



**RFQ NO. 2024-448** | CLEAN BUILDINGS PERFORMANCE STANDARD (CBPS)  
SW-BUILDING ENERGY SUBMETER INSTALLATION





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

Firm Name: <a href="#">HARGIS ENGINEERS</a>		
Point of Contact Name & Title: <a href="#">ERIK STEARNS, PRINCIPAL</a>		
Email: <a href="mailto:ERIK.STEARNS@HARGIS.BIZ">ERIK.STEARNS@HARGIS.BIZ</a>	Telephone: <a href="tel:206.436.0477">206.436.0477</a>	
Address: <a href="#">1201 THIRD AVENUE, SUITE 600</a>		
City: <a href="#">SEATTLE</a>	State: <a href="#">WA</a>	Zip: <a href="#">98101</a>

Consultant Selection Contact Form

# ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)  
2024-448

## PART II – GENERAL QUALIFICATIONS

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

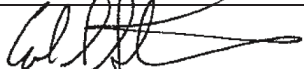
2a. FIRM (OR BRANCH OFFICE) NAME Hargis Engineers			3. YEAR ESTABLISHED 1955	4. DUNS NUMBER 087594370
2b. STREET 1201 Third Avenue, Suite 600			5. OWNERSHIP	
2c. CITY Seattle	2d. STATE WA	2e. ZIP CODE 98101	a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Erik Stearns, Principal, Electrical			b. SMALL BUSINESS STATUS	
6b. TELEPHONE NUMBER 206.448.3376			6c. E-MAIL ADDRESS erik.stearns@hargis.biz	
8a. FORMER FIRM NAMES(S) (If any)			8b. YR. ESTABLISHED	8c. DUNS NUMBER

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			
02	Administrative	20		008/A11	Auditorium/Theatre	3
13	Communications Engineer (RCDD)	24		010B01	Barracks; Dorms	2
21	Electrical Engineer	15		014/C06	Churches; Chapels	1
42	Mechanical Engineer	16		017/C10	Commercial Bldg	6
				018/C12	Communications Systems	6
				019/C13	Computer Facilities	6
				027/D07	Dining Halls; Clubs; Rest.	1
				029/E02	Educational Facilities	7
				035/E07	Energy Conservation	2
				030/F02	Field Houses; Gyms; Stadiums	2
				050/H11	Housing (multifamily)	4
				058/L01	Laboratories/Med Facilities	5
				060/L04	Libraries; Museums	2
				072/O01	Office Bldg; Indus. Park	3
63	Other Employees: Mechanical Designer	30		087/S12	Swimming Pools	2
64	Other Employees: Electrical Designer	34		045/H06	High-rise; Air-rights Bdgs	4
65	Other Employees: Telecom Designer	36		112/V01	Value Analysis; LCCA	3
66	Other Employees: Commissioning Agent	18				
Total		207				

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	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	8	2. \$100,000 to less than \$250,000	3. \$250,000 to less than \$500,000	4. \$500,000 to less than \$1 million	5. \$1 million to less than \$2 million
c. Total Work	8	6. \$2 million to less than \$5 million	7. \$5 million to less than \$10 million	8. \$10 million to less than \$25 million	9. \$25 million to less than \$50 million
		10. \$50 million or greater			

### 12. AUTHORIZED REPRESENTATIVE

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE July 22, 2024
c. NAME AND TITLE Erik Stearns, Principal	



# ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)  
2024-448

## PART II – GENERAL QUALIFICATIONS

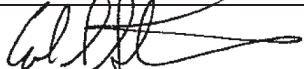
(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (OR BRANCH OFFICE) NAME Hargis Engineers			3. YEAR ESTABLISHED 1955	4. DUNS NUMBER 087594370
2b. STREET 23505 E Appleway, Suite 200 #150			5. OWNERSHIP	
2c. CITY Liberty Lake	2d. STATE WA	2e. ZIP CODE 99019	a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Erik Stearns, Principal, Electrical			b. SMALL BUSINESS STATUS	
6b. TELEPHONE NUMBER 206.448.3376			6c. E-MAIL ADDRESS erik.stearns@hargis.biz	
8a. FORMER FIRM NAMES(S) (If any)			8b. YR. ESTABLISHED	8c. DUNS NUMBER

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			
21	Electrical Engineer	1		008/A11	Auditorium/Theatre	3
42	Mechanical Engineer	1		010B01	Barracks; Dorms	2
				014/C06	Churches; Chapels	1
				017/C10	Commercial Bldg	6
				018/C12	Communications Systems	6
				019/C13	Computer Facilities	6
				027/D07	Dining Halls; Clubs; Rest.	1
				029/E02	Educational Facilities	7
				035/E07	Energy Conservation	2
				030/F02	Field Houses; Gyms; Stadiums	2
				050/H11	Housing (multifamily)	4
				058/L01	Laboratories/Med Facilities	5
				060/L04	Libraries; Museums	2
				072/O01	Office Bldg; Indus. Park	3
				087/S12	Swimming Pools	2
				045/H06	High-rise; Air-rights Bldgs	4
				112/V01	Value Analysis; LCCA	3
64	Other Employees: Electrical Designer	2				
Total		4				

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	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	8	2. \$100,000 to less than \$250,000	8. \$10 million to less than \$25 million	9. \$25 million to less than \$50 million	10. \$50 million or greater
c. Total Work	8	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  
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a. SIGNATURE 	b. DATE July 22, 2024
c. NAME AND TITLE Erik Stearns, Principal	



# ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)  
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## PART II – GENERAL QUALIFICATIONS

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


2a. FIRM (OR BRANCH OFFICE) NAME J B Iringan Consulting			3. YEAR ESTABLISHED 2005	4. DUNS NUMBER
2b. STREET 121 60 <sup>th</sup> Place SE			5. OWNERSHIP	
2c. CITY Everett			2d. STATE WA	2e. ZIP CODE 98203
6a. POINT OF CONTACT NAME AND TITLE Juan B. Iringan, Owner/Estimator			a. TYPE Single Proprietorship	
b. TELEPHONE NUMBER 425.267.0298			6c. E-MAIL ADDRESS jiringan5510@gmail.com	
8a. FORMER FIRM NAMES(S) (If any) NA			7. NAME OF FIRM (If block 2a is a branch office)	
			b. SMALL BUSINESS STATUS	
			8b. YR. ESTABLISHED	
			8c. DUNS NUMBER	

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			
18	Estimator	1		E02	Educational Facilities, Classrooms	1
				E05	Elevators	1
				E09	Environmental Impact Studies, Assessments	1
				H09	Hospitals & Medical Facilities	1
				I01	Industrial Buildings, Manufacturing Plants	1
				O01	Office Buildings, Industrial Parks	1
				P08	Prisons & Correctional Facilities	1
				R04	Recreational Facilities, (Parks, Marinas, etc.)	1
				R06	Rehabilitation (Buildings, Structures, Facilities)	1
				S03	Seismic Designs & Studies	1
				S04	Sewage Collections, Treatment & Disposal	1
				S09	Structural Design, Special Structures	1
				S13	Storm Water Handling, Water supply & Facilities	1
				W01	Warehouses	1
				C11	Community Centers	1
Total						

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	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	1	2. \$100,000 to less than \$250,000	9. \$25 million to less than \$50 million	10. \$50 million or greater	
c. Total Work	1	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

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a. SIGNATURE 	b. DATE July 22, 2024
c. NAME AND TITLE Juan B. Iringan/Owner	



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July 22, 2024

State of Washington  
Department of Enterprise Services  
Facility Professional Services  
Olympia, WA

ATTN: Hellen Zharska  
RE: DSHS Project No. 2024-448:  
Clean Buildings Performance Standard (CBPS): SW-Building Energy Submeter Installation

Washington State Department of Social and Health Services (DSHS) is among the few statewide enterprises that deliver human services in fixed assets. As one of several complexities the agency must comply with statewide, the progressive Washington State Energy Code and Clean Buildings Act add another layer of requirements. We are well-versed in each and have a portfolio of experience that sets us apart.

We offer a unique perspective to delivering projects of this magnitude. Our twenty years of working with two of the largest statewide agencies – DSHS and DOC – have translated into multiple capital projects completed within operational, access-controlled campuses. More importantly, as the infrastructure has aged within these enterprise environments, we have effectively worked with stakeholders to plan and execute projects over multiple biennia and statewide. What sets us apart for this project is that there has been only one other design and construction project of this nature, awarded under a single contract for east/west implementation: SW DSHS/DCYF Fire Alarm Upgrade.

The SW DSHS/DCYF Fire Alarm Upgrade exemplifies our technical, planning, and political fortitude. We knew some of the project's potential obstacles. We addressed those and, in the process, clearly articulated the challenges of the baseline project, providing options and contingencies to help the state obtain the best value for the funds available. Delivered as a study for legislative review, we presented a compelling case that successfully secured additional funds to fulfill the project's intent.

We believe this experience, coupled with our extensive experience across the agency's remote and suburban campuses, will realize the intent of this investment. We are committing the team that has delivered on statewide projects and has the local relationships to move the project forward. Likewise, they have relationships with underrepresented peers who understand the unique nature of DSHS's operating environment and are eager to serve. Together, we embrace this opportunity to serve the DSHS team again.



