

WASHINGTON STATE DEPARTMENT OF ENTERPRISE SERVICES

Project No. 2023-314: WCCW Women's Elder Care Unit

Washington Department of Corrections

KMB architects

November 5th, 2024

KMB
architects

November 5th, 2024

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

RE: Pre-Design Services Required for Project No. 2023-314: WCCW Women's Elder Care Unit for, Department of Corrections, Washington Corrections Center for Women (WCCW) in Gig Harbor

Dear Ms. Cahill and Selection Committee Members;

KMB architects is pleased to present our qualifications for Pre-Design Services Required for Project No. 2023-314: WCCW Women's Elder Care Unit for the Washington State Department of Corrections (DOC). Since our firm's founding more than thirty-five years ago, the pre-design, planning, design, and construction administration for secure facilities has been a core component of our practice. 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. The KMB team also brings to this project a unique understanding of correctional health care practices through our partnership with NCCHC Resources.

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;



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

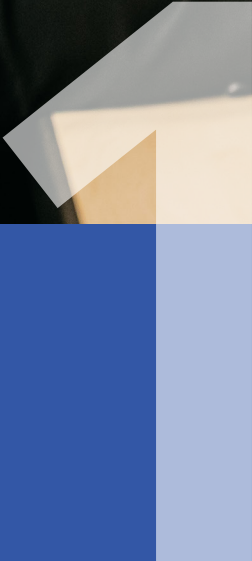


STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

*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 pre-design and programming, on-call contracts, master planning, design and construction administration, with a focus on pre-design within secure facilities.

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

PRE-DESIGN UNDERSTANDING

We understand that the intent of this project is to validate a previously completed feasibility study and deliver a pre-design for a Women's Elder Care Unit at WCCW. The project will allow for a specialized living quarters to address medical needs of incarcerated individuals residing at the facility.

KMB has a proven record of success with State of Washington Office of Financial Management (OFM) pre-design 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 pre-design requirements and has recently delivered several significant pre-design 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 pre-design reports for the Statewide Inpatient Psychiatric Unit and Statewide Corrections Training Center (Department of Corrections), and Statewide Youth Housing and Statewide Diversion and Recovery (Department of Social and Health Services).

SUBJECT MATTER EXPERTISE IN CORRECTIONAL HEALTH CARE PLANNING AND DESIGN

Planning an elder care housing facility requires careful attention to a broad range of factors to create a safe, comfortable, and supportive environment for incarcerated individuals as they age. KMB partner Gregory Cook is a Certified Correctional Health Professional and has spent a large part of his career working on the design of secure health care facilities. Our team understands the unique challenges this project presents, including accessibility, safety and fall prevention, and creating a sensory-friendly environment that is suitable for those with impaired hearing or dementia. For this project we are thrilled to include Nancy Booth and NCCHC Resources (NRI) as part of our team. Nancy has been a registered nurse for 50 years and recently retired from the San Diego County Sheriff's Department as their director of nursing. Greg and Nancy have worked together as consultants at NRI for several years, and her experience as a correctional nurse brings tremendous value to this pre-design.

EXTENSIVE EXPERIENCE PARTNERING WITH DOC

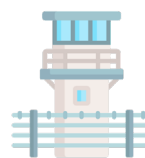
Members of the KMB team and key subconsultants selected for this project have successfully delivered complex projects, including pre-designs, for DOC across the state. We have committed our firm's most experienced staff to ensure the success of this project.

