milestones, and ensures they are achieved in an effective and enjoyable manner. We are consistently engaged with the team keeping everyone updated regarding the status and key issues of each project.

### Schedule Everything

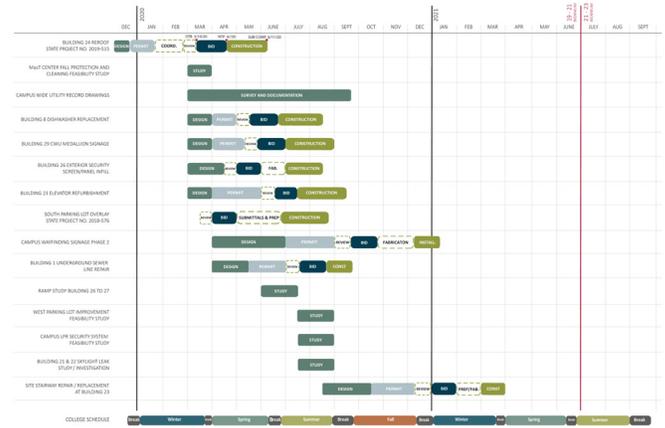
We prepare an overall schedule and submit it along with our fee proposal at the outset of each project. Then we develop a detailed weekly schedule, coordinate key meeting and milestone dates with the College and DES, and re-confirm it during each phase to ensure it is maintained.

Proactive scheduling is particularly important in coordinating subconsultant work, jurisdictional permitting timelines, and the State’s project approval process. Our clients know us as strong schedule managers and we are consistently dependable in meeting deadlines.

### Define the Project - Align Scope and Budget

Our team will review project details, goals, budget, and schedule with the DES Project Manager and College. We will establish a communication plan and identify appropriate team members and specialty consultants that align with the project needs.

We then gather and review available as-builts or studies, visit the site, and document existing conditions. We will take into consideration not only the existing conditions but also current College standards, code provisions and the impact of the proposed improvements on the rest of existing facility and any adjacent services.



Highline College On-Call Project Schedule Diagram

### Quality Control and Document Review

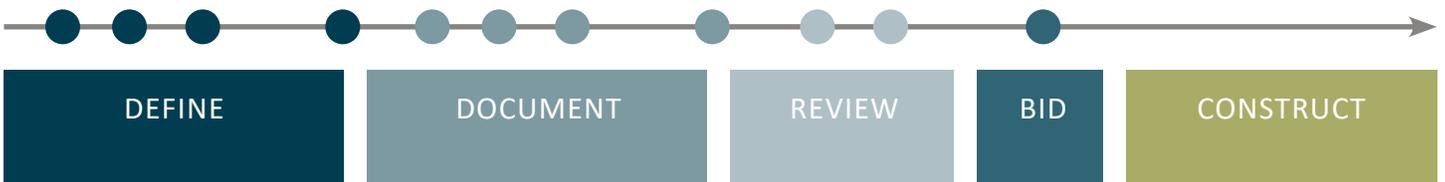
Our team will work closely with the College to determine that each project meets its defined scope within budget. We will build document review opportunity into the project schedule and utilize a proactive QA/QC process.

The team also places emphasis on quality within each phase including scoping, design, construction and transition to occupancy. Our process includes formal issue tracking and quality control review procedures which minimize our document-related change orders that historically averages less than 1% of construction costs.

### Bidding and Construction

We will coordinate all bidding processes with DES requirements for public bidding and/or JOC contracting, and represent the best interests of the College throughout construction.

Every construction project is unique and presents its own challenges. Effective construction administration requires a person with experience, technical knowledge, and good communication tools. Our close integration of the drawings and specifications ensures a high quality, finished result.





## Equitable Engagement

Our top priority is to deliver a comprehensive master plan that responds to your goals, through a transparent and collaborative process. Key to this is overall visioning—interactive work sessions with both stakeholder groups and the decision team to discuss goals and objectives, and establish criteria that would indicate success for goals throughout the planning and implementation.

### Building Trust

Trust and reciprocity are the foundation of any project team to approach any discussion or challenge that will arise. In any stakeholder outreach, decision team meeting, engagement activity, or presentation, we will provide time to establish relationships and psychological safety so that everyone feels comfortable to freely offer their authentic ideas, priorities, and individual needs.

### Outreach Efforts

To center campus culture and student experience in every decision, we intentionally include as many voices in the engagement process as possible and give them equal weight. During collaboration and outreach, no one's points are dismissed out of hand and every conversation is approached with curiosity. We will engage your campus community where they are, rather than asking them to come to us.