**ERIK STEARNS, PE, LEED® AP**  
Principal, Electrical



**DOUG SVEE, PE**  
Principal, Electrical Program Manager



**ERIK STEARNS**  
PE, LEED® AP  
**PRINCIPAL, ELECTRICAL**  
D 206.436.0477  
C 206.375.3082  
E erik.stearns@hargis.biz



**DOUG SVEE**  
PE  
**PRINCIPAL, ELECTRICAL**  
D 206.436.0453  
C 425.283.9057  
E doug.svee@hargis.biz

**H A R G I S**  
1201 Third Avenue, Ste. 600  
Seattle, WA 98101



# EXECUTIVE SUMMARY

The scope of this project bridges technical aptitude with consultancy acumen. As an initiative that will eventually address facilities in access-controlled, occupied, operational campuses across the state, its success will hinge upon a consulting team's ability to develop feasible options to meet the program's intent. Over the past thirty years, we have invested in such a team, which has delivered well-coordinated solutions for Washington state agencies.

In 2007, we were introduced to the Washington State Department of Social and Health Services (DSHS) through the programs integrated into the Department of Corrections (DOC) facilities. Leading campus infrastructure upgrades and supporting capital improvements within these access-controlled environments, we became intimately familiar with the technical, operational, and programmatic requirements of these unique facilities.

As DSHS continued to engage us at its owned and operated campuses, we applied our DOC experience to meet the unique needs of the DSHS facilities. Leading multiple prime projects throughout the agency's operating footprint, we have cultivated an in-depth knowledge of each campus, local points of contact, and considerations in deploying capital projects. This mutual

investment was instrumental in realizing an ambitious program to upgrade the life-safety systems at all campuses (page 10). Our ability to navigate the technical, logistical, and political nature of this effort capitalized on the \$8.5 million initial budget and secured the remaining funds for the future phase – now under construction.

In parallel, as DSHS has addressed its capital projects, our energy services team has closely tracked code and legislative requirements that are influencing system selection and facility operations. Acutely aware of the evolving Washington State Energy Code (WSEC) and Clean Buildings Act (aka Clean Buildings Performance Standard), we have educated and helped clients navigate their compliance options. Delivering over 40 free education sessions, 150+ energy audits, and defining scopes of work on an enterprise scale, they are a trusted resource to code authorities and capital planners alike. They have worked with our consulting engineering team to deliver holistic solutions for campus-oriented facilities (page 14).

By engaging Hargis Engineers, the Department of Social and Health Services will have secured the proven, qualified resources committed to advancing the objectives of this program.

**01 CONTINUITY IS KEY**  
Where commitment and tenure meet, programs excel. Our team averages **22 years** of experience and have served Hargis clients consistently for an average of **15 years**.

**02 INDUSTRY LEADERSHIP**  
Personally invested in industry advancements, our team has **provided technical consultancy** to governing bodies to support the built environment.

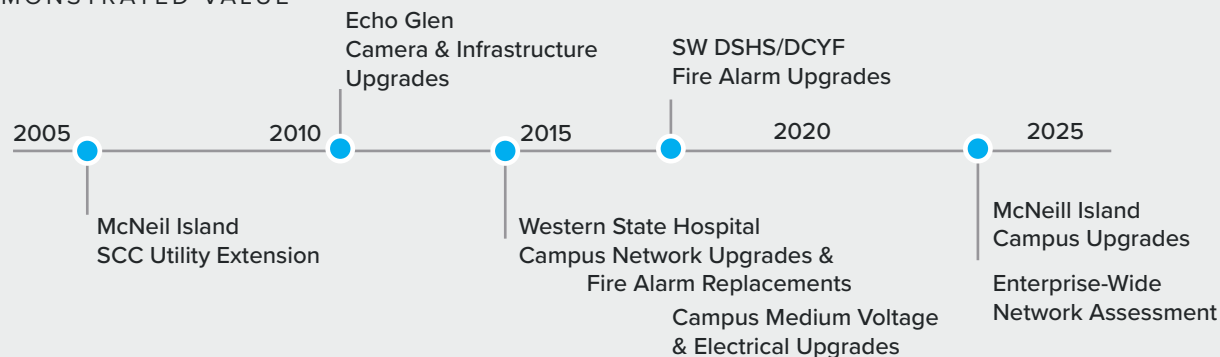
**03 EFFICIENCY BY DESIGN**  
Well-executed designs stem from well-defined plans crafted by **experienced professionals** who can effectively navigate the technical and non-technical elements of a project.

**04 ENTERPRISE VERSED**  
Serving **enterprise programs for over 40 years**, our methods are tested and proven on a statewide scale.

**05 CLIENT ADVOCATE**  
We invest resources to serve clients beyond the project, bringing forth ideas to improve and enhancement through project delivery and facility operations...**a value that is realized long after project closeout.**

**When experience matters, clients turn to us for consistency, quality and thought leadership.**

## DEMONSTRATED VALUE



## PROJECT TEAM

## PROGRAM & PROJECT LEADERSHIP



32

**ERIK STEARNS, PE, LEED® AP**  
PRINCIPAL, ELECTRICAL  
PRINCIPAL-IN-CHARGE



19

**DOUG SVEE, PE**  
PRINCIPAL, ELECTRICAL  
PROGRAM MANAGER



18

**JEFF HOOVER, PE**  
SR ASSOCIATE, ELECTRICAL  
PROJECT MANAGER

## TECHNICAL LEADERSHIP



21

**MARK MERRITT**  
ASSOCIATE, ELECTRICAL



19

**JON BEADE, PE**  
ASSOCIATE, ELECTRICAL



15

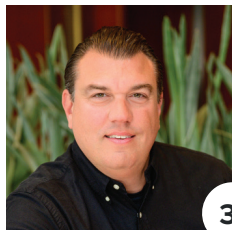
**BEN HELMS, PE, RCDD**  
ASSOCIATE, TELECOM

## TECHNICAL LEADERSHIP



31

**BRIAN HAUGK**  
PE, LEED® AP  
PRINCIPAL, MECHANICAL



30

**MATT STRAIN**  
PE, LEED® AP  
SR ASSOCIATE, MECHANICAL



20

**MIKE BARANICK**  
PE, CEM®, CMVP®  
SENIOR ASSOCIATE



20

**IRINA SUSOROVA**  
RA, BEMP, CMVP, LEED AP  
ASSOCIATE



19

**RACHEL HUFFMAN**  
PE, LEED® AP BD+C  
ASSOCIATE



19

**JUAN IRINGAN**  
J B IRINGAN CONSULTING  
COST ESTIMATING, LEAD

## KEY PERSONNEL

The team committed to this project brings the technical and consulting aptitude to advance the agencies' objectives. Involved with a number of mission-critical infrastructure upgrades within live operating campuses, this team has led infrastructure upgrades within many of the state's critical occupied spaces. They share a repository of best practices and effective approaches proven to serve state enterprise agencies' immediate and long-term goals.

The core leadership team has successfully executed projects within the DSHS operations. They are well-versed in the campuses identified in the RFQ, and have extensive experience leading prime projects for public agencies. They are backed by individuals who have supported these projects and have recent experience planning or implementing projects of similar scope and magnitude. Their technical insight and collaborative efforts have translated into well-planned, coordinated, and integrated capital improvements.

Augmenting the consulting engineering team is our energy services team, Juan Iringan (cost estimator, sub) and a diverse network of inclusive, qualified professional peers (commissioning, plumbing, acoustics, landscape architect, architect) ready to engage, with whom we share a portfolio of successful enterprise projects.

## CBPS CONSULTING

## COST ESTIMATING

YEARS OF EXPERIENCE



with firm  
industry





## ERIK STEARNS

PRINCIPAL, ELECTRICAL  
PRINCIPAL-IN-CHARGE

### INVESTED

32 Years - Industry • 22 Years - Hargis

### EDUCATED

Washington State University  
BS Electrical Engineering

### ACCREDITED

PE, LEED® AP



## DOUG SVEE

PRINCIPAL, ELECTRICAL  
PROGRAM MANAGER

### INVESTED

19 Years - Industry  
15 Years - Hargis

### EDUCATED

Montana State University  
BS Electrical Engineering

### ACCREDITED

PE

Erik's discernment capabilities enable him to tailor consulting services responsive to owner's needs. His ability to account for outside factors that influence project success translates into well-coordinated, well-executed initiatives in the best interest of the stakeholders. As such, he is engaged with system planning, programming and common engineering functions, as well as leading complementary services that enhance project viability and ongoing training and maintenance. TIME ALLOCATION: 5%

### EXPERIENCED

#### WA State Dept. Social & Health Services

Enterprise Fire Alarm, Phased Replacements  
Diversion & Recovery Program - Pre-Design  
Green Hill School Electrical System Upgrade  
Maple Lane Switchgear Replacement  
McNeill Island

- » Electrical Feasibility Study
- » Campus Fire Alarm
- » Kitchen, Electrical Upgrades

Western State Hospital

- » Bldgs 9 & 20 Fire Alarm System Replacement
- » Bldgs 9 & 20 Electrical System Upgrade
- » Campus Electric Backup Generators Replacement
- » Campus Fire Protection Upgrades, Phase 2
- » Campus Medium Voltage Replacement

