



Project No. 2024-330

SW Corrections Training Center

Department of Corrections, Capital Planning & Development

P.O. Box 41112, Olympia, WA 98504-1112

KMB architects

March 7th, 2024





March 7th, 2024

Attn: Susan Isham, Project Manager
Washington Department of Corrections
Capital Planning & Development
P.O. Box 41112, Olympia
WA 98504-1112

RE: Pre-Design Services Required for Project No. 2024-330: Statewide Corrections Training Center

Dear Ms. Isham and Selection Committee Members;

KMB architects is pleased to present our qualifications for Pre-Design Services Required for Project No. 2024-330: Statewide Corrections Training Center for the Washington State Department of Corrections (DOC). Since our firm's founding more than thirty-five years ago, the predesign, planning, design, and construction administration for secure facilities has been a core component of our practice. Our team has successfully completed numerous predesigns for DOC facilities across the state, including statewide studies for the siting of new departmental programs. KMB's knowledge of DOC policies and procedures, project delivery, and design practices specific to correctional training make KMB uniquely qualified to provide the requested services.

Thank you for your consideration of our qualifications. We have been honored to serve the Department of Corrections in the past and look forward to partnering with you again on this important project. We are committed to providing you with the highest level of professional service and integrity for which KMB is known. We look forward to the opportunity to share our passion, expertise, and project approach in greater detail with you. Please do not hesitate to contact me should you have any questions.

Sincerely;

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

Tony Lindgren, PE
KMB architects | Principal-in-Charge
TonyLindgren@kmb-architects.com | 360.352.8883

Olympia Address:
906 Columbia St. SW
Suite 400
Olympia, WA 98501

Seattle Address:
811 First Ave.
Suite 500
Seattle, WA 98104

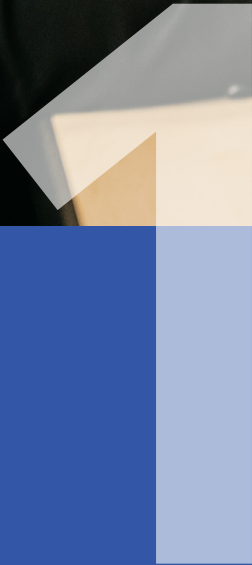


STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

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

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

Firm Name: KMB architects, inc. p.s.		
Point of Contact Name & Title: Tony Lindgren, PE, Partner		
Email: TonyLindgren@kmb-architects.com	Telephone: 360-352-8883	
Address: 906 Columbia St. Ste. 400		
City: Olympia	State: WA	Zip: 98501



EXECUTIVE SUMMARY

Since KMB's founding over 35 years ago, the majority of our work has been for State agencies including the Washington State Department of Corrections, Department of Social and Health Services, Department of Ecology, Department of Enterprise Services, Department of Labor and Industry, and Department of Children, Youth, and Families. Our projects have included predesign and programming, on-call contracts, master planning, design and construction administration, with a focus on predesign within secure facilities.

As you review our submittal, please consider the following KMB strengths:

PREDESIGN UNDERSTANDING

We understand that the intent of this project is to collaborate with the Department of Corrections on an assessment of training needs for staff, including a plan for what training will need to be provided in the future. This assessment includes the type and number of classes and students that will need to be accommodated and project costs. The initial deliverable of the predesign report will be a scoping study that defines a high-level facility program and identifies a preferred location for a new or renovated facility. KMB has a proven record of success with State of Washington Office of Financial Management (OFM) predesign projects, and our internal planning and design processes have been developed to provide the highest level of quality and service to our clients. KMB's Bill Ecker has broad experience and in-depth knowledge of OFM predesign requirements and has recently delivered several significant predesign reports for state agencies that have successfully received necessary funding and moved forward with design and construction. In the past year, KMB has delivered similar scoping study and predesign reports for the Statewide Inpatient Treatment Unit (Department of Corrections), Statewide Youth Housing Pre-design (Department of Social and Health Services), Wenatchee Valley Reentry Center (DOC), and Statewide Diversion and Recovery (DSHS).

SUBJECT MATTER EXPERTISE IN CRIMINAL JUSTICE TRAINING PROGRAMS PLANNING & DESIGN

KMB has led the planning and design of justice training facilities for both the Washington State Department of Corrections and the Idaho Department of Correction, as well as county facilities focused on local law enforcement. For Statewide Corrections Training Center we are excited to include Hardy & Associates as part of our consultant team. Marcus Hardy is a retired corrections administrator and brings extensive experience with the development and implementation of training and accreditation programs at the statewide level. John Eilers has extensive knowledge in all facets of training, security, population management, policy development, strategic planning, data analysis, violence reduction, and emergency preparedness and response.

EXTENSIVE EXPERIENCE PARTNERING WITH DOC

Members of the KMB team and key subconsultants selected for this project have successfully delivered complex projects, including predesigns, for DOC across the state. We have committed our firm's most experienced staff to ensure the success of this project.

SITE SELECTION EXPERIENCE

KMB will provide oversight of the siting and site planning effort, identifying any regulatory challenges that will influence the predesign process. KMB has partnered with DOC on several complex siting projects that have benefited from our extensive knowledge of state and local planning codes and approval processes.

LIFE CYCLE COST ANALYSIS EXPERIENCE

We are able to provide DOC with a proven and current understanding of the latest OFM Life Cycle Cost Model requirements for comparing the life cycle cost of alternatives to bring the best value to the State of Washington. Knowing that operational costs will far outweigh initial capital costs for a correctional facility, we will leverage our historical cost database as well as our understanding of the program and siting requirements to develop clear and realistic cost projections for the project.

ADDITIONAL KMB TEAM DETAILS

- 40+ Employees
- Offices in Seattle and Olympia
- Self Certified Small Business (SSBE)
- Certified Correctional Health Professional on Staff



300+

Washington Department of Correction Projects



2

QUALIFICATIONS OF KEY PERSONNEL

2 | QUALIFICATIONS OF KEY PERSONNEL

KEY PERSONNEL

KMB has assembled a highly qualified team to perform the key functions of the requested predesign services. KMB's team experience and past performance with secure facilities for the State of Washington and specifically for DOC is unsurpassed. Our assigned project team will be led by KMB Principal-in-Charge Tony Lindgren and Project Manager Greg Cook, AIA, CCHP. Greg will be supported by project architect Emily Moneymaker RA, Hardy and Associates as correctional specialist, and predesign specialist, Bill Ecker. Matt Wiggins, cost estimator, will provide cost estimating for the recommended scope of work as well as life cycle cost analysis. Members of our team have a track record of success working together for DOC for well over a decade making the KMB team an ideal fit for this project.



Susan Isham
Project Manager
DES/DOC

KMB MANAGEMENT



Tony Lindgren, PE
Principal-in-Charge
KMB architects



Greg Cook, AIA, CCHP
Project Manager
KMB architects



Emily Moneymaker, RA
Project Architect
KMB architects



Marcus Hardy
Correctional Specialist
Hardy and Associates



Bill Ecker, LEED AP
Predesign Specialist
KMB architects



Brian Little
Siting Project Manager
KMB architects

KMB ADDITIONAL TEAM MEMBERS & CONSULTANTS



CORRECTIONAL SPECIALIST
John Eilers
Hardy and Associates



MEP MANAGER
Steve Helms, PE
Coffman Engineers, Inc.