We will look to find ways to participate in events that are already being held on campus, propose virtual meetings using online collaboration resources like Google Jamboard or Mentimeter to engage students when they are available, and provide multiple meeting options when appropriate. Through this, the design team can interact with and hear perspectives from many students that may not join in a typical design dialogue.

### Supporting Student Success

The time to achieve the most significant impact of a wide range of alternatives is early in the planning process. We

listen for critical parameters, explore them with the team as design drivers, and report back to confirm the direction. We will address expectations and fears as they arise. As we layer our interaction, we often hear concerns, fears, and possible misalignments of what is desired with what is possible.

### Validating Decisions

We work to validate each planning decision early through open dialogue and genuine collaboration and then provide clear documentation of our collective decisions at each design phase. We take pride in our approach of conceptual iteration and multiple touchpoints with each stakeholder group as we work to shape engaging and welcoming learning environments.

### Align Expectations

We provide clear documentation of the process and what is possible, then encourage stakeholders to collectively prioritize constraints and opportunities ensuring that each voice is heard, acknowledged, and recorded.

We ask questions that focus on cultivating relationships knowing that a base of trust and reciprocity is the foundation for solving challenges that arise within any built environment. This requires campus culture and student experiences within the community to be reflected. To accomplish this we engage the students, educators, and the greater campus community as co-creators and decision makers.

## Transformational Engagement

Equity Outreach and Engagement- McGranahan is currently working with the City of Tukwila on an Intergenerational Teen and Senior Center, focusing on equity and inclusion. We have supported City staff and community builders in outreach and engagement on multiple levels. From holding over 40 one-on-one and small group meetings centered around eight foundational questions to engaging community 'champions' to unpack complex ideas, we have found that many voices ensure a sense of collective ownership, vested interest, and shared value.



# RELEVANT EXPERIENCE

## Experience as On-Call Architect

McGranahan has a great amount of previous experience providing On-Call Architectural and planning services. This includes master planning, Project Request Reports, project scoping and feasibility studies, minor repairs and improvements, and major renovations. The role requires availability and quick action to projects presented, no matter the scale or scope. Through our experiences we bring a comprehensive background to the Tacoma Community College On-Call Architect Agreement. The table below highlights our depth of experience with on-call work.

	Highline College	Pierce College, Fort Steilacoom	Pierce College, Puyallup	Tacoma Community College	South Seattle College	Shoreline Community College	Renton Technical College	Lake Washington Institute of Technology	Cascadia College	South Puget Sound Community College	Olympic College	Bates Technical College	Clover Park Technical College	Lower Columbia College	University of Washington	
<b>Years As Campus Architect</b>	16	16	16	12	10	4	2	2	2		2			2	4	
<b># of On-Call Projects</b>	100+	100+	50+	75+	75+	7	5	15	12	4	5	50+	75+	5	22	
<b>PROJECT TYPES</b>	Tenant Improvements	x	x	x	x	x					x	x	x	x	x	
	Roofing Projects	x	x	x	x	x		x	x			x	x	x	x	
	HVAC Improvements	x	x	x	x	x		x	x		x	x	x	x	x	
	ADA Improvements	x	x	x	x	x			x			x	x		x	
	Building Envelope Projects	x	x	x	x	x		x	x			x	x	x		
	Parking Improvements	x	x	x	x	x		x	x			x	x		x	
	Electrical Upgrades	x	x	x	x	x		x	x	x		x	x	x	x	
	Signage & Wayfinding	x	x	x	x	x		x				x	x			
	Emergency Repairs	x	x	x	x	x			x		x		x	x		
	Feasibility Studies	x	x	x	x	x			x	x	x	x	x	x		x
	Master Planning	x	x	x	x	x		x			x			x		
	<b>Project Request Reports</b>	5	5	3	5	1		1	1	1			2	4	1	
<b>OFM Predesigns</b>	1	3	1	2	1							2	5	1	2	
<b>Major Capital Projects</b>	1	4	1	2	1		1					2	4		2	

Relevant Experience with Local On-Call Projects Table

## RECENT EXPERIENCE WITH TCC

### TCC On-Call Campus Architect Experience

McGranahan Architects has proudly served as TCC’s Campus Architects from 2005-2009, 2011-2015, and 2019-2023. Our comprehensive work with the college to date includes several Facilities Master Plan updates and successful Project Request Reports; including the Center for Innovative Learning, Health & Wellness Center (Bldg 20) Addition & Renovation; multiple accessibility upgrades, roof repairs & replacements, HVAC improvements, signage, graphics and Feasibility Studies.

### TCC Student Support Center PRR

McGranahan worked closely with faculty and staff at TCC to define a project to house student identity-based programs, centralize student and academic support services, and provide expansion of non-academic student retention services. The resultant proposal for a multistory Student Support Center that would replace four underperforming structures on campus was scored among the top PRR’s submitted for the 2023-25 Biennium.