#### Bellevue College

- » Building A, Electrical Upgrade
- » New Student Success Center

#### Evergreen State College

Campus Medium Voltage Phased Upgrades

#### University of Washington

- » Medium Voltage Phased Upgrades
- » Health Sciences Education Building

#### WA State DOC

- » WCC Campus Medium Voltage & Generator Upgrades
- » Campus Fire Alarm Upgrades (5)

#### King County Metro

- » North Base HVAC & Electrical Upgrades

Applying his technical knowledge of the systems that serve DSHS facilities, Doug balances design approaches with stakeholder goals and jurisdictional requirements to achieve desirable outcomes. He utilizes his understanding of the program spaces, operational requirements, system performance objectives, and sequencing of work to provide continuity for the various functions of these 24/7, access controlled operating environments and the driving factors that define project success. TIME ALLOCATION: 10%

### EXPERIENCED

#### WA State Dept. Social & Health Services

Enterprise Fire Alarm, Phased Replacements  
Rainier School, Fire Alarm Replacement  
McNeill Island

- » Electrical Feasibility Study
- » Campus Fire Alarm
- » Kitchen, Electrical Upgrades

Western State Hospital

- » Buildings 9 & 20 Fire Alarm System Replacement
- » Bldgs 9 & 20 Electrical System Upgrade
- » Campus Fire Protection Upgrades, Phase 2
- » Campus Medium Voltage Replacement
- » Power Upgrades

#### Bellevue College

New Student Success Center

#### Evergreen State College

Campus Medium Voltage Upgrades

#### University of Washington

- » Bothell, STEM4
- » Health Sciences Education Building

#### WA State DOC

- » Campus Fire Alarm Upgrades (5)
- » MCC Power Modifications



**JEFF HOOVER, PE**  
SENIOR ASSOCIATE, ELECTRICAL

As a versatile consultant, Jeff utilizes his approachable demeanor and technical insight to build consensus and advance projects. He applies 18 years of experience to identify opportunities to enhance project outcomes through coordinated efforts with his peers and project stakeholder. His strong follow-through and communication style earn him repeat request for services among architects and owners alike. TIME ALLOCATION: 20%

**INVESTED**

18 Years - Industry • 18 Years - Hargis

**EDUCATE**

University of Washington  
BS Electrical Engineering

**RELEVANT PROJECTS**

WA State DSHS Rainier School, Fire Alarm Replacement  
WA State DSHS ESH Network Infrastructure Assessment  
City of Post Falls, Maint. & Water Treatment Bldg Reno.  
Bellevue SD, Bellevue HS Phased Renovation  
Edmonds SD, Spruce ES Phased Addition  
Lake Stevens SD, Lake Stevens HS Phased Renovation  
North Thurston SD, Komachin MS Modernization  
Modular Addition to Campuses, 9 WA Public School Districts



**MARK MERRITT**  
ASSOCIATE, ELECTRICAL

Mark’s ability to work within diverse stakeholder groups and provide continuity across multi-phased projects has benefited several public agency projects. His contribution to various campus environments exemplifies his ability to address highly-accessible and access-controlled environments in developing campus-wide solutions. He is versed in preparing projects for the public procurement and bid process, developing creative methods to achieving overarching goals. TIME ALLOCATION: 10%

**INVESTED**

21 Years - Industry • 10 Years - Hargis

**EDUCATED**

California Polytechnic State University  
BS Electrical Engineering

**RELEVANT PROJECTS**

WA State DSHS SCC, Kitchen Electrical Upgrades  
WA State DSHS SCC, Campus Fire Alarm Upgrades  
WA State DSHS Cascade Cottage Unit Emergency Renovations  
WA State DSHS Maple Lane, Switchgear Upgrades  
WA State DSHS Maple Lane, Cascade Cottage Renovation  
Evergreen State College Critical Power Campus Upgrades  
UW Medium Voltage Switch & Transformer Replacements  
Bellevue College Campus Medium Voltage Replacements



**JON BEADE, PE**  
ASSOCIATE, ELECTRICAL

An ambitious consultant, Jon brings forth a knowledge base in power distribution and lighting design. Balancing brand culture with project objectives, his experience addresses the programmatic and operational needs. Applying his ability to discern options and uphold stakeholder standards, Jon’s engaging project management style and strong desire to serve promote client objectives through responsive services. His willingness to take on new projects complements his technical skill set as a dedicated and thorough electrical consulting engineer. TIME ALLOCATION: 10%

**INVESTED**

19 Years - Industry • 15 Years - Hargis

**EDUCATED**

Gonzaga University  
BS Electrical Engineering / Masters Bus. Admin.

**RELEVANT PROJECTS**

WA State DSHS Lakeland Village, Fire Alarm Replacement  
WA State DSHS Echo Glen, Fire Alarm Replacement  
WA State Military Dept, Moses Lake Generator Installation  
WA State CSTC Administration Fire Alarm Replacement  
WA State DCYF Green Hill School Baker North  
Yakima Valley Farm Workers, Yakima Clinic Remodel/ Add.



**BRIAN HAUGK, PE, LEED® AP**  
PRINCIPAL, MECHANICAL

Brian has invested his career in consulting across the spectrum of clients we serve. His involvement with projects globally has led to first-hand knowledge and experience with new technologies, conservation strategies, tailored project delivery methods and supporting owners as they plan, construct and activate mission-critical, high-technology and occupied spaces. He couples this perspective with a business acumen and client-oriented approach to align services with project objectives. TIME ALLOCATION: 5%

**INVESTED**

31 Years - Industry • 31 Years - Hargis

**EDUCATED**

University of Idaho  
MS/ BS Mechanical Engineering

**RELEVANT PROJECTS**

WA State DSHS Enterprise Metering Assessment  
Evergreen State College, Critical Campus System Upgrades  
North Seattle College, Campus Data Center Relocation  
North Seattle College, Library Renovation  
Pierce Co., Controls Upgrades (6 sites)  
Tacoma Community College, Campus Expansion (2 Bldgs)  
ValleyCommunications (911), Data & Call Center Upgrades  
NDA SaaS Client, Controls Upgrades (xxx+ sites)



**MATT STRAIN, PE, LEED® AP**  
SENIOR ASSOCIATE, MECHANICAL

Matt serves 24/7 operating campus environments through his 21 years of mechanical experience assessing and developing infrastructure solutions to support continuous operating spaces. His ability to identify and execute scopes of work enables him to offer a full range of technical leadership and engineering services. His understanding of the system interdependencies serving these spaces enables him to engage those with the expertise to properly support the scope of work. TIME ALLOCATION: 20%

**INVESTED**

30 Years - Industry • 18 Years - Hargis

**EDUCATED**

University of Washington  
BS Mechanical Engineering

**RELEVANT PROJECTS**

WA State DSHS SCC, Kitchen Electrical Upgrades  
WA State DSHS Western State Hospital, Infrastructure Upgrades  
WA State DSHS Western State Hospital, Fire Sprinkler Upgrade  
WA State DSHS Western State Hospital, Comm. Upgrades  
WA State DOC, CBCC Controls Integration  
WA State DOC, MCC Controls Integration  
WA VA, American Lake Building Replacements (2)  
Pierce Co., Data Center Upgrades  
ValleyCommunications (911), Data & Call Center Upgrades



**BEN HELMS, PE, RCDD**  
ASSOCIATE, TELECOM • SECURITY

Ben's experience serving enterprise clients brings forth an understanding of campus operations, aging infrastructures and the integration of converged technologies to support the deployment of system solutions. His ability to scope large-scale projects and design to target value aids clients in moving complex, communications infrastructure intensive projects forward. Coupled with his approachable demeanor and proactive communication style, he is able to connect with individuals with various technical backgrounds to build consensus and garner buy-in. TIME ALLOCATION: 5%

**INVESTED**

15 Years - Industry • 5 Years - Hargis

**EDUCATED**

Eastern Washington University  
BS Electrical Engineering

**RELEVANT PROJECTS**

WA State DSHS Fire Alarm Replacements  
WA State DSHS Network Infrastructure Assessments  
WA State DSHS Western State Hospital  
» CSTC Patient Door Alarm System  
» Building 28: Safety & Security Repairs  
» CSTC Patient Door Alarm System  
WA State Capitol Campus, Security Upgrades  
Bellevue College, Transdisciplinary Building  
Mason Co., Community Justice Center Pre-Design





## MICHAEL BARANICK

PE, CEM®, CMVP®, LEED® GA  
ENERGY SERVICES

Mike maximizes opportunities to enhance system performance through energy modeling, commissioning, conducting post-occupancy M&V analysis. Utilizing his technical knowledge of whole building sustainable solutions, he collaborates to identify key building operational and system performance indicators. TIME ALLOCATION: 3%

### INVESTED

20 Years - Industry  
12 Years - Hargis

### EDUCATED

Seattle University, Masters Business Administration  
Santa Clara University, BS Mechanical Engineering

### RELEVANT PROJECTS

CBPS Consulting, Auburn School District  
CBPS Consulting, City of Wenatchee  
CBPS Consulting, Everett School District  
CBPS Consulting, Lake Stevens School District  
CBPS Consulting, Pierce County  
CBPS Consulting, Seattle Public Schools  
CBPS Consulting, Washington Military Dept.  
City of Sequim, Civic Center Energy Services  
NDA eCommerce Fulfillment Centers Retro Cx (> 100)