STRUCTURAL ENGINEER
Owen Bower, PE, SE
Lund Opsahl



CIVIL ENGINEER
Clinton D. Pierpoint
KPFF Engineers



COST ESTIMATOR
Matt Wiggins
Wiggins Pre-Construction



SUSTAINABLE DESIGN
Michelle Bombeck, LEED AP
O'Brien 360

TONY LINDGREN, PE, ASSOC. DBIA

Principal-in-Charge

YEARS OF EXPERIENCE

19 Years

PERCENTAGE OF TIME

25%

EDUCATION

Bachelor of Science, Civil Engineering, Washington State University

PROFESSIONAL REGISTRATION

Professional Engineer, State of Washington

ROLE DESCRIPTION

Principal-in-Charge, Tony Lindgren will oversee the team as a single point of contact to ensure that your project is completed on time and on budget. Tony is primarily responsible for managing the predesign team and interfacing with DES and DOC. He will be responsible for the performance of each project team member, whether in-house or a subconsultant. Tony's proficiency in communications and firm management delivers consistent project success. He promotes a firm culture of teamwork, leadership, and commitment. His focus on listening and affirmation produces meaningful project results.

Projects succeed through Tony's active listening, proven project approach, and strong facilitation skills. Tony has a talent for asking the right questions, providing thoughtful solutions, establishing trust, and delivering projects efficiently. His passion for quality assurance and quality control ensures contract documents are comprehensive, well coordinated, clear, and communicative.



RELEVANT EXPERIENCE

- WA State Department of Corrections, Inpatient Psychiatric Unit Predesign — Statewide, WA
- WA State Department of Corrections, Wenatchee Valley Reentry Center, Renovation and Adaptive Reuse — Wenatchee, WA
- WA State Department of Corrections, WSP Roof Replacement, Predesign — Wenatchee, WA
- WA State Department of Corrections, McNeil Island, Training Center Assessment & Renovations — Wenatchee, WA
- WA State Department of Corrections, Peninsula (PWR) and Longview Work Release (LWR) Facility Programming — Multiple, WA
- WA State Dept. Social & Health Services, Olympic Heritage Behavioral Health Hospital — Tukwila, WA
- WA State Dept. Social & Health Services, Secure Community Transition Facility (SCTF) — Snohomish, WA
- WA State Dept. Social & Health Services, Western State Hospital, Ward C9 Renovations — Lakewood, WA
- WA State Dept. Social & Health Services, Yakima Valley School, Multi Cottages, Nursing Office & Kitchen Upgrades — Yakima, WA

GREG COOK, AIA, CCHP

Project Manager

YEARS OF EXPERIENCE

25 Years

PERCENTAGE OF TIME

45%

EDUCATION

Master of Architecture, Washington

University in St. Louis

Bachelor of Science in Civil Engineering, University of Illinois at Urbana-Champaign

PROFESSIONAL REGISTRATION

Architect, States of Washington, Missouri, N. Carolina, and S. Carolina

ROLE DESCRIPTION

Greg will serve as Project Manager for the Department of Corrections. Greg is a Certified Correctional Health Professional that has extensive experience designing criminal justice facilities for state, county, and local agencies. Greg led the design of the Washington Department of Corrections Work Release Expansion Project in Wenatchee, WA, which is based on the AMEND principles for transforming correctional culture. Other work in the region includes the King County Children's and Family Justice Center, the Northwestern Joint Regional Correctional Facility at JBLM, and the Nanaimo Correctional Centre in British Columbia. Greg also led the design of the recently opened Joliet, Illinois In-patient Treatment Center, which has been recognized as a model facility nationwide.

With more than 25 years experience, Greg has been able to deliver successful projects that range from small renovations to comprehensive master plans. Greg has consulted with the National Commission on Correctional Health Care as a Correctional Health Design Specialist and led their task force to develop design best practices for secure facilities and is a frequent presenter at national conferences.



RELEVANT EXPERIENCE

- WA State Department of Corrections, Inpatient Psychiatric Unit Predesign — Statewide, WA
- WA State Department of Corrections, Wenatchee Valley Reentry Center Renovation and Adaptive Reuse — Wenatchee, WA
- WA State Dept. Social & Health Services, McNeil Island Strategic Master Plan — McNeil Island, WA
- WA State Dept. Social & Health Services, Secure Community Transition Facility (SCTF) — Snohomish, WA
- WA State Dept. Social & Health Services, Olympic Heritage Behavioral Health Hospital — Tukwila, WA
- WA State Dept. Social & Health Services, Western State Hospital, Ward C9 Renovations — Lakewood, WA
- WA State Dept. Social & Health Services and WA State Dept. Children, Youth & Families, Predesign Services — TBD, WA
- WA State Dept. Social & Health Services, CSTC, Ketron Cottage, LSA Expansion — Lakewood, WA

EMILY MONEYMAKER, RA

Project Architect

YEARS OF EXPERIENCE

8 Years

PERCENTAGE OF TIME

35%

EDUCATION

Bachelor of Architecture, Washington State University
Bachelor of Science Architectural Studies, Washington State University

PROFESSIONAL REGISTRATION

Architect, State of Washington

ROLE DESCRIPTION

Project Architect, Emily Moneymaker has extensive experience in predesign, programming, site evaluation, code compliance, budget compliance, scheduling, design, and production on projects of all types and sizes with a specific focus on State facilities, including secure treatment facilities. She has been highly praised for maintaining close communication with clients and providing quality services that meet each client's design, schedule, and budget needs. Emily brings a well-rounded background and collaborative spirit to her work at KMB. She is a clear communicator who is dedicated to teamwork and the projects she works on. Emily believes responsible architecture should respond to the needs of each client without being imposing or adhering to preconceived notions of design. Recently she was the project architect on separate predesigns for Green Hill Baker North, Naselle Youth Camp, and Echo Glen Children's Center with DCYF. These concurrent projects allowed Emily to expand her technical design abilities while honing her communication skills through collaborating with multiple stakeholders.



RELEVANT EXPERIENCE

- WA State Department of Corrections, WSP South IMU Recreation Yard Improvements — Walla Walla, WA
- WA State Dept. Social & Health Services and WA State Dept. Children, Youth & Families, Youth Housing, Predesign Services — TBD, WA
- WA State Dept. Children, Youth & Families, Naselle Youth Camp, Predesign — Naselle, WA
- WA State Dept. Children, Youth & Families, Green Hill Baker North Cottage, Predesign — Chehalis, WA
- WA State Dept. Children, Youth & Families, Echo Glen Cottage #4 Predesign — Snoqualmie, WA
- WA State Dept. Social & Health Services, Rainier School, Renovations — Buckley, WA
- WA State Dept. Children, Youth & Families, Statewide Master Plan — Multiple Locations, WA
- WA State Dept. Enterprise Services, Capitol Campus, Governors Mansion, Secure Fencing Design — Olympia, WA
- WA State Dept. Enterprise Services, Capitol Campus, Security Upgrades — Olympia, WA

MARCUS HARDY

Hardy & Associates
Correctional Specialist

YEARS OF EXPERIENCE

25 Years

PERCENTAGE OF TIME

45%

EDUCATION

Bachelor of Science in Economics, Illinois State University

ROLE DESCRIPTION

Marcus is a retired corrections administrator with over 29 years of experience. He has an operations and training background that has been utilized at the facility, agency, and national levels through workshops and seminars. Through his firm Hardy & Associates, LLC, Marcus' team provides over 100 years of corrections experience spanning the areas of training, operations, staffing, and staff wellness. Marcus has helped numerous agencies design new and improved spaces for the incarcerated population and for the staff. He is currently working with KMB on the development of an Inpatient Psychiatric Unit for the Washington Department of Corrections.