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

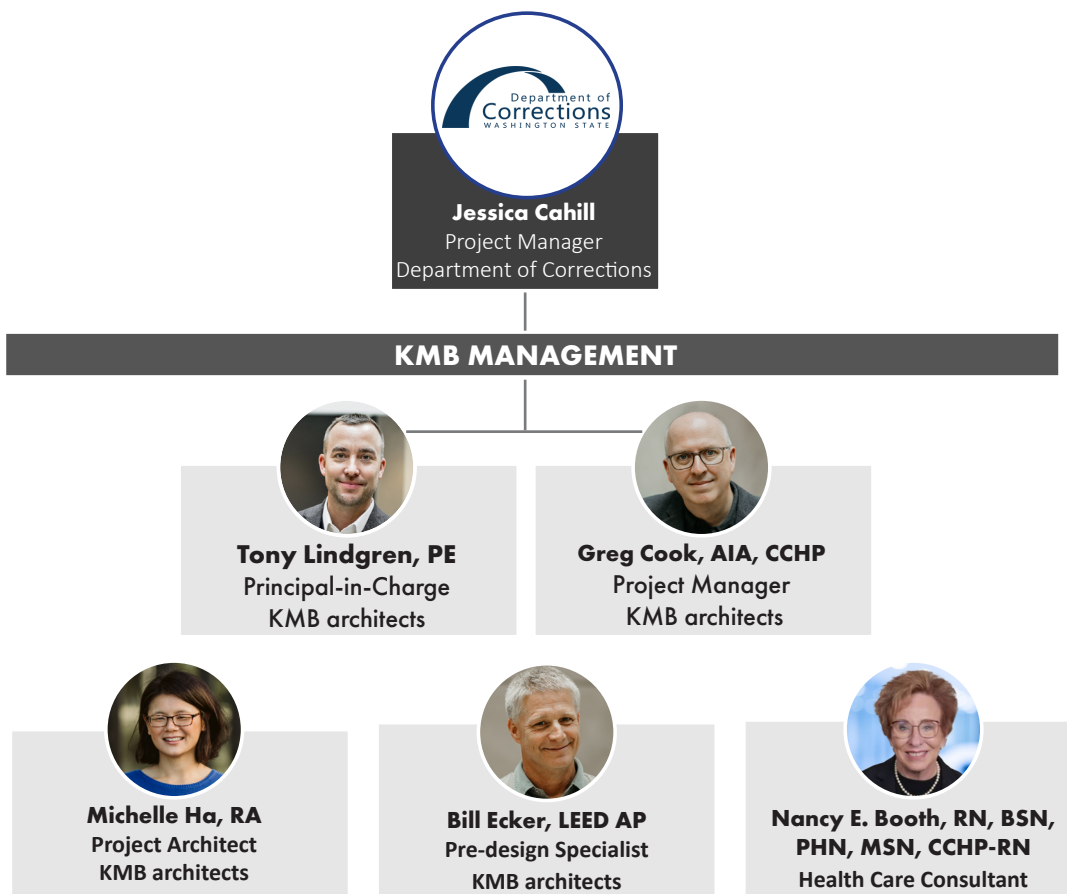


2

QUALIFICATIONS OF KEY PERSONNEL

KEY PERSONNEL

KMB has assembled a highly qualified team to perform the key functions of the requested pre-design 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 Michelle Ha, RA, and pre-design 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.



KMB ADDITIONAL TEAM MEMBERS & CONSULTANTS



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 pre-design 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 Pre-design — Statewide, WA
- WA State Department of Corrections, Wenatchee Valley Re-entry Center, Renovation and Adaptive Reuse — Wenatchee, WA
- WA State Department of Corrections, WSP Roof Replacement, Pre-design — 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 and has extensive experience designing secure treatment facilities for state, county, and local agencies. Greg led the pre-design for the Department of Corrections Inpatient Psychiatric Unit, and the design of the recently opened Wenatchee Valley Re-entry Center, both of which incorporate the principles of the Washington Way and AMEND that seek to transform correctional culture. Prior to joining KMB, Greg led the design of the Joliet Inpatient Treatment Center for the Illinois Department of Corrections, and the Iowa State Penitentiary for the Iowa Department of Corrections, which as a long-term care unit.

With more than 25 years' experience, Greg has a proven record of delivering successful projects that range from modest 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 Pre-design — Statewide, WA
- WA State Department of Corrections, Wenatchee Valley Re-entry Center Renovation and Adaptive Reuse — Wenatchee, WA
- WA DOC Statewide Corrections Training Center Pre-design- Statewide, WA
- WA State Dept. Social & Health Services, Statewide Diversion & Recovery Pre-design — Statewide, WA
- WA State Dept. Social & Health Services, Olympic Heritage Behavioral Health Hospital — Tukwila, WA
- WA State Dept. Social & Health Services, CSTC, Ketrion Cottage Expansion — Lakewood, WA
- WA State Dept. Social & Health Services Youth Housing Program Pre-design — Lakewood, WA
- WA State Dept. Social & Health Services, Secure Community Transition Facility (SCTF) — Snohomish County, WA
- ID Department of Corrections, Pocatello Re-entry Center — Pocatello, WA

2 | QUALIFICATIONS OF KEY PERSONNEL

MICHELLE HA, RA

Project Architect

YEARS OF EXPERIENCE

10 Years

PERCENTAGE OF TIME

35%

EDUCATION

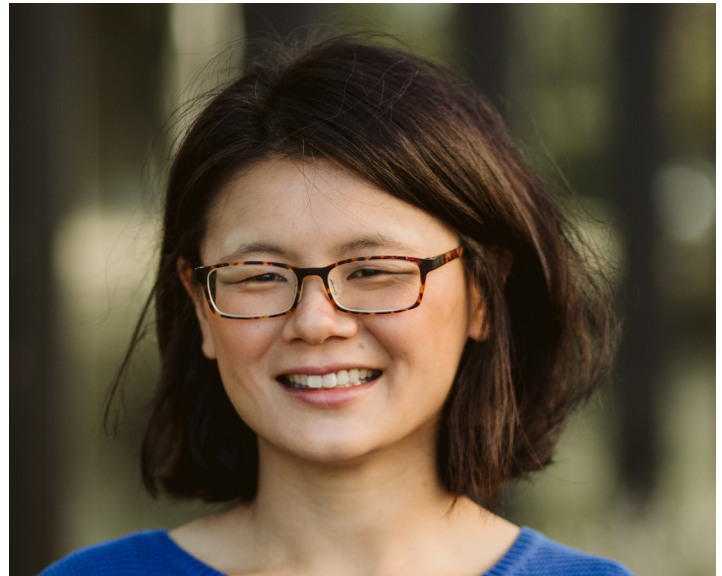
Master of Architecture, University of Washington
Bachelor of Arts, Urban Studies and English, Barnard College

PROFESSIONAL REGISTRATION

Architect, State of Washington

ROLE DESCRIPTION

Project Architect, Michelle has extensive experience in pre-design, 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 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. Michelle 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. Michelle believes responsible architecture should respond to the needs of each client without being imposing or adhering to preconceived notions of design.