## IRINA SUSOROVA

RA, CMVP, BEMP, LEED® AP  
ENERGY SERVICES, BUILDING ENVELOPE

As a senior consultant, Irina provides system analysis and verification from conceptual design to project completion. Her background in research and architecture along with LEED® AP and BEMP Accredited provide a holistic understanding of building envelope design, thermal performance, and various local and state code requirements. TIME ALLOCATION: 1%

### INVESTED

20 Years - Industry  
5 Years - Hargis

### EDUCATED

Illinois Institute of Technology  
PHD Philosophy in Architecture

### RELEVANT PROJECTS

CBPS Consulting, Auburn School District  
CBPS Consulting, City of Wenatchee  
CBPS Consulting, Everett School District  
CBPS Consulting, Pierce County  
CBPS Consulting, Seattle Public Schools  
CBPS Consulting, Tumwater School District  
NDA eCommerce Fulfillment Centers BECx



## RACHEL HUFFMAN

PE, LEED® AP BD+C  
ENERGY SERVICES

Rachel's electrical system aptitude has given her a perspective towards sustainable facility planning and design. Versed in large and smaller scale projects, she utilizes her technical background in power distribution, lighting and emergency power systems. TIME ALLOCATION: 1%

### INVESTED

19 Years - Industry  
14 Years - Hargis

### EDUCATED

University of South Florida  
BS Electrical Engineering

### RELEVANT PROJECTS

CBPS Consulting, Auburn School District  
CBPS Consulting, Bellevue College  
CBPS Consulting, Blaine School District  
CBPS Consulting, City of Wenatchee  
CBPS Consulting, Pierce County  
CBPS Consulting, Seattle Public Schools

## RELEVANT EXPERIENCE

# RELEVANT EXPERIENCE

Our ability to scope, scale and execute projects of this nature accentuate our technical aptitude to delivering solutions that align with stakeholder objectives. Demonstrated repeatedly over the past two decades, we have a proven formula for providing value to state's capital investments.

	Scale					Technical				Delivery Method
	Statewide Project	Campuses	Multi-biennia	Planning	Design - Closeout	Network Interface	Building Mgmt System	Secured Environment	Conservation Goals (metering)	
WA State SW DSHS/DCYF Fire Alarm Replacements	●	5	●	●	●	●		●		DBB
WA State DSHS Enterprise Telecom Assessments	●	12	●	●	●	●		●		
WA State DSHS Western State Hospital, Backup Generators Replacement		1	●	●	●	●		●		DBB
WA State DSHS Western State Hospital, Campus Medium Voltage Replacement		1	●	●	●	●		●		DBB
WA State DSHS McNeill Island Campus Fire Alarm & Kitchen Upgrades		1	●	●	●	●	●	●		DBB
WA State DOC MCC Fire Alarm Emergency Repairs		1			●	●		●		JOC
WA State DOC Fire Alarm Upgrades	●	5	●	●	●	●		●		DBB
WA State DOC Security System Assessment & Upgrades	●	13	●	●	●	●		●		DBB
WA State Washington Corrections Campus Medium Voltage Replacement		1	●	●	●	●		●		DBB
WA State Veteran Affairs Building Replacements (2) & Campus Expansion (1)		2	●	●	●	●	●	●	●	GCCM
Bellevue College Campus Infrastructure Upgrades		1	●	●	●	●		●		DBB
Evergreen State College Critical Campus Infrastructure Upgrades		1	●	●	●	●				DBB
Shoreline Community College Health, Science & Mfg. Complex, and 12 years of renovations/ system upgrades		1	●	●	●		●		●	ECCM/DBB
Tacoma Community College Building 14 & Campus Infrastructure		1	●	●	●	●	●		●	DBB
University of Washington, Building Replacement (2), New (3), and 30 years of renovations/ system upgrade		3		●	●	●	●	●	●	PDB/DBB
Pierce County, County-wide Controls Upgrades		6	●	●	●	●	●	●	●	DBB
Snohomish County PUD, Capital Improvements (Major)		3		●	●	●	●	●	●	DBB
King County Metro, Operational Bases HVAC & Electrical Upgrades		5		●	●	●	●	●	●	DBB/MCCM
ValleyCommunications, 911 Call & Data Center Upgrades		1		●	●	●	●	●	●	DBB







# WA STATE DSHS

## STATEWIDE INITIATIVES

Through our on-call and competitively earned contracts, we have been engaged to poise the agency's critical infrastructure for the next phase of operations.

### SW DSHS/DCYF FIRE ALARM UPGRADES

A ground-breaking effort for the Department of Social and Health Services to **upgrade multiple campus fire alarm and water metering systems statewide**. Legislators wanted to evaluate the opportunity to award the installation under a single contract. Balancing the technical and non-technical attributes of this project, we developed a plan to optimize the available funds and authored a report on how to address the complexities of statewide public work contracting for legislative review four months after award. We recommended to phase the project and balance the budget with data-driven priorities at the five campuses, representing **150+ buildings and legacy technology ranging from 10-40+ years old**. The phased approach was adopted.

The project received an additional \$5M funding to optimize the 2019-2021 \$8M funding allocation.  
 PHASE 1 \$8 million (MACC/actual)  
 PHASE 2 \$5 million (MACC, complete March 2025)

### NETWORK ASSESSMENTS

We are currently leading a second pivotal project for the agency: telecommunications system assessment at **thirteen campuses, statewide**. This ambitious initiative is diving deep into the inner workings at every DSHS campus to assess the health of the existing campus and telecommunications room. Representing over 150 discreet spaces and evaluations, this report will support the agency, as it adopts scopes of work and develops budget requests.

In leading this project, we have further enhanced our campus knowledge and continued to invest in local relationships to support the state's interests.  
 SCHEDULE March 2023 - August 2024



### ADDITIONAL PROJECTS

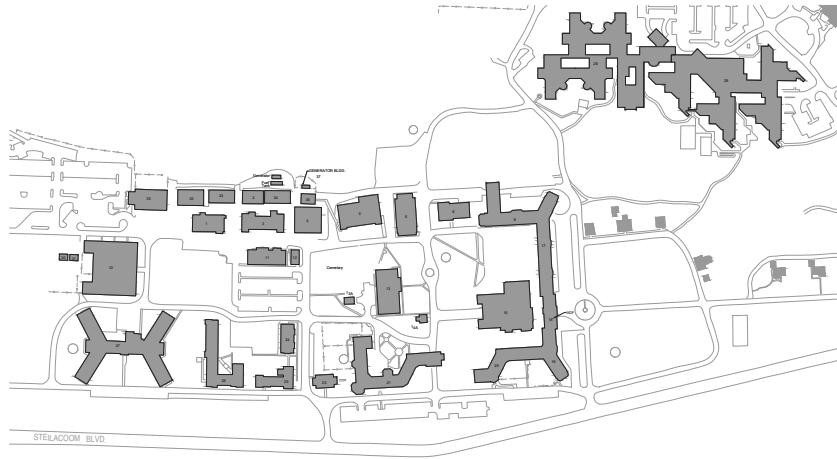
- » WSH & CSTC Campus Network Backbone, Infrastructure Assessment & Upgrades
- » Maple Lane, Cascade Cottage Unit Emergency Renovation
- » McNeill Island Campus Fire Alarm Replacement
- » McNeill Island Kitchen Upgrades

### REFERENCES

AARON YOUNG - FIRE ALARM  
 aaron.young@dshs.wa.gov  
 (360) 489-5880

DOUG HIERONYMUS - ASSESSMENT  
 hierodj@dshs.wa.gov  
 (360) 664-5846





# WA STATE DSHS

## WESTERN STATE HOSPITAL

Our knowledge of the Western State Hospital has been accumulated over a decade through projects we have led as prime. Characterized as a campus-wide and discreet scopes of work, we have positive track record for delivering projects within this complex, occupied campus environment.

### CAMPUS INFRASTRUCTURE UPGRADES

WSH's aging and expanding campus has taxed the campus infrastructure. Under our on-call contract we were engaged to resolve a system failure in proximity to Building 4 – a hub that serves [~1M sf/38 buildings on the main WSH campus as well as CSTC campus] of the campus. We worked with stakeholder to develop a plan to mitigate risk and replace the critical infrastructure in alignment with their funding cycle and operational needs. \$1.455M Cost Opinion; Low Bid: \$935k; Median Bid: \$1.141M

### BACKUP ELECTRICAL GENERATORS

The diesel engine-generator, medium-voltage switchgear and associated power distribution components were replaced to address major deficiencies in the facility power distribution systems stemming from Buildings 4, 29 and 28. The **\$7.65 million** emergency critical infrastructure improvement project was designed in 9 months and constructed in **16 months on budget and time.**

### CAMPUS MEDIUM VOLTAGE REPLACEMENT

Following the emergency project, we conducted a more expansive assessment that identified a need to upgrade the campus medium voltage system and 15kV power distribution system to address failed equipment in existing facility power distribution systems. \$1.193M Cost Opinion; Low Bid: \$716k; Median Bid: \$1.137

### FIRE SPRINKLER

An analysis of the 1970's to 1990's constructed campus fire protection system was conducted to identify deficiencies and develop recommendations for upgrades. The analysis focused on incomplete systems in three buildings [6, 10, 16], and head-ends in another ten buildings [9, 17, 18, 19, 20, 21, 26, 27, 28, and 29] for possible replacement. The fire protection system is served by two water towers and distribution pumps that move water from the campus-owned wells to the towers to create a gravity-fed system. Given the discreet scopes of work, we supported the JOC delivery of the project. Budget \$906,100