RELEVANT EXPERIENCE

- WA State Department of Corrections, Inpatient Psychiatric Unit Predesign — Statewide, WA
- IL Department of Corrections, Inpatient Treatment Center, Predesign and Design— Springfield, IL
- IL Department of Corrections, Co-ed Inpatient Treatment Center, Predesign — Springfield, IL
- IL Department of Corrections, Four Residential Treatment Units, Design — Springfield, IL
- VT Department of Corrections, New 150 Bed Women's Facility, Predesign and Design, Waterbury VT
- FL Department of Corrections, Facility Conditions Assessment and Twenty-Year Master Plan, Tallahassee, FL
- ID Department of Corrections, New 800 Bed Women's Facility, Owner's Representative Boise, ID
- IN Department of Corrections, New 4200 Bed Men's Facility, Owner's Representative, Indianapolis, IN

2 | QUALIFICATIONS OF KEY PERSONNEL



BILL ECKER, LEED AP, DBIA | PREDESIGN SPECIALIST

Education: Bachelor of Arts, Reed College

Registration: USACE Construction Quality Control, AGC Advanced Management Program, USGCB LEED Accredited Professional, DBIA Designated Professional, GC/CM Module, Design/Build Module

Experience: 27 years

Over the course of Bill's career he has managed more than 60 major projects. Bill will help manage the day to day project and subconsultant communications as well as take a lead role in development of the OFM predesign. With 20 years experience as a general contractor executive, Bill will prove invaluable in working to meet project objectives. Bill's recent experience includes predesign studies for Washington State Penitentiary, Unit 6 Roof Replacement, Temple of Justice, HVAC replacement, Labor and Industries, and Employment Security Department. Bill's understanding of the requirements of the OFM projects process will provide the greatest opportunity for full project funding and success.



BRIAN LITTLE | SITING PROJECT MANAGER

Education: Bachelor of Science, Washington State University

Experience: 18 years

KMB's in-house regulatory and code specialist and subject matter expert Brian Little will play a central role in ascertaining and reporting on all matters concerning permitting agency coordination, navigating local, county, state, and federal laws, rules, regulations, and standards that could affect the schedule. Since joining KMB in 2008 Brian has been extensively involved in the analysis and resolution of numerous complex regulatory issues for a variety of State Public Works and private sector projects. His experience ranges from preparing studies and reports to assisting with the preparation and filing of applications for required land-use entitlement, site development, and building construction permits.



JOHN EILERS | HARDY & ASSOCIATES, CORRECTIONAL SPECIALIST

Education: Bachelor of Applied Science, Western Illinois University

Experience: 30 years

John is a dedicated executive with over 30 years of experience in corrections. His career began as a correctional officer, progressed through the security ranks and concluded as a Senior Administrator. John has extensive knowledge in all facets of training, security, population management, policy development, strategic planning, data analysis, violence reduction, and emergency preparedness and response. John also served as lead for his agency in the development of a new Training Academy for the State of Illinois. He worked with state, county, and local officials to develop a shared facility for all three jurisdictions.

2 | QUALIFICATIONS OF KEY PERSONNEL



STEVE HELMS, PE | COFFMAN ENGINEERS, INC., MEP/TELLE. COMM.

Education: Bachelor of Science, Electrical Engineer, Washington State University

Registration: Professional Engineer, States of Washington, Oregon, Alaska, Idaho, Montana, and California

Experience: 42 years

Steve will manage the Mechanical, Electrical, Plumbing, security electronics and Telecommunication Team, utilizing his experience managing a variety of systems that serve program spaces. His comprehensive approach focuses on integrated systems that complement uses. Steve's knowledge of plumbing, fire protection and EMS system options correspond to scheduling, budget, and sustainable and operational needs. His video design experience includes analog, digital, and hybrid systems, with matrix or virtual-matrix switching and digital video viewing and archiving. Steve has been responsible for the design of security electronics for a variety of correctional facilities and understands the requirements of work within a secure environment.



CLINTON D. PIERPOINT | KPFF ENGINEERS, CIVIL ENGINEER

Education: Engineering Studies, University of Washington

Experience: 27 years

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



MATT WIGGINS | WIGGINS PRE-CONSTRUCTION SERVICES, COST ESTIMATOR

Education: Washington State University, Bachelor of Science, Construction

Management, University of Washington, Master of Science-Construction Management

Experience: 18 years

With over 18 years of experience working in the construction industry, Matt Wiggins has a well-rounded level of experience in estimating, general contractor field management and self-performed work management. Matt has worked for two large national commercial building general contractors and a large glazing system subcontractor. Matt has accurately estimated projects in every region of the Pacific Northwest, some over \$100 million in total cost.



3

RELEVANT EXPERIENCE

PREDESIGN RELEVANT EXPERIENCE

The keys that lead to a successful predesign project include a thorough understanding of the proper elements of a predesign report, knowledge of the OFM process, and the ability to assemble a predesign report that satisfies all the stakeholders along the way. The predesign itself must reflect a rigorous and insightful consideration of the possible options. A team with knowledge based on experience such as ours can assess and measure the critical factors that will positively influence the success of a project as part of the predesign analysis.