RELEVANT EXPERIENCE

- WA State Department of Corrections, Wenatchee Valley Re-entry Center, Renovation and Adaptive Reuse — Wenatchee, WA
- WA State Department of Corrections, Work Release Program Expansion, Chelan County — Multiple Locations, WA
- WA State Department of Corrections, Work Release Program Expansion, Pierce County — Multiple Locations, WA
- WA State Department of Corrections, Work Release Program Expansion, Snohomish County — Multiple Locations, WA
- ID Department of Corrections, Pocatello Re-entry Center — Pocatello, WA
- ID Department of Corrections, South Idaho Correctional Institution, East Dorm Renovations — Pocatello, WA
- King County Correctional Facility — Renovations and additions, Seattle, WA
- King County Sheriffs Office, Tenant Improvements, Seattle, WA

GREG COOK, AIA, CCHP

Pre-design Specialist

YEARS OF EXPERIENCE

28 Years

PERCENTAGE OF TIME

45%

EDUCATION

Bachelor of Arts, Reed College

PROFESSIONAL REGISTRATION

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

ROLE DESCRIPTION

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 pre-design. With 25 years experience as a general contractor executive, Bill will prove invaluable in working to meet project objectives. Bill's recent experience includes pre-design 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.



RELEVANT EXPERIENCE

- WA State Department of Corrections, Inpatient Psychiatric Unit Pre-design — Statewide, WA
- WA State Department of Corrections, Statewide Corrections Training Center Pre-design — Statewide, WA
- WA State Department of Corrections, WSP Unit Six Roof Replacement — Walla Walla, WA
- WA State Department of Corrections, WSP Unit Six Roof Replacement Pre-design — Walla Walla, WA
- WA State Dept. Social & Health Services, Statewide Diversion and Recovery Pre-design — Statewide, WA
- WA State Department of Corrections, Longview Re-Entry Center Kitchen Remodel — Longview, WA
- WA State Department of Corrections, Statewide Corrections Training Center Pre-design — Statewide, WA
- WA State Dept. Social & Health Services, Research, Analysis and Planning Services for Conditional Release and Discharge Facilities — Statewide

2 | QUALIFICATIONS OF KEY PERSONNEL



NANCY E. BOOTH, RN, BSN, PHN, MSN, CCHP-RN | HEALTH CARE CONSULTANT

Education: LA County USC Medical School of Nursing, National University
Bachelor of Science in Nursing, Grand Canyon University, Master of
Science in Nursing

Registration: Registered Nurse

Experience: 50 years

Health Care consultant Nancy Booth has been a registered nurse for 50 years and has worked in a variety of settings. She retired from the San Diego County Sheriff's Department as their director of nursing in 2021 and now works as a surveyor for NCCHC and as a consultant for NCCHC Resources, Inc. Her first encounter with inmates was at Los Angeles County/University of Southern California Medical Center while she was still in nursing school. Nancy chose to work with incarcerated patients while still in nursing school because she felt a calling, and her passion for this patient population continues today.



ERIK STEARNS, PE, LEED AP | ELECTRICAL ENGINEER, HARGIS ENGINEERS

Education: Bachelor in Science, Electrical Engineering, Washington State University

Registration: Professional Engineer, WA

Experience: 29 years

Erik's focus on the detailed management of budget, schedule and collaboration is equal to his attention to the programming and design of systems for treatment and juvenile justice facilities. Erik's talent for addressing design needs and the unique requirements encompassed in these environments, coupled with his experience collaborating with KMB on behalf of the State of Washington, Erik presents a proven partner for this project.



PATRICK SHANNON | TELECOM./SECURITY ELECTRONIC, HARGIS ENGINEERS

Education: NA, US Army National Guard, Communications Specialist

Experience: 31 years

Patrick has broad experience planning and programming new and upgraded security and telecommunications systems for secure facilities. He has extensive experience with intrusion, access controls, and CCTV cameras in both analog and IP-based operations, and highly integrated operational platforms. His tenure serving the State of Washington DOC and other state agencies, as well as multiple collaborative efforts with KMB positions him as a valuable resource to this project.