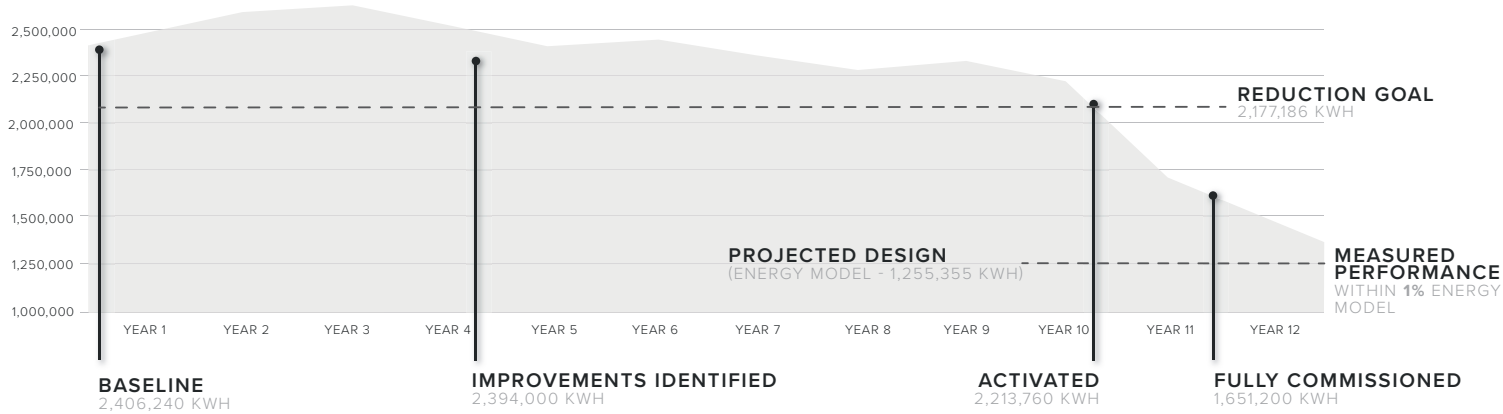
### ADDITIONAL PROJECTS

- » WSH & CSTC Campus Network Backbone, Infrastructure Assessment & Upgrades
- » WSH Bldgs 9 & 20 Fire Alarm Upgrades
- » WSH Bldg 10 Renovations
- » WSH Campus Generator Study & Upgrade
- » WSH Fire Sprinkler Upgrade
- » WSH Laundry Building Electrical Panel Replacement
- » WSH Unified Communications System Upgrade

### REFERENCES

AARÓN MARTÍNEZ  
 aaron.martinez@dshs.wa.gov  
 (360) 902-8325

## 24/7 OPERATING CENTER ENERGY PROFILE



# ENTERPRISE PROJECTS

## KING COUNTY METRO, HVAC & ELECTRICAL UPGRADES

Establishing the technical, conservation and project implementation for the division, we have continued to support the operational efficiency of the enterprise.

### NORTH BASE

The project was designed in phases to facilitate efficient completion of the renovations while maintaining the 24/7 operation of the facility. The team incorporated five conservation strategies that have proven to reduce the energy consumption by 42% (within 1% of Hargis' energy model), improved occupant satisfaction and secured \$285,000 in energy grants and rebates.

Directly related to this project, our team developed an extensive power and gas sub-metering system to enable monitoring of all power and gas loads in the facility. The plan was realized as we engaged the controls contractor to develop shop drawings, design team coordinated systems and sequence of operations that enabled the pricing to be negotiated prior to bidding.

BUDGET/ ACTUAL  
\$6,629,340 / \$7,744,452

### REGIONAL BASE HVAC UPGRADES

Modeled after Hargis' successful North Base replacement effort, the Atlantic, South and East bases, as well as the South Facilities, received HVAC upgrades. We lead the project scoping, planning and integration with current capital improvements to poise the remaining four facilities, totaling 294,800 sf, for continued operations as the agency addresses increased demands and aging infrastructure.

Utilizing the ESCO contracting mechanism, the owner on-boarded a mechanical contractor to complete the system installation just prior to COVID. The heightened awareness of indoor air quality (IAQ) and increased fan energy demand to improve IAQ, we worked closely with the stakeholders and contractor to modify the enterprise standard and uphold the project objectives.

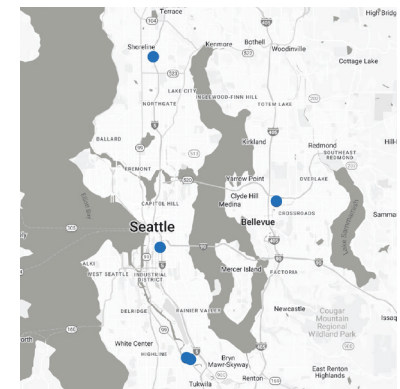
BUDGET/ ACTUAL  
\$33,000,000 / ESCO guaranteed

METERING POINT	DESCRIPTION	UNIT	W/ MTR	W/ GAS	W/ WATER	W/ OTHER	W/ TOTAL	W/ MTR	W/ GAS	W/ WATER	W/ OTHER	W/ TOTAL
BOILER ROOM	BOILER ROOM	W	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
...	...	...	...	...	...	...	...	...	...	...	...	...

NOTE: CONNECTIONS MADE IN J-BOX, NOT IN METER PANEL

### REFERENCE

RON MOATTAR  
ron.moattar@kingcounty.gov  
(206) 477-5981







# CAMPUS PROJECTS

## POWER METERING + BUILDING MANAGEMENT SYSTEMS

The integration of a new system into an existing campus - whether it is a new or repurposed building - offers opportunities for creativity in planning and implementation.

### PUBLIC HEALTH LAB ELECTRICAL SURVEY & METERING UPGRADES

Initiated as a project to integrate 11 additional meters to match the existing operating systems, the 480/277 Volt, 3 phase, 4 wire and 208/120 Volt, 3 phase, 4 wire system equipment needed to be verified and documented. This included approximately 130 building power distribution system nodes throughout the campus. We worked with the JOC to complete the verification process, and we designed the system expansion to interface with the **building networked controls system and SkySpark monitoring platform**. \$674,000 negotiated

### BELLEVUE COLLEGE

As an on-call resource to the college, we have been engaged with several planning and electrical system upgrades across the campus. The recent electrical upgrades to Building A, an additional scope of work was added to test the **meters** campus wide to meet the **CBPS compliance criteria**.

### PIERCE COUNTY CONTROLS UPGRADE

The Building Management System [BMS] was upgraded from a proprietary solution to an open source BACnet system. The work was carefully scheduled to accommodate the various programs across the county to avoid downtime in critical service areas, despite unforeseeable interruptions to contractor availability. Cost Opinion \$551,000. Base contract \$544,000

*The team's due diligence and awareness of impacts to system modifications was instrumental in decoupling the smoke control system from the BMS system in the jail, and effectively coordinating the solution with the Fire Marshal.*

- » Sprinker Recreation Center ice rink controls
- » Remann Hall (Juvenile Court)
- » Annex (Public Service Building),
- » Annex West (Elections Center; Emergency Management; Sheriff)
- » City-County Office (Executive Branch)
- » County Detention



### ADDITIONAL PROJECTS

- » Bellevue College, Campus Infrastructure Upgrades
- » Evergreen State College, Critical Campus Infrastructure Upgrades
- » Shoreline Community College Health & Adv. Mfg. Complex
- » Tacoma Community College, Building 14 & Campus Infrastructure
- » University of Washington, Building Replacement (2), New (3), Renovations (30+ years)
- » Snohomish County PUD, Capital Improvements (Major)
- » ValleyCommunications, 911 Call & Data Center Upgrades

### REFERENCES

Laurie Kearney - Bellevue College  
[laurie.kearney@des.wa.gov](mailto:laurie.kearney@des.wa.gov)  
 (360) 701-7344

Dean Paxson - Pierce County  
[rpaxson@co.pierce.wa.us](mailto:rpaxson@co.pierce.wa.us)  
 (253) 789-7592



# INTEGRATED DELIVERY

## ADAPTIVE APPROACH TO PROJECT NEEDS

Right-sizing services to the needs of the emergency projects have been common to several of the projects we've served.

### WA STATE EMPLOYMENT SECURITY DEPT. ELECTRICAL UPGRADES

There were two main drivers of this project to meet the aggressive schedule constraints of the owner: a two-month assessment and implementation schedule for the 80,000 sf tenant improvement and sequencing of work for the four-phase project. This project required extensive and timely due diligence because no as-built information about the 1960's building was available, and continued operations were a project requirement. Supporting the **JOC delivery** method, the team worked in parallel to define scope and understand the existing systems. The team prioritized the scope of work based on budget restraints.

### VETERANS AFFAIRS FIRE ALARM UPGRADES, NURSING CARE BUILDING RETSIL

The nature of this project aligned well with a **JOC delivery** method as the scope was finite: partial rework of the existing failing campus network, integration of dialers (7), new fire alarm annunciators (3), testing of select fire suppression and fire alarm systems.