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

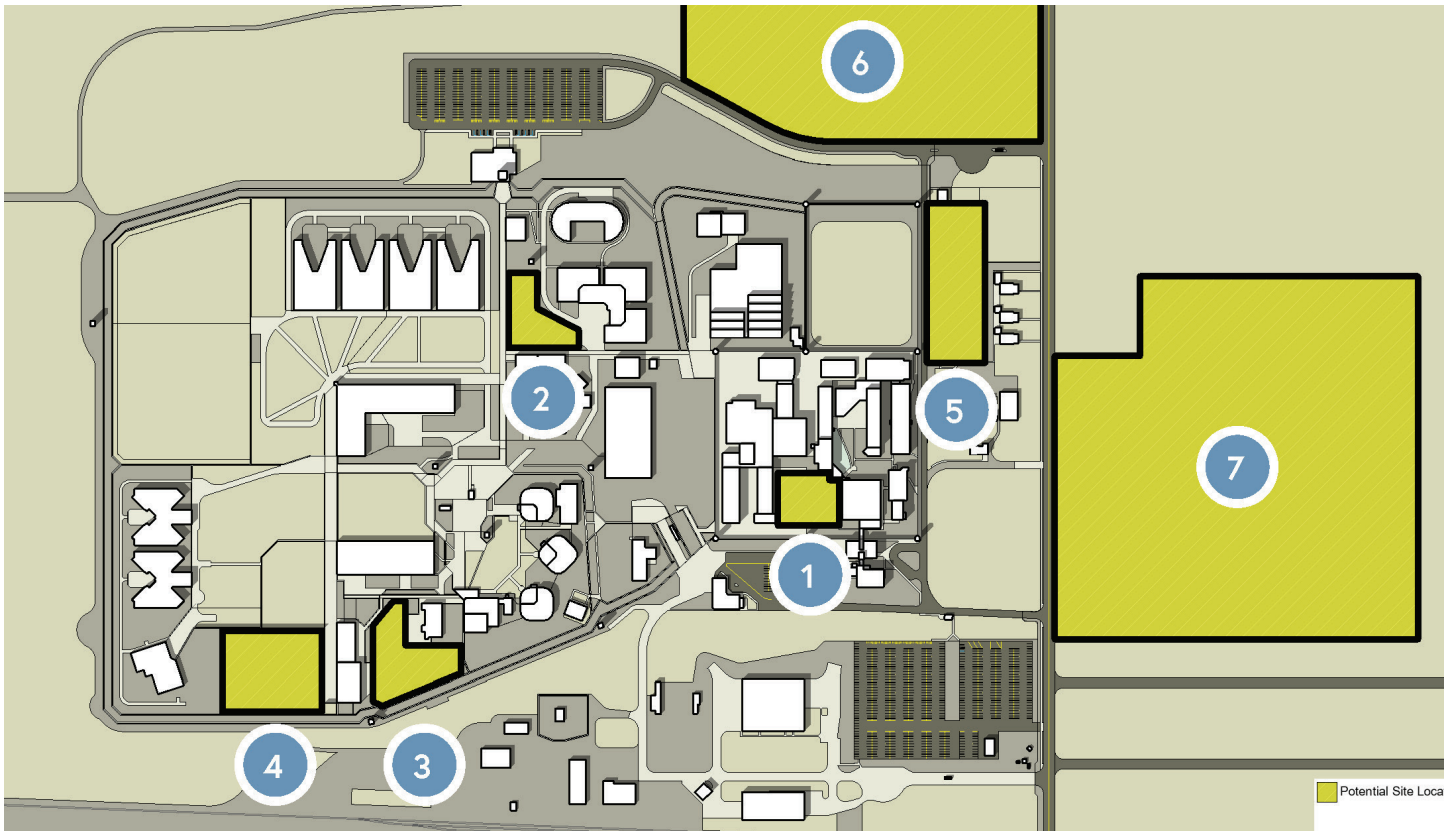
SELECT RELEVANT KMB PREDESIGN PROJECTS

- DOC, Inpatient Psychiatric Unit Predesign — **In Progress**
- DSHS/DCYF Youth Housing Siting and Predesign — **In Progress**
- DSHS Diversion & Recovery program Siting and Predesign — **In Progress**
- DSHS, Youth Housing, Siting and Predesign — **In Progress**
- DSHS, SCTF Snohomish County Site Section, and Predesign — **In Progress**
- DOC, Maple Lane School, New Multi-Services Building Predesign — **Funded**
- DOC, Monroe Correctional Complex, New Healthcare Facility Predesign — **Funded**
- DOC, Monroe Correctional Complex, New Regional Training Center Predesign — **Funded**
- DOC, Monroe Correctional Complex, SOU New Maintenance Building Predesign — **Funded**
- DOC, WSP Program Building, Predesign — **Funded**
- DOC, Coyote Ridge Corrections Center, New Campus Expansion Planning Predesign — **Funded**
- DOC, Stafford Creek Corrections Center, New CI Furniture Factory Predesign — **Funded**
- DOC, Washington Corrections Center, New Reception Center Predesign — **Funded**
- DSHS, SCTF Pierce County, Predesign — **Funded**
- DCYF, Juvenile Facility Predesign Studies, Naselle, Echo Glen, And Green Hill — **Funded**
- DSHS, (CLIP) Child Study & Treatment Center – CLIP Expansion Building, Predesign — **Funded**
- Washington State Penitentiary, New CI Office/Warehouse Predesign — **Funded**
- Temple of Justice HVAC, Lighting, Plumbing, and Security Improvements, Predesign — **Funded**
- Health and Wellness Facility Expansion, SPSCC, Predesign - **Funded**
- Student Services Building, Grays Harbor College, Predesign — **Funded**
- Washington State Department of Labor and Industries, Headquarters Building — **Funded**
- SPSCC Rowe Six Condition Assessment Predesign — **Funded**
- Chehalis Tribe, New Fire Station Predesign
- City of Kent, New Public Safety Administration Headquarters Predesign — **Funded**
- City of Lynnwood, New Utility Maintenance Facility Predesign — **Funded**
- Franklin County, New Courthouse Complex Predesign — **Funded**
- Grays Harbor PUD, New Administrative and IT Building Predesign — **Funded**
- Olympia Union Gospel Mission, New Facility Predesign — **Funded**
- Intertribal Professional Center Predesign — **Funded**

Over the Last 10 Years

 **117+**
Predesign & Planning
Projects

DEPARTMENT OF CORRECTIONS, STATEWIDE INPATIENT PSYCHIATRIC UNIT SITING AND PREDESIGN, STATEWIDE, WA



KEY ELEMENTS

- Predesign
- WA Department of Corrections
- Site Evaluation & Selection
- Staff Safety & Efficiency
- Regulatory Compliance
- Statewide Departmental Impacts

COMPLETED In-Progress

PROJECT SIZE 28,000 SF

REFERENCE

Justin Fiess, DOC
 Capital Planning & Development
 360.890.5289
 justin.fiess@doc1.wa.gov

KMB is currently working with the Washington State Department of Corrections on the Siting and Pre-design of a new 16 to 40-bed Inpatient Treatment Unit. DOC requires inpatient psychiatric units to provide incarcerated individuals suffering from mental illness a full continuum of mental health and psychiatric care. Existing DOC facilities lack the requisite staffing, space configuration, and specialized equipment and training to serve these individuals. The purpose of this project is to perform a pre-design study that will evaluate locations, explore alternatives, develop cost estimates, and provide other analysis needed to design and construct an inpatient psychiatric treatment unit to serve the incarcerated population under the care of DOC. The pre-design study has been divided into two parts: a Scoping Study and a Pre-design Report. The focus of the Scoping Study is to support DOC in the development of a preliminary functional and architectural program, a high-level evaluation of potential sites. The Design Team worked with DOC leadership and staff to develop a set of criteria that could be used to evaluate sites at both facilities.

Criteria were grouped into three primary categories:

- **Site Development & Permitting**, Includes permitting & land use requirements, approval process, parcel and site characteristics, site development costs, available utilities, and feasibility of construction.
- **Facility Characteristics and Amenities**, Includes facility support such as food service and laundry, access to transportation, access to exterior spaces and nature, and shared mental health services including staffing and training capacity.
- **Community Assets**, Includes alignment with agency goals, availability of specialized medical care, staff availability, and community support.

ILLINOIS DEPARTMENT OF CORRECTIONS, TRAINING ACADEMY, SPRINGFIELD, IL
***HARDY AND ASSOCIATES EXPERIENCE**



KEY ELEMENTS

- Practical Village & Mock Cells
- VirTra Simulator
- Firearms Training
- Defensive Control Tactics
- Searches
- Use of Force
- PREA
- Report Writing & Communications
- Staff Wellness

COMPLETED 2022

PROJECT COST NA

PROJECT SIZE NA

Hardy & Associates Senior Consultant John Eilers served as lead in the development of a new Training Academy for the Illinois Department of Corrections. He worked with state, county, and local officials to develop a shared facility for all three jurisdictions.