2 | QUALIFICATIONS OF KEY PERSONNEL



RON ELIASON, PE | MECHANICAL ENGINEER, HARGIS ENGINEERS

Education: University of Washington
Registration: Professional Engineer, WA
Experience: 32 years

Equally skilled at traditional and alternative project delivery methods, Ron has a talent for grasping client goals and translating them into mechanical engineering solutions. He effectively implements management approaches and design options that foster joint efforts amongst diverse teams serving municipal projects. Ron's technical focus and collaborative style promotes communication within project teams and offers systems tailored to succeed.



OWEN BOWER, PE, SE | STRUCTURAL ENGINEER, LUND OPSAHL

Education: Washington State University
Registration: Professional Engineer, WA
Experience: 19 years

Owen's 19 years of experience have distilled the practice of engineering down for him to one essential axiom: structural design is an art form. In seeking to balance the performance demands of the building code, the programming requirements of the architect, the constructability obstacles of the contractor, and the owner's budget, a great engineer will arrive at an elegant solution that holds these competing interests in equilibrium while delivering exceptional design. He applies this philosophy across a broad range of project types.



CLINT PIERPOINT | CIVIL ENGINEER, KPFF ENGINEERS

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, pre-design and final design, and construction of institutional, site development, utilities, and transportation projects. Clint has developed a reputable relationship with the 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 | COST ESTIMATOR, WIGGINS PRE-CONSTRUCTION SERVICES

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

PRE-DESIGN RELEVANT EXPERIENCE

The keys that lead to a successful pre-design project include a thorough understanding of the proper elements of a pre-design report, knowledge of the OFM process, and the ability to assemble a pre-design report that satisfies all the stakeholders along the way. The pre-design 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 pre-design analysis.

KMB has led successful many pre-design efforts within the OFM process. The following pages provide examples of pre-design 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 pre-design effort with the experience to deliver a complete, comprehensive, and viable result back to the owner and client agency.