### TCC 2023 Facilities Master Plan Update

Building on a long history of master plan development with TCC, we are currently finalizing the 2023 Facility Master Plan update. Focusing on integrating the college’s mission, vision, and values as defined in the 2020-2025 Strategic Plan, the team engaged a wide cross section of TCC administration, faculty, and staff to address campus development issues on both the Tacoma and Gig Harbor campuses.

### TCC Campus ADA Survey

McGranahan is preparing an Accessibility Survey of existing facilities for TCC’s campuses. The resulting report will include an itemized list of observed barriers and preliminary recommended solution for each. This information will be vetted with the College, with specific items or groups of items identified in the Facility Master Plan update.

### TCC Wetlands Delineation

As an outgrowth of the TCC master planning process, McGranahan has engaged an environmental consulting firm to prepare a wetlands delineation survey and Critical Areas Report. This work will help define the college’s approach to uses adjacent to the undeveloped land resource on the east side of the Tacoma campus.

### Looking at the Work Ahead

Through our experience at TCC and many other local Community and Technical Colleges, we bring the background needed to meet the challenges and opportunities that are unfolding on your campuses.

We are responsive to the vital nature of repair and improvement projects. Our history and knowledge of college campuses and building types allows us to hit the ground running on many of the potential projects.

We understand that the following work may be included in the 2023-2025 biennium:

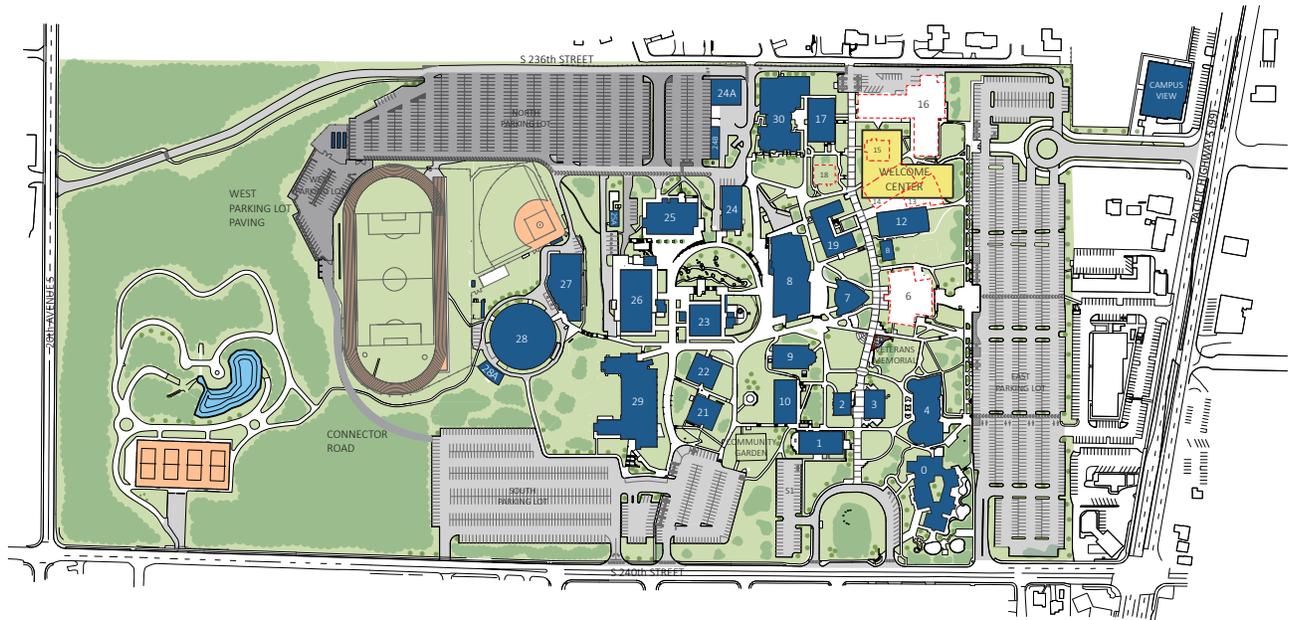
- Accessibility Improvements
- HVAC Replacement and Repairs
- Building Envelope and Roofing Repairs
- Various Tenant Improvements
- Elevator Controls
- Site Utility Repairs / Replacement
- Decarbonization Planning

### TCC Carbon Neutrality Study

Teaming with sustainability consultant O’Brien360, we are working with TCC on developing a strategy to reduce greenhouse gas emissions for campus buildings. First addressed in 2011 in response to the State Agency Climate Leadership Act, this comprehensive update has been titled- Toward Carbon Neutrality Action Plan, and will be integrated with the 2023 Facility Master Plan update.