The Illinois Department of Corrections Training Academy is a state-of-the-art facility located on the campus of the Macon County Law Enforcement Training Center in Decatur, Illinois. Opened in 2022, this facility propels IDOC into the forefront of corrections training for the 21st century. Using Staff Development Specialists (SDS) and Subject Matter Experts (SME), IDOC aims to provide staff with the best evidence-based training to provide a safe, secure, and humane environment

DEPARTMENT OF CORRECTIONS, WENATCHEE VALLEY REENTRY CENTER, WENATCHEE, WA



KEY ELEMENTS

- WA Department of Corrections
- Phased Construction
- Design and Construction Services
- Maximized Operational Efficiencies
- Life Safety and ADA
- Best Practices and Industry Standards
- AMEND Principals

COMPLETED 2023

PROJECT COST \$15,000,000

PROJECT SIZE 21,800 SF

REFERENCE

Simone Hartman, DOC
Capital Planning and Development
shartman@doc1.wa.gov
360.790.2362

The Wenatchee Valley Reentry Center provides a transition facility for men and women moving from a secure state Department of Corrections facility back to the community with a normative and rehabilitative environment focused on life skills development and independent living. The existing two story building was out of date from infrastructure capability, accessibility (ADA), and life safety and code compliance. The design team performed a complete design renovation to bring all of these issues up to current standards with a complete overhaul of the mechanical, plumbing and electrical systems, as well as a structural upgrade. The completed design adds a third story to the existing structure to provide additional required program space.

The space design provides efficiencies to improve operations as well as to maximize the amount of usable space within the building to facilitate programs. Multiple dual and flexible use spaces are implemented to maximize program availability. Circulation through the building was improved to provide a more clear path of travel and wayfinding for staff and residents. Staff at the new facility will be provided specialized training based on AMEND principles to support the rehabilitative mission of the program.

The project delivery brought on a contractor prior to the completion of design to reduce the overall construction schedule and problem solve renovation issues in the building prior to the start of construction of parts of the building.

DEPARTMENT OF SOCIAL AND HEALTH SERVICES AND DEPARTMENT OF CHILDREN, YOUTH & FAMILIES, YOUTH HOUSING PREDESIGN, STATEWIDE, WA



KEY ELEMENTS

- Predesign
- Site Evaluation & Selection
- Staff Safety & Efficiency
- Regulatory Compliance
- Innovative Programming
- Multiple Stakeholders

COMPLETED 2024

ESTIMATED COST \$23,500,000

ACTUAL COST TBD

PROJECT SIZE 26,000 SF

REFERENCE

Lea McCormick, DSHS
Project Manager
Lea.mccormick@dshs.wa.gov
360.764.0653

KMB is currently working with the Department of Social and Health Services (DSHS) and the Department of Children, Youth and Families (DCYF) for the siting and predesign of a new program and facilities to provide beds to support Habilitative Mental Health (HMH) and high-intensity developmental/intellectual disability (HIDD) treatment for youth who lack suitable service and placement options. The new facility will serve these populations in a pod-style housing model and provide educational, occupational, and therapeutic support.

CITY OF LACEY, POLICE DEPARTMENT, PREDESIGN AND DESIGN, LACEY, WA



KEY ELEMENTS

- Predesign
- Site Selection
- Programming
- Classrooms
- Training Facility
- Emergency Operations Center
- Design and Construction Services
- Maximized Operational Efficiencies
- Life Safety and ADA
- Best Practices and Industry Standards

COMPLETED 2019-Present

PROJECT COST \$32,000,000

PROJECT SIZE 48,000 SF

REFERENCE

Ashley Smith, PE, PMP
City of Lacey
Capital Projects Manager
360.413.4340
acsmith@ci.lacey.wa.us

The City of Lacey selected KMB to lead the programming, planning, and design for the new Lacey Police Department facility. The City and Police Department had seen enormous growth, however its facilities had not been expanded to accommodate that growth. The existing department of 58 officers was projected to grow to over 160 Civilian and Sworn staff by 2040. The KMB team developed a deep understanding of the needs and values of the City, as well as the unique challenges and expectations of the rapidly growing Lacey Police Department. The result is the replacement of the 30-year-old police headquarters building with a new state of the art 48,000 SF Law Enforcement Facility that is planned to accommodate growth to nearly 80,000 SF and parking for over 550 public and police vehicles.

The City of Lacey also selected KMB to lead the design and construction administration of their new Police Department building, which will include a 9,500 SF training center, emergency operation center community room, and a 6-lane 25-yard shooting range.

RELEVANT EXPERIENCE SECURE FACILITIES

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

A successful project results when the design fulfills the requirements for owner quality and performance, within the assigned budget, and is delivered on schedule. KMB understands the cost, liability, and risks which result from a project going off schedule or budget. The extensive list of projects below reflect our ability to consistently deliver successful projects to our clients.

WASHINGTON DEPARTMENT OF CORRECTIONS

- Replacement, MCC Regional Training Center Classrooms, Offices, Training Rooms, Leed
- Master Plan of Overall Campus with Projected Growth Potential Over The Next 20 Years, MCC
- WSR, Food Service Renovations Incorporating Cook Chill Tray Assembly and Tray Wash Areas To Increase Production And Quality
- WSR, Predesign for New \$45,000,000 Medical Complex and Associated Projects
- WSR Unit Living Units Roof Replacement
- WSRU and IMU SE Upgrades
- New Communication Building Involving New Communications System Upgrade SOU Maintenance Building, MCC
- Adaptive Reuse of Existing Buildings, MCC
- WSR Unit Kitchen Roof Replacement & HVAC Replacement
- Predesign for New Integrated 100-Bed Imu and 100-Bed Segregation Unit, MCC
- Honor Farm Multiple Repair Projects, MCC
- Minimum Security Unit New Visitation Bldg., Expanded Kitchen, Dining, and Housing Units Additions & Modifications, MCC
- WSR, Close Custody Conversion of Cellhouses I & II Involving 640 Beds
- WSR, Hazardous Waste Building
- WSR, Shop Buildings #1, #2 and #3 Remodel and Renovation
- WSR, New Correctional Industries Shop Building #4, 84,000 Sf Mixed Use & Industries Area
- WSR, New Correctional Industries Shop Building #5, 5,000 SF
- WSR Roof Replacement for Dayroom, Visiting Area, and Kitchen
- WSR, Field House and Hobby Shop Building Addition, Roof Replacement and Seismic Upgrade
- SOU, 144-Bed Security Upgrade to Imu Standards
- SOU, Remodel Of Existing Mental Health Unit for Behavior Disorder Unit
- SOU Roof Replacement and Repairs, 82,770 SF
- Predesign for New Integrated 100-Bed Imu and 100-Bed Segregation Unit, MCC
- Health Services Building Planning, Design, and CA, WSP
- Bridging documents, quality control, and guidance with cost estimates, CBCC
- Constructional Industries Warehouse, LEED, WSP
- Vocational-Education Building Planning, Design, and CA, WSP
- Kitchen and Dining Renovation, WSP
- Main Laundry Replacement, WSP
- Housing Units Roof Replacement CBCC
- MSC Campus Roof Replacements, WCCW
- Support Building Roof Replacement, 90,000 SF, CBCC
- Housing Units R4, R5, R6, R7 and Cedar Hall Roofing Replacement, WCC
- Power House Roof Replacement & Fall Protection, WSP
- Main Kitchen Roof Replacement MICC
- Gymnasium Roof Replacement, OCC
- Ozette Housing Unit Building Roof Replacement, OCC
- Roof Replacements/Repairs & Fall Protection, MICC
- Kitchen/Dining Reroof WCCW Roof Replacement, 10,000 SF
- Clearwater Complex Reroof, OCC
- Kitchen / Dining Building Reroof, OCC
- Dormitory Roof Replacement, OCC
- Roof Repairs to 3 buildings, CCCC
- Gymnasium Roof Repairs, Washington Corrections Center New Health Services Building, 50,000 SF. WSP
- Inmate Services Bldg. Roof Replacement, WSP
- BAR Units Close Custody Conversion, WSP
- Kitchen / Dining Renovation Predesign, WSP
- Correctional Industries Laundry Improvements, WSP
- BAR Units Roof Replacement, WSP
- Power House Re-Roof, WSP
- Recreation Building Roof Replacement, WSP