### NORTH SEATTLE COLLEGE ELECTRICAL AND MECHANICAL UPGRADES & CHILLER REPLACEMENT

With less than 10 weeks in the funding cycle, we were engaged to expedite six small works projects to support the college's system preservation program. The team developed approaches to address a chiller replacement for high-demand media center (approx. \$80,000), replace fire/smoke damper actuators (\$28,000); replace a chiller compressor (\$15,000); complete a 2,000 sf tenant improvement with supporting systems (\$25,000-\$30,000); convert dampers at eight air handling towers from pneumatic to digital direct controls (\$180,000); and refurbish two cooling towers (500 and 750 tons) (\$270,000). The projects were completed under a **JOC delivery** method.

*Our relationships with the trade community was vital to moving this project forward. In a re-bid situation, we were reached out to trade partners who know our quality of work and were able to onboard a qualified contractor.*

### DEPT. OF CORRECTIONS, MONROE CORRECTIONAL COMPLEX IMU SECURITY CONTROL IMPROVEMENTS

The security electronic system housed in Tower 5 of MCC/Intensive Management Unit (IMU) was not operating as intended. Users were not able to reset zones in-alarm, manage zone accessibility and experience a higher than tolerable number of false alarms and service calls. Referencing the recently adopted Statewide Electronic Security Guidelines, the team evaluated the various components of the system and presented options to improve performance within the guidelines, budget and time-frame available to fund and deploy the upgrades.

With a 3-month window for construction, we recommended a **JOC delivery** method and engaged an electrical and architectural sub consulting team to support the project.



### ADDITIONAL EXPERIENCE (ABBREVIATE)

- » Bellevue College Student Success Center – PDB
- » Bellevue College Student Housing, Phase 1 – DB
- » Everett Community College New LRC Building – GCCM/MCCM
- » Shoreline Community College HSAMC Building – GCCM /MCCM
- » University of Washington Anderson Hall Historic Renovation – PDB
- » University of Washington Health Sciences Education Building – PDB
- » University of Washington Haring Center Tenant Improvement – PDB
- » University of Washington I Bothell STEM4 Building – PDB
- » Western Washington University Kaiser Borsari Hall – GCCM
- » WA State John L O'Brien Phased Historic Renovation – GCCM
- » WA State Capitol Campus Helen B. Sommers Building – PDB

# ENERGY CONSULTANTS

## CLEAN BUILDINGS PERFORMANCE STANDARD

Hargis' energy services team is assisting clients throughout the region prepare for the Clean Buildings Performance Standard (CBPS) and secure energy grants and rebates. Scoping and delivering services over two phases, the team kicks off each engagement with benchmarking buildings per the CBPS metrics. The data collected informs the priority and sequence of Phase 2, an ASHRAE Level II energy audit to identify Energy Efficiency Measures (EEM) to reduce building energy consumption and carbon emissions. The information is synthesized in a report to guide capital investment anticipated to achieve compliance.

<b>Bellevue College</b>	P1: 15 Buildings 978,848 sf P2: underway
<b>Pierce County</b>	P1: 6 Sites, 1,204,375 sf P2: 2 Sites, 778,543 sf
<b>City of Wenatchee</b>	P1: 4 Sites, 189,000 sf
<b>Auburn School District</b>	P1: 31 Sites, 2,343,521 sf P2: 9 Sites, 546,882 sf
<b>Everett School District</b>	P1: 6 Sites, 554,694 sf P2: 2 Sites, 363,807 sf
<b>Mercer Island School District</b>	P1: 6 Sites, 693,258 sf P2: 1 Site, 231,018 sf
<b>Meridian School District</b>	P1: 3 Sites, 292,540 sf
<b>Seattle Public Schools</b> Decarbonization Plan	P1 & 2: 36 Sites, 3.9M sf P 1 & 2: 52 sites, 5.1M sf
<b>Fluke Industries</b>	P1: 2 Buildings P2: 1 Building
<b>Suhrco Management, Inc.</b> <b>Harbor Pointe</b>	P1: 1 Building, 358,857 sf P2: pending
<b>Vital Mechanical</b>	P1 & P2
<b>T-Mobile Park</b>	P1 & P2
<b>US Bank Building, Bellevue</b>	P1 & P2
<b>Terra Power, Bellevue</b>	P1 & P2

To date, the team has secured over \$40 million in energy grants and rebates, representing over \$125 million in systems constructed and 25-30% in energy savings.

### LESSONS LEARNED FROM REPRESENTATIVE PROJECTS

As we guided our team and the client through capital planning to achieve energy conservation goals, we have garnered valued insight to the evolving piece of legislation.

#### Meridian School District

This was the first project where we learned that bringing the Department of Commerce (Commerce) to the table early to discuss the particulars of each building and/or portfolio is crucial to help provide qualified recommendations for a pathway forward. Working with Commerce, it was determined that this district will likely comply with CBPS utilizing the financial hardship exception.

#### Blaine School District

Engaging the district in developing the energy efficiency measure (EEM) development and scoping proved pivotal when working with preferred equipment vendors and service contractors to ensure our cost estimates were accurate given the remote location of the district.

#### Everett Public Schools

A key term was coined from this effort: Data-truing. The value of accurate data was critical when it came to evaluating operating performance against CBPS EUI targets. While 36 buildings could have been deemed as out of compliance, a "data-tuning sub-committee" was established with the goal of identifying accurate building areas and energy meters to ensure the calculated EUI metrics were aligned. This proved to be critical to identifying the next steps and course of action for the district.

#### Mercer Island School District

Hargis supported the district with no-cost HVAC controls upgrades to address elevated EUI performance, but then immediately moved into the energy audit phase to adhere to the CBPS timeline. Over the course of our assessment it was discovered that changes made to the HVAC controls systems improved overall building efficiency to the extent that the buildings were CBPS and energy audits were no longer necessary.

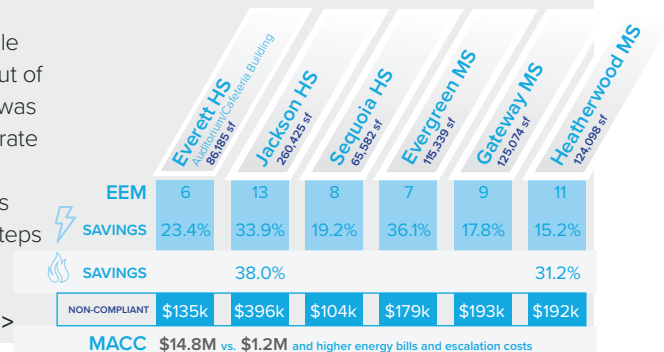
This reiterated the importance of maintaining good HVAC controls as their impact on overall building performance can often be significant.

#### Auburn School District

Given the large quantity of buildings surveyed, it was quickly determined that development of a common set of EEMs that were applicable to most schools, with small tweaks based on unique building conditions, significantly expedited the overall project schedule.

#### Seattle Public Schools

With nearly 100 sites to survey, Hargis developed a standardized survey form where information could be quickly aggregated and synthesize to efficiently move into the EEM development phase.



Everett Public Schools Data-trued Scope >

# PAST PERFORMANCE

# PAST PERFORMANCE

In serving projects throughout the state's operating enterprise, we have developed effective strategies for engaging stakeholders (security, historical preservation, etc.), influencers (AHJ, utility, emergency responders) and contributors (technical peers, consultants) to realize projects' intent. Our knowledge of campus operations, established relationships, open channels of communication and ability to identify risks and mitigation strategies with options for implementation.

We engage these different groups early to socialize the project objectives, framework, and critical course of actions, as well as collect non-technical components of the project that will influence our success. Lines of communication are established, with roles, responsibilities and critical milestones articulated. With this information, we commence with developing a systematic plan for assessing existing conditions and pathways to realizing stakeholders' objectives.

## TAKING INVENTORY

We evaluate the existing systems in comparison to the end goal and identify methods to create minimal impacts to the existing infrastructure. When the existing infrastructure will be affected, we develop a phasing schedule around the systems and the occupants to minimize the need for temporary services.<sup>1</sup>

## DEVELOPING OPTIONS & A PLAN

Reporting our assessment findings and presenting the options as a costs/benefit analysis, the team works closely with the stakeholder group to develop a project approach, taking into account the operational status, code compliance, and other concurrent projects at each campus. The resulting plan, cost model, schedule and associated recommendations are based upon the documented need, with the stakeholder's specific input, and reflective of their prioritized values and criteria.

<sup>1</sup> The phasing strategy is carried through in the CD's, communications with the local AHJ, and commissioning authority, and on-site operators to minimize the impact on the project and continued operations.

Contingencies, risks and mitigation strategies are identified and tracked as part of the project plan, which blends the qualitative and quantitative information to provide a mechanism for DSHS to plan for future capital improvements and capital budget requests.

## DESIGN TOWARDS TARGET VALUE & TOTAL COST OF OWNERSHIP (TCO)

Designing a balanced solution has many elements to consider. As we commence with a system upgrade, we work with stakeholders to balance immediate project needs with long-term plans for flexibility, scalability and reliability as their campus master plans are implemented.