## RELEVANT ON-CALL PROJECT EXPERIENCE



### Long Standing On-Call Experience

#### Highline College On-Call Campus Architect

McGranahan has assisted Highline College since 2005. This includes over 100 projects affecting 27 building on campus, sports facilities, campus signage, and parking improvements.

Our work has included feasibility studies, master plan updates, Project Request Reports, OFM Predesigns, mechanical & electrical upgrades, security improvements, signage & wayfinding, roofing & cladding repair & replacement, parking lot improvements, FF&E services, and a variety of tenant improvement projects.

#### South Seattle College On-Call Campus Architect

We served as On-Call Campus Architect for South Seattle College for numerous terms since 2009. We also worked with South under our on-call agreement with the Seattle District in 2021-23 and completed a PRR for Building B at Georgetown which ranked #4 out of 20 projects.

During this time, we touched nearly every building on their campuses and with that came an unmatched familiarity of their campuses and facilities. We understood that it is important for their facilities planning to support the College's mission. We were dedicated to serving the educational, workforce, and cultural needs of our diverse community – and the Core Themes that are unique to South Seattle College: Student Achievement, Teaching and Learning, College Culture and Climate, and Community Engagement and Partnerships.

#### Pierce College On-Call Campus Architect

We have worked consistently with the Pierce College District (Fort Steilacoom & Puyallup) since 2003. We have delivered dozens of successful projects through selections as On Call Campus Architect, A/E Reference File work, and Major Capital Projects.

Our mutual success is rooted in responsive service and consistent staffing in all project phases, from planning through construction. Projects have included Master plan updates, 8 PRRs, 4 Predesigns, 5 Major Capital projects, and countless maintenance, repair, and tenant improvements on both campuses.

**“McGranahan Architects are as competent as any firm I have ever worked with. When McGranahan is on a project I know every detail will be handled, and all deadlines will be met. Their PM’s are excellent communicators, always keeping the Owner well informed of progress, issues and potential risk. They work well with the local jurisdictions, Contractors and the Owner. McGranahan Principals are always involved in projects and are accessible to the Owner.”**

Dennis Flynn, Construction Project Manager  
Engineering & Architectural Services  
WA State Dept. of Enterprise Services

## Feasibility Evaluations

McGranahan has produced evaluations/studies that break down site potential, building and planning codes, building arrangement, program adjacencies, potential schedule delivery and phasing, as well as rough order of magnitude estimates that aid in building budgets. These feasibility studies provide conceptual programmatic planning that help move projects forward into design. Our recent feasibility examples include:

- South Seattle College, Wellness Center
- Highline College Building 24A Maintenance & Grounds
- Highline College Buildings 1, 3, 6, & 12 Scoping Study
- Shoreline College Building 1700 Renovation Study
- Pierce College Restroom Study
- Pierce College Parking Study
- Clover Park Technical College Building 14 Assessment
- Bates Technical College PCTV Study
- Olympic College PE Building Study
- University of Washington Tacoma Milgard Hall Site Study
- Saint Martin's University Old Main Feasibility Study
- Remann Hall I & J Wing Addition & Remodel Study

### Feasibility and Renovation Example

#### Highline College, Building 24A

Building 24A was envisioned for a remodel and addition to relocate the maintenance department from building 26 to the same site as grounds maintenance, which would allow for expansion of instructional programs in the vacated space on the first floor of Building 26. The study identified program needs, project scope, and verification of the project MACC.

The feasibility study determined the solution that would meet the needs of the College was a minor renovation of the existing maintenance building, and a new shared pre-engineered structure. McGranahan was selected to provide design and construction document services.



## Universal Design

Universal design makes buildings accessible to all people, regardless of age, disability or other factors. It's not only a legal requirement, it is a moral imperative that our public facilities are designed to be accessible to everyone.

We have a deep understanding of current accessibility codes and how existing facilities can be modified in reasonable ways to best serve people with disabilities. For example, we recently completed comprehensive accessibility upgrades for the University of Washington Bothell/Cascadia campus.

### Interior ADA Barrier Remediations Example

#### University of Washington Bothell and Cascadia College

McGranahan provided a comprehensive Scoping Report, construction documents and construction support for the campus-wide remediation of interior ADA route barriers in accordance with UW Bothell's Voluntary Resolution Agreement with the Office of Civil Rights to improve campus accessibility. The comprehensive Scoping Report located and described all surveyed barriers, including proposed solutions and costs associated with the work. We provided ongoing support through construction, documenting all completed work, and updated the report that will be used as a document to report to the Office of Civil Rights.