SELECT RELEVANT KMB PRE-DESIGN PROJECTS

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

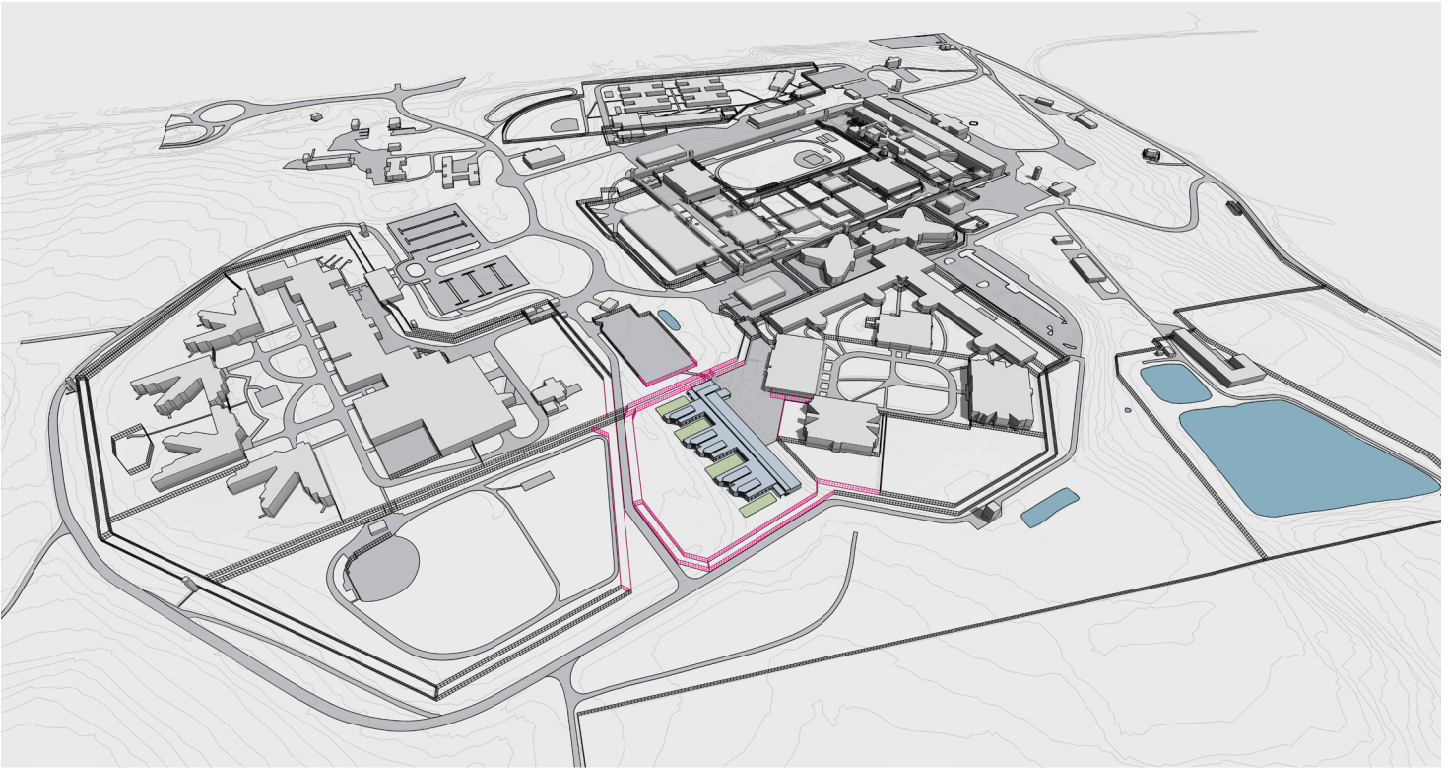
Over the Last 10 Years



117+

Pre-design & Planning
Projects

DEPARTMENT OF CORRECTIONS, STATEWIDE INPATIENT PSYCHIATRIC UNIT SITING AND PRE-DESIGN, STATEWIDE, WA



KEY ELEMENTS

- Pre-design
- WA Department of Corrections
- Safety & Security
- Therapeutic Environment
- Treatment Milieu
- Integration of Clinical & Support Spaces
- Accessibility
- Gender Responsiveness

COMPLETED In-Progress

PROJECT SIZE 38,000 SF

REFERENCE

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

DOC has a need for 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 was to perform a pre-design study that evaluated locations, explored alternatives, developed cost estimates, and provided other analysis needed to design and construct an inpatient psychiatric treatment unit to serve the incarcerated population under the care of DOC. Inpatient psychiatric treatment units provide acute medical and psychiatric care to individuals who are experiencing severe mental health crises that cannot be safely managed in a less restrictive environment. This includes severe depression, psychosis, suicidal ideation, or other major psychiatric conditions requiring close monitoring and intensive treatment. The care provided is highly intensive and medicalized. It often includes medication management, constant monitoring, and intensive therapy, including individual and group sessions.

Designing a secure IPU involves careful consideration of both the therapeutic needs of patients and the operational requirements of both treatment and security staff. These considerations are crucial not only for the safety and wellbeing of the patients but also for creating an environment that actively contributes to the therapeutic process and helps staff perform their duties efficiently. Effective design can have a profound impact on the recovery and overall experience of patients in an inpatient psychiatric setting.

**DEPARTMENT OF CORRECTIONS, WENATCHEE VALLEY RE-ENTRY 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
sfhartman@doc1.wa.gov
360.790.2362

The Wenatchee Valley Re-entry 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 PRE-DESIGN, STATEWIDE, WA



KEY ELEMENTS

- Pre-design
- 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

Kristine Keller
Senior Construction Project
Manager
kristine.keller@dshs.wa.gov
509.601.2370

KMB delivered a pre-design for the Department of Social and Health Services (DSHS) and the Department of Children, Youth and Families (DCYF) for a new Youth Housing Facility that will 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.

DSHS and DCYF prepared a list of candidate sites for evaluation. These sites were compared using a feasibility matrix, and the list was reduced to three sites for detailed review. The study evaluated a range of possible solutions from new construction, renovation, and a mix of both. Cost estimates were prepared for each alternate.

The preferred alternative locates the new facility at the CSTC campus in Lakewood. The existing CSTC site provides significant supportive resources for the youth that will reside there. This includes educational resources, staff support, developed youth programming, and proximity to other youth at risk. DSHS and DCYF's goal is that this facility will establish elevated standards and guidelines for future facilities and programs at the CSTC site and at other sites around the state to assist youth experiencing housing exceptions.

DEPARTMENT OF SOCIAL AND HEALTH SERVICES, SNOHOMISH COUNTY, SITE SELECTION, AND PRE-DESIGN OF A SECURE COMMUNITY TRANSITION FACILITY



KEY ELEMENTS

- Pre-design
- Secure Treatment
- Staff Safety & Efficiency
- Department of Health Compliance
- Site Evaluation and Selection

COMPLETED TBD

PROJECT SIZE NA

MACC \$16 Million

REFERENCE

Dean Heglund, DSHS
Senior Capital Project Manager
dean.heglund@dshs.wa.gov
360.480.6069

KMB is currently working with the Department of Social and Health Services (DSHS) on the siting and pre-design of a new 16 to 24-bed Secure Community Transition Facility (SCTF) in Snohomish County for the Special Commitment Center (SCC).

DSHS's vision of improving coordinated discharge planning and services for Special Commitment Center residents includes treating them in smaller step-down facilities. Secure community transition facilities offer residents supportive environments that connect them to community treatment, provide life skills training/support, and offer access to transition programs in the community.

Siting the new facility requires the assessment of several potential parcels based on engineering and systems analysis, site security, availability of medically-trained staff, proximity to supportive facilities including law enforcement and hospitals, and life-cycle cost analysis. The secure facility will be designed to meet the therapeutic goals of SCC while maintaining safety and security for staff, visitors, and residents. The completed project is intended to be a model for additional facilities around the state of Washington and for the rest of the country.