Integrating this information into the project design and work sequence we develop a straightforward construction sequence intended to streamline construction activities, reduce contractor time on site, and reduce impact to occupants and operations. We account for:

### Influencing Factors (prioritized)

- » Code Deficiencies
- » Programming Requirements
- » Capacity or Performance
- » Operational Costs
- » Scalability
- » Future Phasing Opportunities

### System Upgrades Considerations:

- » Risk Tolerance
- » Life-Safety System Technologies
- » Information Technology System
- » Infrastructure Condition and Capacity
- » Legacy System Life Cycles
- » High-Technology Spaces Quality and Reliability of Power
- » Evolution of System Integration
- » Aligning System Function with Security Operations

## UTILIZED TIME-TESTED QUALITY CONTROL PROTOCOLS

With the benchmarks for project success tracked, documented and integrated into the QA/QC process, the team has the information to produce quality deliverables. Backed by an engaged leadership team invested in a positive project outcome, the project team is supported throughout the project with formal reviews to evaluate system concepts, type and direction, and constructability.

As part of the evaluation, there may be opportunities to enhance return on investment through phasing, grants, and rebates. There may also be system enhancements or options to address other deficiencies in adjacent systems or spaces. The report will note these as enhancements rather than barriers to moving the project forward.

## PROJECT PLAN DEVELOPMENT CONSIDERATIONS

- » Conditions of the existing building energy management systems and supporting network, raceway, wiring and devices
- » Optical fiber backbone infrastructure condition and utilization
- » Physical constraints
- » Electrical and metering system interconnections with other building systems (e.g. elevator recall, fire doors, mechanical systems, fire/smoke dampers, nurse call systems, etc.)
- » Occupancy types and associated programmatic requirements



**COST & SCHEDULE CONTROL**

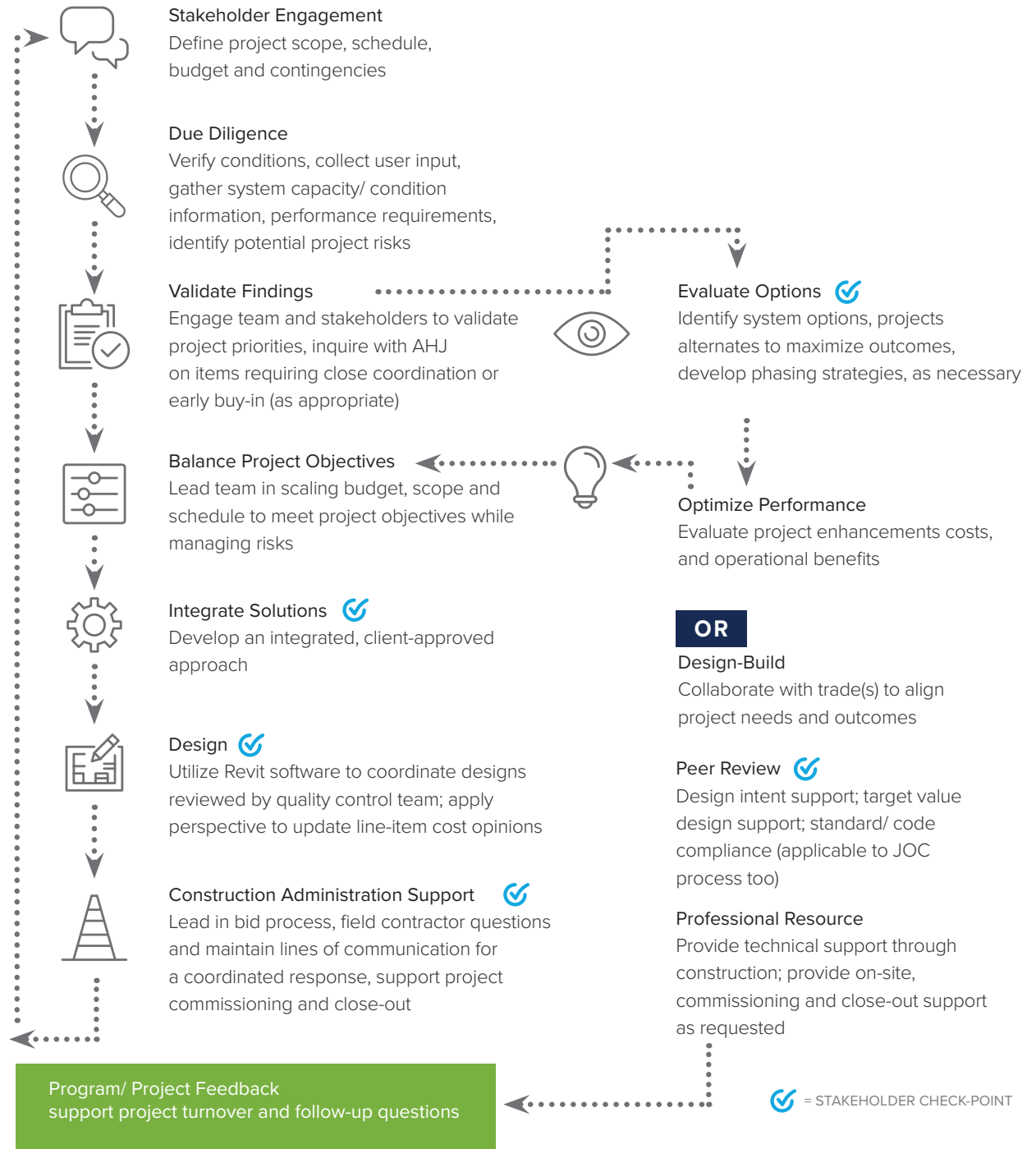
We manage costs and schedules at two levels: the consulting team and the project. Managing the consulting team is the primary focus of the program manager. In developing the project scope, the program manager is intimately involved with assessing the parameters in which the client is working, level of effort expected, engaging a qualified project manager to lead the project and monitoring the activities associated with completing the task directive. The program manager reviews the fee allocation versus actual utilization per project, as well as caps on overall contract allowances. This micro and macro review aids in assessing project progress against the scope of work, reporting DBI-utilization metrics and maintaining project continuity through contract management.

At a project level, the program and project manager work in tandem to develop the project budget and schedule. Our project budgets are developed with line-item cost opinions that align well with tracking ROM versus bid values. Our cost opinions are developed based upon installation costs for projects of like scope and geographic location, and verified by our cost estimator. We compare this against current cost trends within the marketplace based upon data collected from our in-house library of recent projects' cost opinions and schedules of values.

This is paired with our schedule management approach that emphasizes timely responses and clear articulation of accountability to keep projects on-time. We share this information in our project scoping and meeting minute updates. The project schedule includes tasks, responsible parties, due dates and completion dates that are defined in advance with clear definition of the expected interaction with project stakeholders in language appropriate to the technical level of the responsible party.

**Key to Our Schedule Management:**

- » Engage key stakeholders early for timely decision-making;
- » Initiate 30%, 60% and 90% design review phases, as appropriate, to allow for an adequate owner review period;
- » Develop a detailed construction phasing plan to optimize construction time period;
- » Lead construction administration activities to effectively close-out the project.



## SUCCESSFUL ENDEAVORS

Our approach as helped move several projects through the planning, funding and implementation phases. Absent of a formal OFM infrastructure pre-design guideline in 2015, we leveraged our knowledge of the state’s pre-design requirements and the urgency of the WCC project to advance it through the budgeting process. That approach guided several additional infrastructure upgrade projects.

### WA State Dept. of Social & Health Services

The definition of success for this project was multifaceted.

- » Deliver the scope of work under one contract/ one construction contract within the defined budget
- » Execute the contract in polar opposite areas of the state – **east and west** - in suburban and remote locations
- » Prepare a report for legislative review 90 days from the notice-to-proceed date

As consulting engineers in the public works space, we appreciated the intent of these aspirations while being acutely were aware of the challenges in meeting them.

- 01 Balancing the interests of **two agencies**
- 02 Garnering buy-in from stakeholders representing five different campuses for a **lumps-sum budget**
- 03 The symbiotic relationship between the primary scope of work (fire alarm replacement) and the supporting systems (telecommunications, security, campus infrastructure) that could influence the project viability
- 04 Addressing the **disparity in legacy systems** in operation across the **350+ buildings** incorporated in the scope of work.
- 05 Securing a **single contractor** with the bonding/licensing and local talent to deliver projects throughout the state could add additional costs to the project, as well as reduce the types of contractors versed in these types of projects and operating spaces
- 06 The owner’s representative acknowledged the project was **underfunded** as advertised.
- 07 Infrastructure funding was somewhat new to the state’s budgeting process. As a result, the implications, contingencies, and risks were not well understood. Securing future funding was at risk.

Aware of the risk items 1-5 presented, our team developed a systematic approach to engaging **20 project stakeholders** and developing a **best-value approach to utilizing the \$8 million budget**.

In a parallel path, we developed the legislative report that identified the opportunities, risks and an alternative approach to fulfilling the scope of work in its entirety.

Our planning and communication approaches were instrumental in securing an additional **\$5 million** in funding in the 2021-2023 and 2023-2025 bienniums to complete the project.

Phase 2 is currently scheduled to complete in 2025. The project is tracking on budget and ontime.

## PROJECT APPROACH IN ACTION

- » Development of a site-specific prioritization of technical needs based upon project objectives
- » Development of a target budget and cost summary for stakeholder review and buy-in (figure 1) with supporting detailed line-item cost opinions
- » Identification of the technical, code and operations factors that will influence project approach
- » One-line diagrams of the existing systems at each campus that convey the system deficiencies and common requirements to deploy the project.