### Elevator Replacement Example

#### Highline College, Building 23

This project includes demolition of the existing 3-stop hydraulic elevator and equipment, including the cab, jack, side rails, doors, and controls, wood hoist beam, sump pump, and existing pit slab. We worked with the College to provide a new 3-stop MRL traction elevator with steel hoist beam, tube steel rails, doors, controls, and pit slab. Work also includes mechanical and electrical work to support the new elevator unit, and waterproofing in and around the elevator machine room and elevator pit.

## Site Improvements

We have performed numerous beneficial site improvement projects where we have served as Campus Architect. Recent examples include:

- Campus wayfinding signage for Renton Technical College
- Campus entry and parking lot signage for Highline and Pierce College
- Parking lot expansions, repaving and restriping for Highline and Pierce College
- Campus accessibility improvements at UW Bothell

At TCC, we have led civil & landscape consultant teams to complete many site improvements which have enhanced the identity and improved the accessibility of the campus, including the 19th Street Main Entrance, accessible ramp at Building 7, stairway to parking lot K, and campus perimeter landscape & signage improvements.

### Site Access and Signage Improvements

#### Highline College

The signage design at all campus perimeter locations is based upon a modernization and reduction of the College's logo. All new and proposed signs have a concrete base, and a metal cabinet above using four pantone colors referencing the school colors. The signs help to create a strong unified visual presence on this large property. Phase 1 included the City's approval of a campus entry Comprehensive Sign Plan, and permitting and construction of illuminated and non-illuminated signs at Entrances B, C, D, E, and F.



Phase 2 included illuminated signs at the main campus entrance and an electronic reader board sign along the south perimeter of campus.



## Roofing Projects

McGranahan Architects provides successfully proven capabilities for the investigation, design, and construction administration of roof replacement and repair projects. We provide thorough roofing designs, clear construction documents, and proactive construction phase involvement. Our process includes formal "Issue Tracking" and "Quality Control Review" procedures which minimize our document-related change orders.

We concentrate on the technical aspects of roofing projects, which are driven by our professional focus and passion. Our experience with roofing projects includes a comprehensive array of roofing systems, including "green" roof assemblies, membrane roof assemblies, built-up roof assemblies, asphalt shingle, standing seam metal panel, and urethane coatings.



### Relevant Roofing Project Examples

#### TCC Reroofs & Canopy Replacements

We have extensive experience with roof replacements and improvements for TCC, including work on nearly half of the roofs on the main campus:

- Replacing existing hypolon roofing with new single-ply membrane systems at buildings 7, 9 and 20
- Recoating to extend lifespans of existing roofing at buildings 2, 5, 19, L1, L2 and F1
- Replacing failing canopy roof drains at buildings 8 and 17
- Replacing the main rooftop HVAC unit and repairs to the existing chillers at Building 7
- Replacing the existing mansard roof (and asbestos-containing roof tiles) with new framing and standing seam metal siding at Building 9

## Exterior Renovations

Our team has capacity to perform comprehensive investigative surveys of existing building envelopes, engaging with maintenance staff to understand each building's performance history and challenges. We coordinate with manufacturers and confirm Agency and Building/Energy Code standards for exterior wall and roofing assemblies.

We have technical knowledge and experience replacing, repairing, and assessing exterior wall assemblies to improve weather resistance and energy efficiency. Envelope work often occurs in an occupied structure, and we are experienced in working with clients and contractors to phase work and construct temporary barriers to protect and isolate users from construction.



Skylight Replacements, Pierce College

## Mechanical & Electrical Improvements

Mechanical and electrical improvements are one of the foundational pillars of On-Call work. Older buildings simply cannot be replaced fast enough in the funding process and State Agencies face a continual cycle of maintenance, repair, and upgrade.

Mechanical and electrical improvement projects, along with roof repairs and replacements, make up a significant percentage of our On-Call project portfolio. These projects often need the strongest project management because the budgets are slim and cannot afford escalation, scheduling is essential to minimize disruption in classrooms, and they uncover opportunities for unforeseen conditions to arise.



Mechanical Upgrades & Replacements, South Seattle College

### Cladding and Roof Replacement Case Study

#### Pierce College, Olympic South and Cascade Building

Cascade and Olympic South Buildings were both constructed with marblecrete cladding that failed, and then re-clad with EIFS which also failed. These failures were discovered when fungal growth was found in the exterior wall cavity during an interior renovation. McGranahan completed an assessment of the exterior envelope along with a conceptual design for re-cladding this large structure.