4

**LIFE CYCLE COST
ANALYSIS
EXPERIENCE**

4 | LIFE CYCLE COST ANALYSIS EXPERIENCE

LIFE CYCLE COST ANALYSIS

A holistic approach to Life-Cycle Cost Analysis (LCCA) typically completed during predesign, helps provide the owner with the best information to understand and evaluate design decisions. The ability to compare costs between building systems and materials over a 30 or 50 year span reveals the expected up front vs. long term operational costs and overall return on investment to the State. As part of this process, KMB and our consultant team will use the OFM energy modeling tools to forecast and analyze the effects of different design and system strategies.

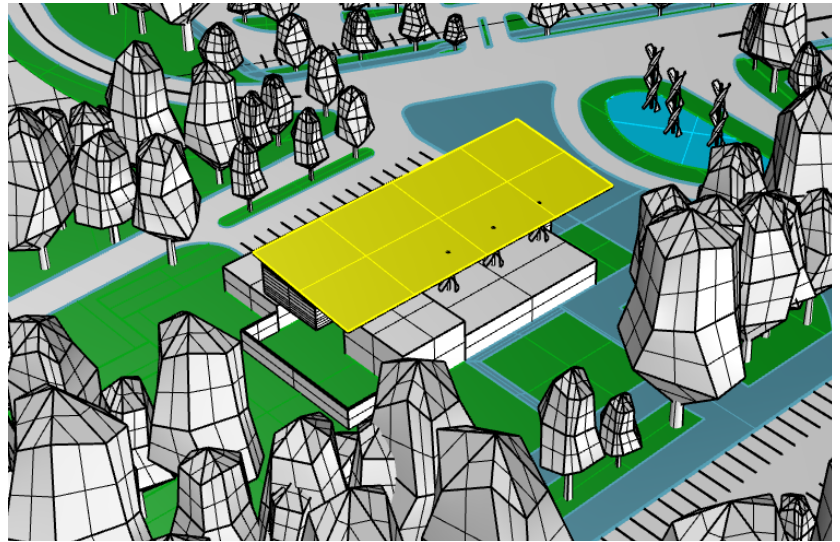
A critical element of every predesign report in Washington State is the application of the Life Cycle Cost Analysis (LCCA) of the options under consideration. The analysis is conducted under State DES guidelines and OFM requirements. Pre-design LCCA is performed through use of the Washington State Life Cycle modeling Tool (WA LCCT).

During design, KMB's LCCA analysis creates an energy model of the building by using a program that simulates hourly operation of all building energy consuming items for an entire year. The energy model includes a hourly weather profile (including wind speed, solar gains, outdoor temperature and humidity), indoor conditions, occupancy schedule, and equipment efficiencies. The program then calculates overall energy use by fuel source and determines annual energy costs using local energy rates. This information is combined with construction cost estimates, replacement costs, and maintenance costs, to determine the life cycle cost for each alternative. The result of the tool provides invaluable data to the design team as part of the total analysis of the cost of the different options.

We believe the solution to accomplishing the project goals will flow from a clear focus on energy usage reduction through building systems, user comfort, ease of maintenance, and providing durable materials that are long lasting and easy to maintain.

The graphic to the right illustrates the square footage of solar panels required to achieve Zero Net Energy on the WA State Labor and Industries Building pre-design. Once that was determined the team was able to calculate up front costs for those panels and what the payoff time would be by reducing energy consumption.

Rooftop and Parking lot PV Examples:



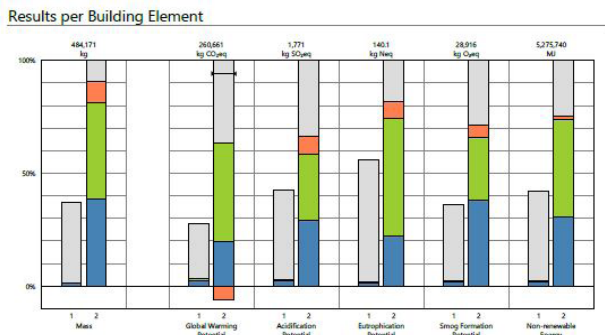
4 | LIFE CYCLE COST ANALYSIS EXPERIENCE

KMB recently performed an embodied energy material analysis using the Tally software program to inform material selection on the City of Lacey Museum. This facility has been designed as net-zero ready. This study allowed the owner to make value-based decisions on materials and their life-cycle (cradle to grave) environmental impact. The embodied energy analysis considered wall, roof, floor and ceiling construction, structure, and windows and doors. These were evaluated with their potential to increase global warming, acidification, eutrophication, smog formation, and non-renewable energy.



City of Lacey,
Museum and Civic Center, Targeted LEED Silver

As we work through life cycle cost assessments we consider upfront costs of upgrades and equipment, long-term potential energy reduction cost savings, replacement costs, and maintenance and operations factors to allow informed decision making by all parties. These studies and discussions include building systems inclining lighting and HVAC equipment, fixtures such as showers and toilets, construction assemblies found in insulation and materials such as interior finishes or roofing products.

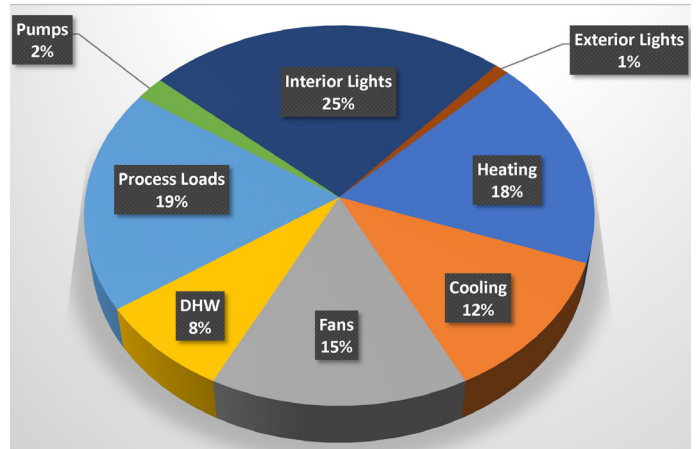


City of Lacey,
Museum and Civic Center, Targeted LEED Silver



Effective LCCA is a team coordination effort. We have assembled a group of engineers and high performance building consultants and LEED experts (O'Brien 360) to provide analysis for best value design to the State of Washington that meets or exceeds State of Washington sustainability goals.