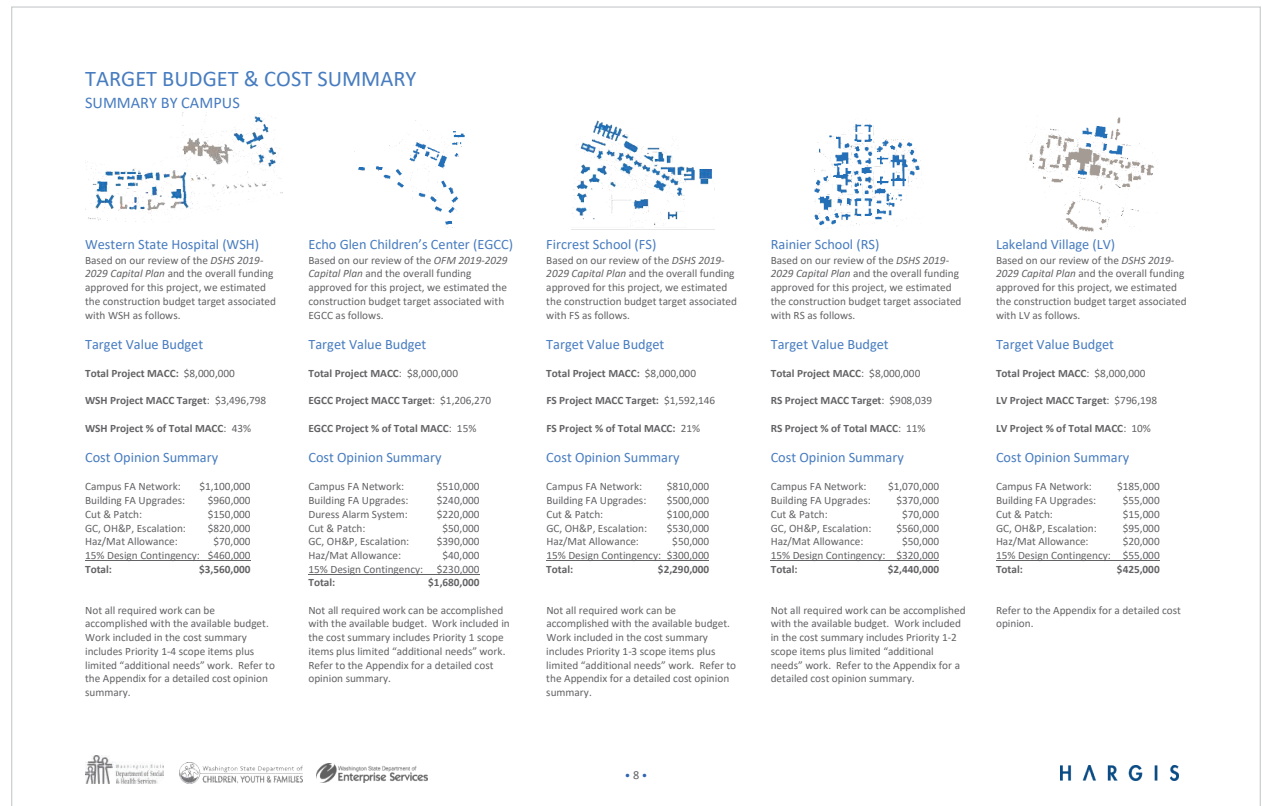


FIGURE 1 - DEVELOPING A TARGET VALUE APPROACH

### WA State Dept. of Corrections

WA State Washington Corrections Center - Transformers & Switches - first phase of the campus-wide mission-critical infrastructure upgrade was implemented. Parsed out the base project and alternates to optimize the budget. Bids were within **9% of the cost opinion**.

Enterprise 2013 Video Security Masterplan - DOC's operating security surveillance systems, supporting infrastructure, space allocation for supporting equipment, and a migration pathway to align with the agency's adopted standard, **\$37.5 million** in campuswide upgrades at 3 centers concurrent with other major system capital improvements.

### WA State Labor & Industries Headquarters Assessment

Established repair and replacement recommendations, cost opinions and schedules for 1, 5 and 10-year projects. Projects were executed under a JOC contract, including medium-voltage (12.47kV) and low-voltage (480 Volts and below) standard and emergency systems.

### Pierce County Controls Upgrades

Programmed and delivered during COVID to six locations. Thorough due diligence mitigated risk project implementation and in jail operations.

Base Bid Cost Opinion \$551K / Base contract \$544K

### Hargis Realized Planning Efforts

*Planning/ Assessment/ Pre-design, Prime Consultant*

WA State Dept of Social & Health Services

- » 4-Campus Fire Alarm Upgrades – Funded in phases
- » WSH, Campus Fire Protection Upgrade – Funded
- » WSH, Campus Generator – Funded

WA State Dept of Ecology

- » Headquarters Data Center Generator – Funded

WA State Dept of Corrections

- » 4-Campus Fire Alarm Upgrades – Funded
- » Washington Corrections Center, Campus Medium Voltage & Generator Phased Upgrades – Funded
- » Monroe Corrections Complex, WSRU Perimeter Wall Renovation – Funded

Evergreen State College

- » Campus Critical Infrastructure Repl. – Funded

### Hargis Realized Planning Efforts

*Planning/ Assessment/ Pre-design, Sub Consultant*

WA State Capitol Campus

- » New Child Care Center – Funded
- » John. L. O'Brien Renovation – Funded/ Historic

University of Washington

- » Anderson Hall Historic Renovation – Funded
- » Ethnic Cultural Center – Funded
- » Hall Health Center Historic Renovation – Funded
- » Kincaid Hall – Funded
- » Parrington Hall Historic Renovation – Funded

Bellevue College

- » Transdisciplinary Building – Funded

Cascadia College

- » Gateway Building – Funded

Shoreline Community College

- » Site Primary Power Systems Upgrades – Funded
- » Allied Health, Science & Manufacturing – Funded

Tacoma Community College

- » Health Careers Center – Funded
- » Science & Engineering Bldg – Funded



# INCLUSION PLAN



# INCLUSION STRATEGIES

As the prime consultant on several on-call and full-scale projects, we have worked with stakeholders to identify qualified firms and key individuals to fulfill the technical merits of projects and the establishment's contracting goals.

Based upon the 220+ system-driven upgrade projects since 2011 that we have led as the prime consultant, 22.58% of the contractual fees have been paid to sub-consultants on average. With each of these projects, we have worked with stakeholders and the consulting community to identify opportunities to engage qualified professionals that align with the technical and contractual goals of the entity.

To identify and engage these individuals, we draw from the relationships we've developed over the past six decades and those who have performed favorably for the client. For this first phase, we have engaged JB Iringan (M4M002356), an MBE well-versed in cost-estimating infrastructure projects. As the project progresses, we anticipate additional opportunities for DEI firms, including landscape architects, historical consultants, tradespersons and ancillary services (printing, food services, etc.) to realize the full project scope.

## Goals

**10%** Minority Owned Business certified by the Washington State Office of Minority and Women Business Enterprises

**15%** Achieved with JB Iringan's involvement

**6%** Women Owned Business certified by the Washington State Office of Minority and Women Business Enterprises

**5%** Veteran Owned Business certified by the Washington State Dept. of Veterans Affairs

**5%** Washington Small Businesses Achieved with JB Iringan's involvement

## KEY SUB CONSULTANT



Juan has more than 30 years of experience in all phases of cost estimating, cost control, value engineering and scheduling. He offers individualized service tailored to the Department of Social & Health Services' needs. His cost experience includes, assessment of existing facilities, feasibility studies, budget analysis, parametric evaluations, change order evaluations, and LCCA.  
TIME ALLOCATION: 15%

### SCALABLE TEAM

ADDITIONAL  
SUB CONSULTANTS  
representing M/WBE firms

ARCHITECTS  
LANDSCAPE ARCHITECT  
FIRE PROTECTION ENGINEER  
PLUMBING ENGINEER  
VERTICAL TRANSPORT  
COMMISSIONING

## JUAN IRINGAN

J B IRINGAN CONSULTING  
COST ESTIMATING, LEAD

### EDUCATED

University of Washington  
BS Civil Engineering & Economics

### INVESTED

31 Years - Industry • 19 Years - JB Iringan

### EXPERIENCED

#### Hargis-led Projects

- » WA State DSHS Fire Alarm Upgrades, 5 Campuses
- » WA State DOC, Monroe Correctional Complex, Fire Sprinkler Upgrade, Monroe, WA
- » WA State DOC, WA Correctional Center for Women, Fire Sprinkler Upgrade, Gig Harbor, WA
- » Evergreen State College, Critical Campus Infrastructure Upgrades,
- » Seattle Public Schools, Clean Building Performance Standard Compliance - 36 buildings, Seattle, WA

#### Healthcare Projects

- » DSHS, Green Hills School Expansion, Chehalis, WA
- » Yakima Regional Hospital Renovation, Phases 1,2,3&4, Yakima, WA
- » Morton General Hospital - Specialty Medical Office Building Morton, WA

#### Large Campus Environments

WA State DOC, Coyote Ridge CC Phase 1 Expn, 16 Bldgs 404,672 GSF, Connell, WA - with Hargis

#### Additional Experience

City of Moses Lake Police Building, 21,680 sf  
City of Pasco Police Building, 50,959 sf  
CWU Stevens Whitney Interior Remodel, 30,286 sf