A combination of emergency and minor works funds were used to re-clad the Cascade and Olympic South Buildings in multiple phases covering several biennium. The solution incorporated a modern weather/air barrier with exterior insulation and a rain-screen cladding assembly, resulting in increased mechanical fan efficiency and reduced energy consumption. A similar approach was taken with the roof of the Cascade building. Due to the building size and budget restrictions the roof could not be replaced as a single project.

The initial studies for both the envelopes and roofs allowed the college to plan out the sequence of projects for several biennium for inclusion in their capital budget request and support their building conditions survey completed by SBCTC every two years. We are well aware of the remaining areas of Cascade that still need envelope replacement. Including work on Level 5 that we have produced construction documents which could be updated and bid in the upcoming biennium if funds are available.



## Tenant Improvement Experience

Tenant improvements, or small renovations, make up a large portion of our On-Call Campus Architect work. Our approach to these small but mighty projects include investigating, evaluating, and clearly defining the scope of work and project extents for each job. We lead a multi-discipline team, when necessary, with a variety of consultants. The project team works together to accurately document existing conditions and create designs to meet the users' requirements.

Our recent relevant tenant improvement experience includes:

- Gender Neutral Restroom Renovation, Pierce College
- Restroom Upgrade, Shoreline Community College
- Learning Commons and Engineering Renovation, University of Washington Tacoma
- CREST Lab Renovation, University of Washington
- Academic Advising Center Remodel, University of Washington
- Cascade Building Plans Room Remodel, Pierce College
- Lecture Hall Renovations, Pierce College Fort Steilacoom and Puyallup

### Interior Renovation Example

#### Center for International Education, South Seattle College

This project relocated and expanded the International Programs Office. The original space in the Robert Smith Building was approx 1,300 SF. The old Wine making program space was renovated, which is approx 3,200 SF. The program consists of 9 private offices, 6 open workstations, reception, conference room, work room, file storage room, kitchenette and lobby/student gathering/study space. The goal was to provide a space that is more inviting for the international students to hangout, socialize and study. New offices increased privacy for counseling & advising. A new conference room meets their need for testing and meetings and is a campus wide resource.



## Emergency Response

While many of our On-Call projects benefit from a thoughtful, planned approach to execution, the reality is that a significant responsibility of the On-Call Architect is to respond to unforeseen, emergency projects. These projects can potentially disrupt daily activities, productivity or campus operations, or even pose safety issues and the potential for further building damage if not addressed quickly. We are a responsive firm with the surge capacity to staff whatever emergency situation arises and the breadth of experience to quickly provide solutions.

We have frequently addressed roofing and building envelope issues, power and IT failures, building facade failures, and notably, storm surge damage on a waterfront facility.



Envelope Improvements, Capital High School, Olympia School District

### Emergency Project Response Example

#### Building 14 Envelope Repairs/Improvements, Clover Park Technical College

When we received a call from the college saying concrete was spalling off one of their buildings, we immediately sprang into action and provided a solution to this life-safety issue. The college cordoned off the area and we performed an investigation with our structural and envelope consultants.

We quickly produced a scoping report which allowed the college to procure emergency funding, followed by CDs for an expedited repair project.

Water had penetrated the 25-year-old precast soffit panels, causing steel reinforcing to rust and concrete to spall. We removed the panels, replaced the corroded steel with new epoxy-coated reinforcement, and installed new panels with elastomeric coating. We also replaced rotted parapet blocking and roofing membrane with new to prevent any further water intrusion.

## Workplace Design

McGranahan Architects has designed healthy and productive workspaces for a variety of clients and settings, ranging from corporate settings to research and education. Space types and furnishings can empower work and collaboration, especially when the types of work done in each space is more fully understood. We understand how to optimize space allocations, and plan for successful work stations, offices and shared space.

Space types and furnishings can empower work and collaboration, especially when the types of work done in each space is fully understood. McGranahan explores questions of how we work and learn optimizing space allocations, and planning for successful work stations, offices and shared space. The following activity descriptors help inform the design and furniture integration and placement.

**Converse** - a purposeful interaction between 2-3 colleagues who address a defined topic.

**Huddle** - intentional and focused group meeting to discuss and receive instructions for a plan of action.

**Process & Respond** - space to complete action plans, respond to the feedback loop of e-mails, phone calls, and messages, and produce outcomes.

**Contemplate** - an opportunity for an individual to pause and consider the best way forward in their work or ignore it momentarily and provide respite.