Washington Code Baseline Energy Model: By End Use (33 EUI)



When we examine overall life cycle costs, we consider which building systems utilize the greatest amount of energy. This will allow the team to target energy reductions on the systems and equipment that will provide the greatest return on investment.



5

**SUSTAINABLE
DESIGN EXPERIENCE**

SUSTAINABLE DESIGN

Our entire team sees sustainable and energy-efficient design as one of our core responsibilities as good stewards within our community and we strive to design buildings to be environmentally conscious and energy efficient. Not only does this preserve our world's resources and reduce operational expenditures, but it creates more healthy living and working environments for building occupants.

Our team approaches every project with the goal to maximize sustainable opportunities for our clients by providing long-lasting, efficient, and healthy buildings that save owners money on energy, materials, and operational expenses. This includes our correctional projects, where proposed solutions have to be weighed against safety and durability concerns related to the operation and use of the facility. We will work within your budget and with your stakeholder group to find the best return on investment to maximize sustainability and reduce energy usage and carbon emissions.

In our experience, the area of greatest impact is to consider where energy consumption can be reduced, reused, and then augmented with renewable sources that align with ROI benchmarks. This often involves the lighting and mechanical systems. Lighting controls and fixtures offer energy savings as well as reductions in maintenance and operational costs over time.



DSHS, Children's Long-Term In-Patient Program (CLIP), Child Study and Treatment Center (CSTC), LEED Silver

In addition, our team can explore viability and eligibility of potential grants. There are grants available that may allow for installation of photovoltaic panels on existing buildings. These grants cover not only the installation of the PV array and associated electrical upgrades, but the structural upgrades of an existing structure if the array is placed on the roof of existing buildings.

We will work collaboratively with your team, and within the scope of the project and design parameters to determine where the biggest impacts can be made. With the goal of reducing energy consumption and operational costs, ensuring durability, safety and security.



South Puget Sound Community College Health and Wellness Building, LEED Gold



PAST PERFORMANCE

SCOPE, SCHEDULE, AND BUDGET

KMB has worked with DOC on similar projects where the siting process runs concurrently with the predesign. Most recently on the Statewide Inpatient Psychiatric Unit. To maintain project schedule, scope, and budget alignment, it is imperative to align these two related but unique processes from the beginning.

Our team has been organized to maximize efficiency and to provide clear direction to DOC throughout the process. Through a series of programming and scoping meetings, KMB will work with DOC to establish and prioritize functional and architectural programs that align with the project budget. Our team utilizes the approach of Must Haves (non-negotiables), Should Haves (important items that add value but are not vital), Could Haves (nice to have items but that don't necessarily further the primary initiative) and Will Not Haves (items that aren't a priority in the time frame of this project). This establishes a simple and clear roadmap for the predesign to progress by ensuring the highest-level priorities are met first. Using this methodology, changes can be made to the project as the design progresses while minimizing the impact on project cost.

KMB has successfully employed this process for DOC and other state agencies, including DSHS and DCYF. For each of these projects, multiple sites were evaluated based on characteristics that were identified as being critical to successful operations and outcomes, including regulatory impacts, accessibility for staff, cost, and future expansion. Critically, each of these projects relied on the evaluation of data provided by DOC that allowed our consultant team to identify locations that would effectively serve the staff we are seeking to support through training. Our ability to synthesize past data and future projections to inform design decisions will be critical to this project.

We use a variety of tools to create project schedules depending on the complexity of the project schedule. For more complex projects, Microsoft Project allows the setting of dependencies and durations that allow for pull planning scheduling. For small projects or those of less complexity, Excel or calendar formatted schedules can allow for graphic clarity that is easy to understand and track by all involved.

During scheduling meetings with stakeholders, we have found users and clients appreciate the use of FindTime, a Microsoft Outlook add-in tool that allows polling of a large group of people simultaneously to determine days and times for meeting availability.

Despite supply chain issues, we have collaborated with owners and contractors to provide innovative or alternative solutions to achieve key milestone dates for clients.

"MoSCoW" OPTION PRIORITIZATION



SCHEDULED REVIEW CHECKPOINTS

Our approach to creating project schedules includes time allotted for quality control reviews. We conduct these reviews at the end of each design phase to ensure that documents do not advance to the next phase with errors. Marking these checkpoints on the project schedule allows for changes to be made without delaying the overall timeline of the project, making the design process more efficient.

OWNER REVIEW

As part of our teamwork-oriented approach, after the checklist is complete, a set of documents is provided to the owner and their representative for their review and comment. The documents are updated to incorporate all QC and owner review comments prior to moving to the next phase. Client comments are tracked with the date they were implemented and the resolution of each item to maintain an efficient and organized predesign process.

QA/QC APPROACH

KMB employs a quality assurance (QA) approach that occurs continuously throughout the predesign process to ensure ongoing coordination among all disciplines. Our comprehensive approach ensures timely identification and implementation of owner needs. Our tools are used to plan the work to ensure the predesign is progressing and the project documentation is tracking to completion. This facilitates the ability to maintain the schedule, provide the appropriate level of document completion at each phase, identify and correct inconsistencies, and employ the highest level of quality across all disciplines. Our multi-point checklists are used as a work planning tool and not simply a completion tool by establishing specific tasks, options, documentation, and deadlines. In this way we ensure we are ahead of issues before they become problems. Every team member participates in QA and it is the entire driver behind the predesign process.

QUALITY CONTROL (QC)

Our QC process is implemented prior to the completion of each phase to bring fresh eyes from a person not directly involved in the project to provide new perspectives and ensure proper standards of quality and care.

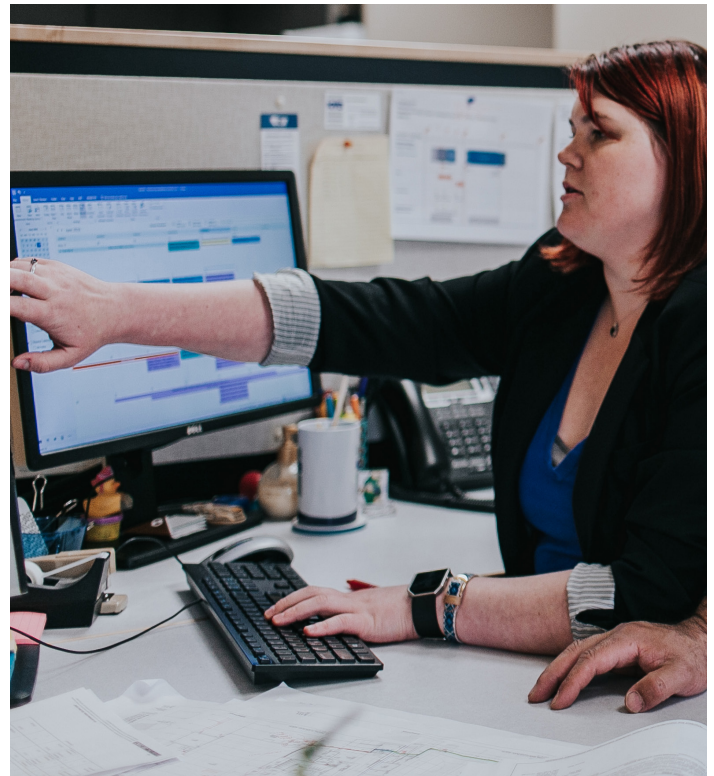
After the QC review is complete, a set of documents is provided to the owner and their representative for review and comment. The documents are updated to incorporate all QC and owner review comments prior to moving to the next phase. Client comments are tracked with the date they were implemented and the resolution of each item to maintain an efficient and organized design process.