DSHS, CHILDREN'S LONG-TERM IN-PATIENT PROGRAM (CLIP), CHILD STUDY AND TREATMENT CENTER (CSTC), PRE-DESIGN AND DESIGN, LAKEWOOD, WA



KEY ELEMENTS

- Pre-design
- OFM Process
- Normative/Restorative Environments
- Occupied Campus
- Mental Health
- Life Safety
- Safety and Security
- Minimize Operational Costs
- LEED Silver Equivalent

COMPLETED 2021

PROJECT SIZE 16,000 SF

PROJECT COST \$10 Million

REFERENCE

Erik Logan, RN,
Director of Nursing Services, DSHS,
loganeg@dshs.wa.gov,
253.761.7556



KMB provided pre-design, design, and construction administration services for DSHS for this building at the Child Study and Treatment Center in Lakewood, WA. This newly constructed 18-bed inpatient psychiatric hospital serves adolescents ranging in ages from 14-25. The facility is designed to provide 24-hour inpatient hospitalization for 8 forensic psychiatric patients charged with a criminal offense and 10 Children's Long-Term Inpatient Program patients with psychiatric disorders. The function of the facility requires these groups to be separated. To accommodate this requirement, the building was designed to include 3 major space groups consisting of a treatment wing, forensic unit and treatment wing, and administration and shared support space wing to allow for the greatest amount of flexibility and maximize use for the agency.

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 pre-design 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.

EXPERIENCE WASHINGTON DEPARTMENT OF CORRECTIONS, LAST 5 YEARS

Clallam Bay Corrections Center, IMU Improvements
Clallam Bay Corrections Center, MSC Sliding Doors
Clallam Bay Corrections Center, MSC Utilities & Utilidor
Clallam Bay Corrections Center, Roof Replacement
Larch Corrections Center, Multiple Roof Replacements
Larch Corrections Center, Warehouse TI Permitting
Longview Re-Entry Center, Kitchen Remodel
Longview Work Release, Control Station Renovation Study
Longview Work Release, Laundry Expansion
Longview Work Release, Life Safety Analysis
Longview Work Release, Shower Renovation
McNeil Island SCC King Building, Kitchen Upgrades
McNeil Island Training Center, Completion Assessment
McNeil Island Training Center, Fire Suppression System
McNeil Island Warehouse, Office TI – Life Safety Code Study
Mission Creek Correction Center for Women, Roof Replacement
Monroe Correctional Complex Admin Roof Replacement
Monroe Correctional Complex, TRU Roof Replacement
Monroe Correctional Complex, WSRU Clinic Roof Replacement
Monroe Correctional Complex, WSRU Perimeter Wall Renovation
Monroe Correctional Complex, IMU Rec. Space Improvements
Olympic Correctional Complex Ozette Roof Design
Olympic Correctional Complex, Replace FS/Visit Building Roof
Olympic Correctional Complex, Seedling Tree Cooler
Peninsula and Longview Work Release, Facility Programming
Peninsula Re-Entry Center, Kitchen Remodel
Peninsula Re-Entry Center, Building Envelope Concept Design
Peninsula Re-Entry Center, Control Station Study
Peninsula Re-Entry Center, Emergency Siding Repairs
Peninsula Re-Entry Center, Kitchen Scope Study
Peninsula Re-Entry Center, Men's Restroom Renovation
Reynolds Re-Entry Center, East-Side Bathroom Renovations
Statewide Inpatient Psychiatric Unit Pre-design
Stafford Creek Corrections Center, Roof Replacements
Washington Corrections Center, Forensic Study
Washington Corrections Center, HVAC Repair
Wenatchee Valley Re-Entry Building, Remodel and Addition
Work Release Program Expansion, Chelan County
Work Release Program Expansion, King County
Work Release Program Expansion, Pierce County
Work Release Program Expansion, Snohomish County
Washington State Penitentiary, BAR Unit Safety Barriers
Washington State Penitentiary, South IMU Yard Improvements
Washington State Penitentiary, Unit 6 Roof and HVAC
Stafford Creek Corrections Center, Fire Hose Removal
Statewide CI Laundry Feasibility Study
Statewide Corrections Training Center Pre-design
State-Wide Work Release Program Expansion



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 pre-design, 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 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.

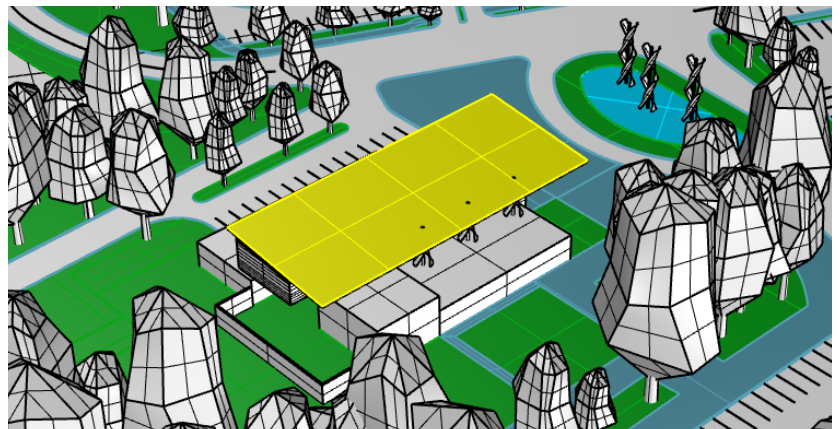
A critical element of every pre-design report in Washington State is the application of the Life Cycle Cost Analysis (LCCA) of the options under consideration. The analysis is conducted under State DES guidelines and OFM requirements. Pre-design LCCA is performed through use of the Washington State Life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