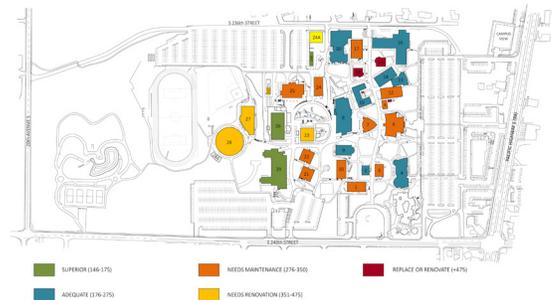
Leveraging our contacts with local furniture vendors, we are able to incorporate the information gathered from user groups to assist with furniture and work station selections that maximize the potential for effective, collaborative, and satisfying work environments.



### Master Plan Experience

#### Highline College Master Plan

Highline College's campus is organized by several north-south and east-west axes with diagonal axes toward the heart of campus where unobstructed views of Puget Sound and the Cascades can be seen. McGranahan performed a comprehensive Master Plan in 2016 and an update in 2022 to keep building additions and replacements organized along these axes. Recent entrance improvements by Sound Transit provided opportunity to strengthen the campus' east frontage connecting the main vehicular entrance to the north, expanding east parking and providing a welcoming transition from the city into campus.



## Project Request Reports (PRRs), Facility Master Plans, and Predesign Experience

McGranahan Architects is highly skilled in developing Project Requests, Master Plans and Predesign Reports. We understand the Office of Financial Management (OFM) approval process, and how to clearly articulate the needs and deficiencies on behalf of agencies to procure State funding. We have also helped colleges bundle Certificate of Participation (COP) and local funds to make projects economically feasible.

When working with community and technical colleges on PRRs, we often start with a feasibility study to assess need and scoring potential. Frequently, this also requires a Master Plan update to evaluate long range campus capital and educational goals, impact on infrastructure, and permitting agency coordination.

We submitted 4 PRRs on SBCTC's capital request list for the 2021-23 biennium (Tacoma, South Seattle College, Renton and Highline)

We have also provided Predesign, Design, and CA services for most of the projects we assist in procuring funding. We deliver projects through their entire development, and we know how vital a thorough and thoughtful early planning process is to their success.

## Sustainability

We help our clients prioritize where to spend limited resources to improve building performance while improving the quality and longevity of their facilities. We understand the importance of meeting the State’s energy efficiency goals while minimizing annual operational and maintenance costs without exceeding the project budget.

### For many On-Call projects, sustainability means:

- Achieving the highest long-term return on your investment of limited funds.
- Minimizing the costs of energy, maintenance, and replacement over the life-cycle of a unit of system.
- Ensuring compatibility with facilities planning and client agency/campus standards so facilities can be efficiently maintained.
- Maximizing flexibility of space to be used in a variety of ways.
- Identifying ways to create a more healthy facility.

We have multiple tools that allow us to deliver improved facilities that are beautiful, durable, and efficiently maintained. In the past 10 years, we have achieved 16 LEED Silver, Gold, and Platinum-certified higher ed projects.

### AIA 2030 Commitment

We are signatory to the AIA 2030 Commitment, and twice over the last three years, we have been nationally recognized for leadership and delivering results within that context. We are one of only 27 firms nationally (one of only 4 in the Pacific Northwest) to report that all our submitted 2019 projects met the 2015-2020 goal of 70% reduction of carbon emissions related to building operation.



### LEED Certified Tenant Improvement Case Study

#### Lab I - Science Building Second Floor Renovation, The Evergreen State College

This full floor renovation in the College’s Lab I Building included five instrumentation labs required for chemistry, field science, geology, marine science, biology, physics, health science, forensic science, as well as visual arts programs. Spaces include a microbiology, genetics and physics teaching lab; faculty and student research labs, and lab stores. Project priorities included improving flexibility and efficiency of spaces, improving lab safety and creating a healthier, more energy and efficient space that will be more attractive to potential students. The renovation achieved LEED-CI Gold Certification.

*“Their process was collaborative every step of the way from meeting with several design committees consisting of faculty and staff of the college to the weekly construction meetings in which I attended regularly. I always felt that my input was welcome and I appreciate their responsiveness to my questions as they arose.” - Michelle Pope, Visual Arts Operation Manager, TESC*



### Sustainability in Master Planning

McGranahan is currently partnered with TCC on an update of their Facility Master Plan. Sustainability is a central theme for this work, with one of six FMP Subcommittees dedicated to sustainability issues. This group, which included members of the college’s Sustainability Action Committee, was tasked with considering topics such as:

How do we translate our values and core themes related sustainability into our strategies?

What are some specific projects or guidelines that could be considered?

Are there other tools or resources?

How can we integrate our Climate Action Plan?

These discussions led the college to engage a sustainability consultant to study the steps needed to achieve a carbon-neutral campus.

## DIVERSE BUSINESS INCLUSION STRATEGIES

### Past Success and Firm Focus

**12%** McGranahan’s recent educational projects average around 12% of the A/E fee committed to MWBE firms. We continue to see this number grow and the diversity in the field of A/E professionals advance.