SCHEDULED REVIEW CHECKPOINTS

Our approach to creating project schedules includes time allotted for Quality Control reviews. We conduct reviews throughout design development and thorough reviews at the end of each phase to ensure that documents do not advance to the next phase with errors.

MULTI-POINT APPROACH

Our quality control process utilizes our “Multi-Point” checklist as an instrument to thoroughly check and coordinate the documents at each phase and for all disciplines. The checklist is also designed to identify inconsistent items between the drawings and specifications, and between disciplines.





DIVERSE BUSINESS INCLUSION STRATEGIES

7 | DIVERSE BUSINESS INCLUSION STRATEGIES

REGISTERED SELF-CERTIFIED SMALL BUSINESS

KMB is a Self-Certified Small Business as well as an Equal Opportunity Employer that utilizes a wide variety of small, minority, women, and veteran owned businesses in our day-to-day projects and pursuits.

KMB's team has been committed to meeting the state's MWBE goals and implementing a Diverse Business Inclusion Strategies for decades. KMB architects is dedicated to facilitating the participation of new business enterprises to the maximum extent possible.

KMB'S BUSINESS INCLUSION STRATEGIES

Our approach includes targeted outreach efforts aimed at increasing opportunities for a diverse range of businesses. Our firm is lead by five partners, each having responsibility within the firm. They are responsible for forming a comprehensive design team including consulting engineers and specialists for each project. Our Partners work diligently to ensure inclusion of MWBE businesses and remain continuously up to date on new businesses registered through the OMWBE and WEBS directory. The team members dedicated to diverse inclusion outreach efforts for this project include:

Tony Lindgren, PE, Principal-in-Charge
Emily Moneymaker, Project Architect
Greg Cook, AIA, CCHP, Project Manager

Their Responsibilities Typically Include:

- Recruiting qualified diverse business subconsultants
- B2Gnow - KMB architects is committed to completing the required monthly contract audits in a timely fashion
- Providing one-on-one assistance and mentoring diverse business consultants in understanding the project and our firm's selection process
- Qualifying knowledge, capabilities, and capacities of diverse specialty subconsultants

KMB'S OUTREACH INVOLVEMENT

Our team members have attended the annual Alliance NW Opportunities for Small Business Conference, which is hosted by the Washington State Procurement Technical Assistance Center with support of Federal and State agencies including DES .

KMB architects routinely meets with the Small Business Liaison for the US Department of Veteran Affairs to discuss upcoming projects and small business teaming opportunities.

KMB uses the State of Washington OMWBE directory for each project marketing opportunity we pursue. We typically search by commodity code and review the database of available firms.

ONE-ON-ONE ASSISTANCE

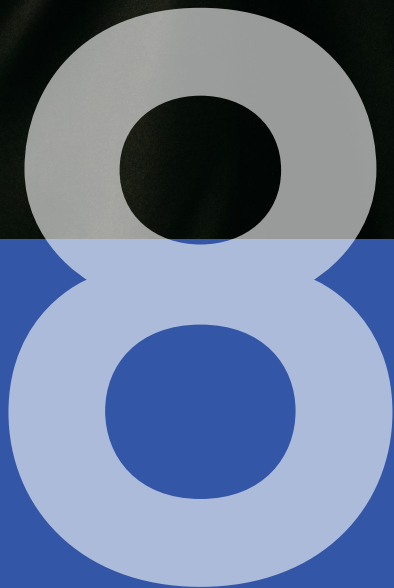
The procedures we use to select our specialty subconsultant team involves identifying and defining project scope, examining their qualifications and experience, past teaming experience, past experience with public agency contracts, and past experience working with Washington State.

We work with minority-focused and new business groups that support small business inclusion. These groups include the SBA, the NW Minority Business Council, WA State's OMWBE, and WEBS. Opportunities include identification of qualifying firms, obtaining referrals, and posting potential design and engineering consulting opportunities on the agency websites.

HISTORY OF OUTREACH EFFORTS

We always aim to select appropriate sub-consultant firms with expertise aligned with the project specific needs. We strive to meet or exceed the goals of 10% MBE, 6% WBE, 5% WA Small Business, and 5% Veteran-owned participation. Being a self-certified small business ourselves, we understand the importance that outreach, networking, and mentorship can have on success. We regularly meet or exceed meet goals for SBE, MBE, and WBE participation.





SF330 FORM

ARCHITECT – ENGINEER QUALIFICATIONS	1. SOLICITATION NUMBER <i>(If any)</i> Project No. 2024-330
--	---

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

2a. FIRM (OR BRANCH OFFICE) NAME KMB architects, inc. p.s.			3. YEAR ESTABLISHED 1987	4. DUNS NUMBER 607951712
2b. STREET 906 Columbia Street SW, Suite 400			5. OWNERSHIP a. TYPE Corporation b. SMALL BUSINESS STATUS Self-Certified Small Business	
2c. CITY Olympia	2d. STATE WA	2e. ZIP CODE 98501		
6a. POINT OF CONTACT NAME AND TITLE Tony Lindgren, PE, Partner			7. NAME OF FIRM (If block 2a is a branch office)	
6b. TELEPHONE NUMBER 360.352.8883	6c. E-MAIL ADDRESS tonylindgren@KMB-architects.com			

FORMER FIRM(S) (if any)			8b. YEAR ESTABLISHED	8c. DUNS NUMBER
8a. FORMER FIRM NAME(S) KMB Design-Development, Inc.				

a. Function Code	b. Discipline	c. No. of Employees	
		(1) FIRM	(2) BRANCH
	Administrative	4	
	Project Manager	9	
1	Architect	13	
2	Civil Engineer	1	
21	Construction Project Manager	1	
47	CADD Technician	12	
94	Security Specialist	1	
	Other Employees	0	
Total		41	

a. Profile Code	b. Experience	c. Revenue Index Number <i>(see below)</i>
094	Alarm & Security Systems	2
212	Building Condition Assessment	2
017	Commercial Building (low rise)	2
027	Dining Halls; Kitchens/Food Service	1
029	Educational Facilities; Classrooms	2
039	Garages; Vehicle Maintenance; Parking	2
217	Envelope Waterproofing	2
072	Office Building; Industrial Parks	3
	Judicial and Courtroom Facilities	2
079	Master and Site Planning	2
P06	Planning (Site, Installation and Project)	2
084	Prisons & Correctional Facilities	5
089	Rehabilitation (Buildings; Structures, Facilities)	2
201	Roofing; Design and Inspection	3
100	Sustainable Design	3
112	Value Analysis; Life-Cycle Costing	1
14	Roofing/Envelope Consultant	3
16	Programming	2
096	Security Systems Integration	3

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

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

a. SIGNATURE 	b. DATE March 7th, 2024
------------------	-----------------------------------

c. NAME AND TITLE Tony Lindgren, PE, Partner	
--	--