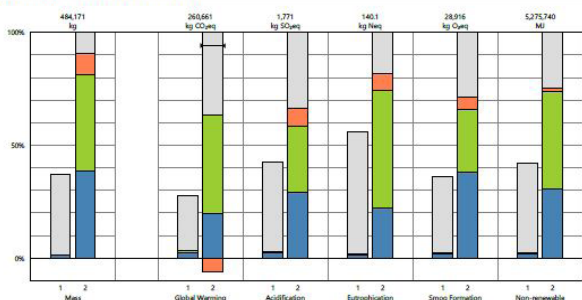
KMB recently performed an embodied energy material analysis using the Tally software program to inform material selection on the City of Lacey Museum. This facility has been designed as net-zero ready. This study allowed the owner to make value-based decisions on materials and their life-cycle (cradle 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.

Results per Building Element

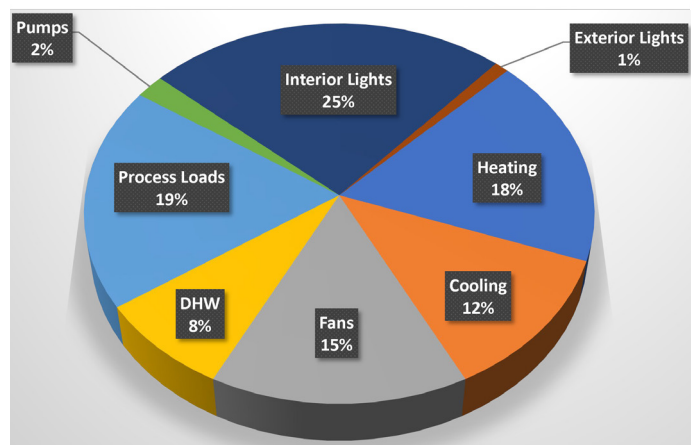


City of Lacey, Museum and Civic Center, Targeted LEED Silver



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 EUJ)



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.



PAST PERFORMANCE

SCOPE, SCHEDULE, AND BUDGET

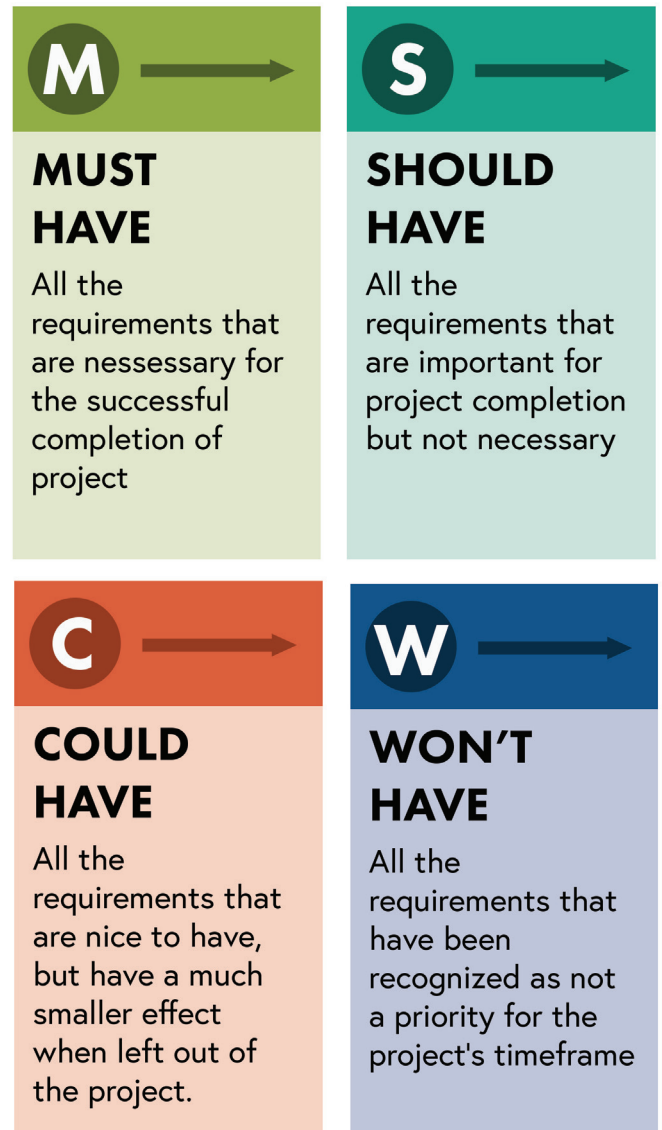
KMB has successfully collaborated with DOC on numerous pre-designs, most recently on a new Statewide Inpatient Psychiatric Unit. While all projects are unique, the successful pre-designs rely on proven strategies to maintain scope, schedule, and budget alignment. Our team’s ability to synthesize data and understand future needs comes from more than 3 decades of working with DOC and will be critical to the success of this project. KMB will review each project decision utilizing criteria including patient outcomes, staffing impacts, regulatory issues, costs, security, and safety.