Our commitment reaches beyond the scope of one project; diversity and inclusion is a key focus of the firm. Our professional/technical staff is currently 41% minority/women.

We seek to build more diverse teams and bring more diversity to the firm’s leadership. This brings benefits to the culture of our practice, drawing talent to the firm and clients to our work. Additionally McGranahan’s firm leadership is vested in giving opportunities to disadvantaged businesses, emerging professionals and mentorship.

The objective of our plan is to set our sub-consultants up for success from the outset, because overall success of the project depends on the individual success of each member of the team.

### Outreach and Training

We routinely participate in networking seminars and outreach events conducted by various agencies and professional organizations. At these events we make a point of seeking out diverse firms that we do not have existing working relationships with. We invite them to visit our office and offer an opportunity to present their credentials with the potential to be included on future design teams.

McGranahan has a Diversity and Inclusion Group that facilitates research and policy development to address industry trends as related to overall inclusion for aspects of our daily operations. Additionally, the Diversity and Inclusion Group leads various learning sessions relevant to sub-consultant selection, outreach, inclusion goals, and firm monitoring.

Key to supporting smaller and disadvantaged firms is developing a better relationship with the staff actually doing the work.

### Monitor and Update

We have thoroughly documented our team’s success in partnering with Diverse Businesses to meet participation goals through dynamic, and highly qualified teams. In support of our efforts we conduct post project performance debriefs with Diverse Business firms to assist them in project and service-oriented outcomes. Additionally our Diversity and Inclusion Group will facilitate firm wide education, evaluation and updates to our policy.



**Emily Level,**

*Director of Human Resources*

Emily provides firm wide support for internal diversity and inclusion as well as consultant outreach and professional development. (10%-15% of her time on a weekly basis dedicated to overall Diversity and Inclusion)



**Chris Lilley, Principal, Director of Operations**

Chris has been involved since the plan was formalized in 2008 and continues to provide monitoring and administration support, setting up our teams for success. (5%-10% of his time on a weekly basis dedicated to the Outreach Plan)



### Champion of Diversity Award

McGranahan teamed with CG/CM Korsmo Construction for Grant Center for the Expressive Arts in Tacoma. The team focused on providing opportunities for local and disadvantaged sub-contractors, including recruitment efforts, getting qualifying businesses certified, breaking up scopes, and mentoring. This project won the 2020 AGC of Washington Champion of Diversity Award - MBE: 25%, WBE: 2%, SBE: 9%, Local 98%

# ARCHITECT- ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)

Project No. 2024-829

## PART II - GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME <b>McGRANAHAN</b> architects			3. YEAR ESTABLISHED 2000	4. DUNS NUMBER 087594388
2b. STREET 2111 Pacific Avenue, Suite 100			5. OWNERSHIP	
2c. CITY Tacoma	2d. STATE WA	2e. ZIP CODE 98402	a. TYPE Professional Services Corporation	
6a. POINT OF CONTACT NAME AND TITLE Matt Lane, AIA, Principal			b. SMALL BUSINESS STATUS	
6b. TELEPHONE NUMBER 253.383.3084		6c. E-MAIL ADDRESS matt.lane@mcgranahan.com		
8a. FORMER FIRM NAME(S) (If any) McGranahan Partnership			8b. YR. ESTABLISHED 1968	8c. DUNS NUMBER 087594388

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
				E02	Educational Facilities; Classrooms	7
06	Architect	21		I05	Interior Design; Space Planning	5
48	Project Manager	5*		C11	Community Facilities	5
37	Interior Designer	1		C05	Child Care/Development Facilities	4
56	Specifications Writer	1*		A11	Auditoriums & Theaters	5
02	Administrative	8		F02	Field Houses; Gyms; Stadiums	4
	Architectural Staff	6		R06	Rehabilitation (Bldgs, Structures, Fac.)	5
				P06	Planning (Site, Installation & Project)	4
	* Project Managers and Specification Writers may also be counted as Architects					
	Other Employees					
	<b>Total</b>	36				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work		1. Less than \$100,000	6. \$2 million to less than \$5 million	7. \$5 million to less than \$10 million	8. \$10 million to less than \$25 million
b. Non-Federal Work	7	2. \$100,000 to less than \$250,000	9. \$25 million to less than \$50 million	10. \$50 million or greater	
c. Total Work	7	3. \$250,000 to less than \$500,000			
		4. \$500,000 to less than \$1 million			
		5. \$1 million to less than \$2 million			

### 12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE November 9, 2023
c. NAME AND TITLE Matt Lane, Principal	