Our team has been organized to be efficient and provide clear direction to DOC and your key stakeholders throughout the process. Our team will review the feasibility study that has already been completed and provide feedback through a series of programming and scoping meetings. KMB will develop functional and architectural programs that align with the project using an approach that identifies requirements that are (M)ust Haves, (S)hould Haves, (C)ould Haves, and (W)on’t Haves. This will allow us to establish a clear path forward that ensures highest level priorities are met first. This methodology allows our team to be agile and adapt our design concept as needed as the pre-design proceeds while minimizing any impact on costs. KMB has successfully employed this process for DOC and other state agencies, including DSHS and DCYF.

Maintaining a project schedule is essential for successfully delivering work on time, within scope, and within budget. As the program is developed, our team will work with stakeholders to set clear goals to ensure all team members understand the project’s priorities and scope. We will identify key milestones and deadlines to help monitor progress, ensuring we avoid unnecessary delays.

KMB uses 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.

“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 pre-design process.

QA/QC APPROACH

KMB employs a quality assurance (QA) approach that occurs continuously throughout the pre-design 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 pre-design 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 pre-design 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.

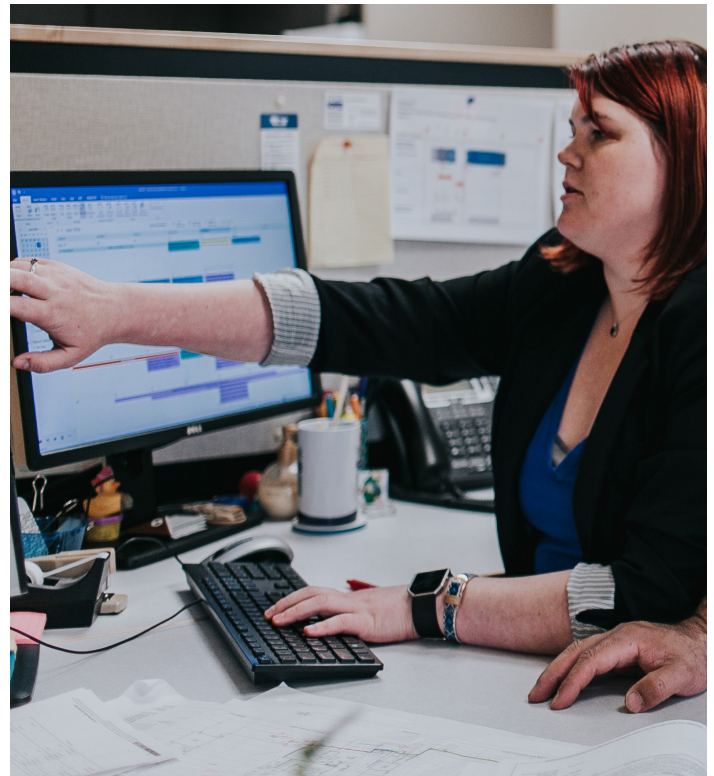
After the QC review is complete, a set of documents is provided to the owner and their representative for review and comment. The documents are updated to incorporate all QC and owner review comments prior to moving to the next phase. Client comments are tracked with the date they were implemented and 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**

6 | 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
Michelle Ha, RA, 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.





7

SF330 FORM

ARCHITECT – ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (If any)
Project No. 2023-314

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	
2c. CITY Olympia	2d. STATE WA	a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Tony Lindgren, PE, Partner		b. SMALL BUSINESS STATUS Self-Certified Small Business	
6b. TELEPHONE NUMBER 360.352.8883		7. NAME OF FIRM (If block 2a is a branch office)	
6c. E-MAIL ADDRESS tonylindgren@KMB-architects.com			

8a. FORMER FIRM NAME(S) KMB Design-Development, Inc.		8b. YEAR ESTABLISHED	8c. DUNS NUMBER
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9. EMPLOYEES BY DISCIPLINE

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	

10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS

a. Profile Code	b. Experience	c. Revenue Index Number (see below)
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 (Insert revenue index number shown at right)

a. Federal Work	1
b. Non-Federal Work	7
c. Total Work	7

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

1. Less than \$100,000	6. \$2 million to less than \$5 million
2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
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 November 5th, 2024
c. NAME AND TITLE Tony Lindgren, PE, Partner	