

WASHINGTON STATE DEPARTMENT OF ENTERPRISE SERVICES

Project No. 2024-345: WCCW MSC Living Unit Bathroom Renovations

Department of Corrections, 9601 Bujacich Rd. NW Gig Harbor, WA 98332-8300

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: Statement of Qualifications for Project No. 2024-345: WCCW-MSCLiving Unit Bathroom Renovations for Department of Corrections at the 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 Project No. 2024-345: WCCW-MSCLiving Unit Bathroom Renovations for Department of Corrections at the Washington Corrections Center for Women (WCCW) in Gig Harbor. Our firm has recent design experience as a prime consultant and architect for a variety of projects with elements similar to this one including restrooms, showers, state building codes, finishes, ADA compliance, environmental requirements, and overall tenant improvements.

Our approach to this project will be informed by our recent experience and investigation of the WCCW with Department of Corrections personnel. We understand the unique challenges and opportunities providing improvements and additions to an existing building will create.

As you review our submittal, please consider the following:

- **KMB Study Experience:** The KMB team has toured the WCCW on numerous occasions to assess varying levels of desired improvements throughout the building, including the bathroom renovations.
- **KMB Bathroom Renovation Experience:** The KMB team has successful bathroom design and renovation experience for multiple DOC campuses in the State of Washington. KMB staff assigned to this project possess deep experience with bathroom renovations and detailing required for a successful project.
- **KMB Secure Facility Experience:** For more than 35 years, KMB has provided design and planning services to meet the needs of the Department of Corrections. Our understanding of secure facilities design and construction processes will serve to provide complete and well-coordinated job access, supervision, and tool control requirements.
- **KMB Team Experience for Washington State Department of Corrections:** KMB and our key subconsultant partners have a track record of success in completing quality projects for DOC. We have committed our firm's most experienced staff to achieve project success.

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 the potential opportunity of serving you again on Project No. 2024-345: WCCW-MSCLiving Unit Bathroom Renovations. We are committed to providing you with the highest level of professional design services, construction administration, and integrity for which KMB architects is known. We look forward to the opportunity to present to you at interview. Please contact our office should you have any questions.

Sincerely,
KMB architects

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

Tony Lindgren, PE
Principal-in-Charge



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

1500 Jefferson Street SE, Olympia, WA 98501

Designated Point of Contact for Statement of Qualifications

Point of Contact Name and Title Tony Lindgren, PE, Partner		
Firm Name KMB architects, inc. p.s.		
Address 906 Columbia Street SW, Suite 400		
City Olympia	State WA	Zip 98501
Telephone 360.352.8883	Email tonylindgren@KMB-architects.com	

Addresses of multiple office locations of firm (if applicable)

Address	City
906 Columbia St. SW Suite 400	Olympia, WA 98501
100 South King St. Suite 280A	Seattle, WA 98104

Diverse Business Certifications (if applicable)

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

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

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

- Veteran Owned Business

Certificaton issued through Washington Electronic Business Solution (WEBS)

- Small Business Enterpirse (SBE)



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EXECUTIVE SUMMARY

Historically 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 Social and Health Services, Department of Ecology, Department of Enterprise Services, Department of Labor and Industry, and Department of Children, Youth, and Families. Our projects have included predesign and programming, design, on-call contracts, master planning, design and construction administration, with a focus on design within secure and State facilities.

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

PROJECT UNDERSTANDING

KMB recognizes that the Washington Corrections Center for Women (WCCW) requires design services for the renovation of bathrooms in the Minimum-Security Complex (MSC) Living Units J, K, and L, located in Gig Harbor, WA. This project aims to remodel the bathrooms to repair water damage and enhance accessibility in compliance with the Americans with Disabilities Act (ADA).

KMB will collaborate with Jessica Cahill, the Department of Corrections Project Manager, and the construction management team to develop a comprehensive scope of work. This will include permitting, construction scheduling, project management and administration services, materials procurement, and installation supervision.

DEEP INSTITUTIONAL KNOWLEDGE OF THE DOC CAMPUSES

KMB and our key subconsultant partners have completed a variety of projects at Department of Corrections facilities in recent years. Our specific understanding of these facilities will allow us to work with you to quickly implement a project approach that is focused on innovation, safety and security, and efficiency.

EXTENSIVE EXPERIENCE WITH RESTROOM RENOVATIONS

KMB has extensive expertise in restroom renovations for secure facilities, specifically for the Department of Corrections. We have successfully completed numerous projects that demonstrate our commitment to quality and client satisfaction. Our skilled team excels at accurately estimating renovation costs, ensuring that clients have a clear understanding of the financial aspects of their projects.

Additionally, we specialize in creating detailed and comprehensive documentation that outlines the entire renovation process—from initial planning to final execution. This approach helps keep our clients informed and engaged at every step.

SUBJECT MATTER EXPERTISE IN STATE FACILITY DESIGN AND CONSTRUCTION

Successfully completing projects of this type at secure State facilities demands a comprehensive understanding of DOC operating standards, industry best practices, and the ability to work with project leaders and facilities staff at every stage of the project. KMB and our consultant partners are uniquely prepared to take on the operational, regulatory and code challenges this project may present and ensure each project moves forward safely, efficiently and within the allowed budget.

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



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QUALIFICATIONS OF KEY PERSONNEL

2 | QUALIFICATIONS OF KEY PERSONNEL

KEY PERSONNEL

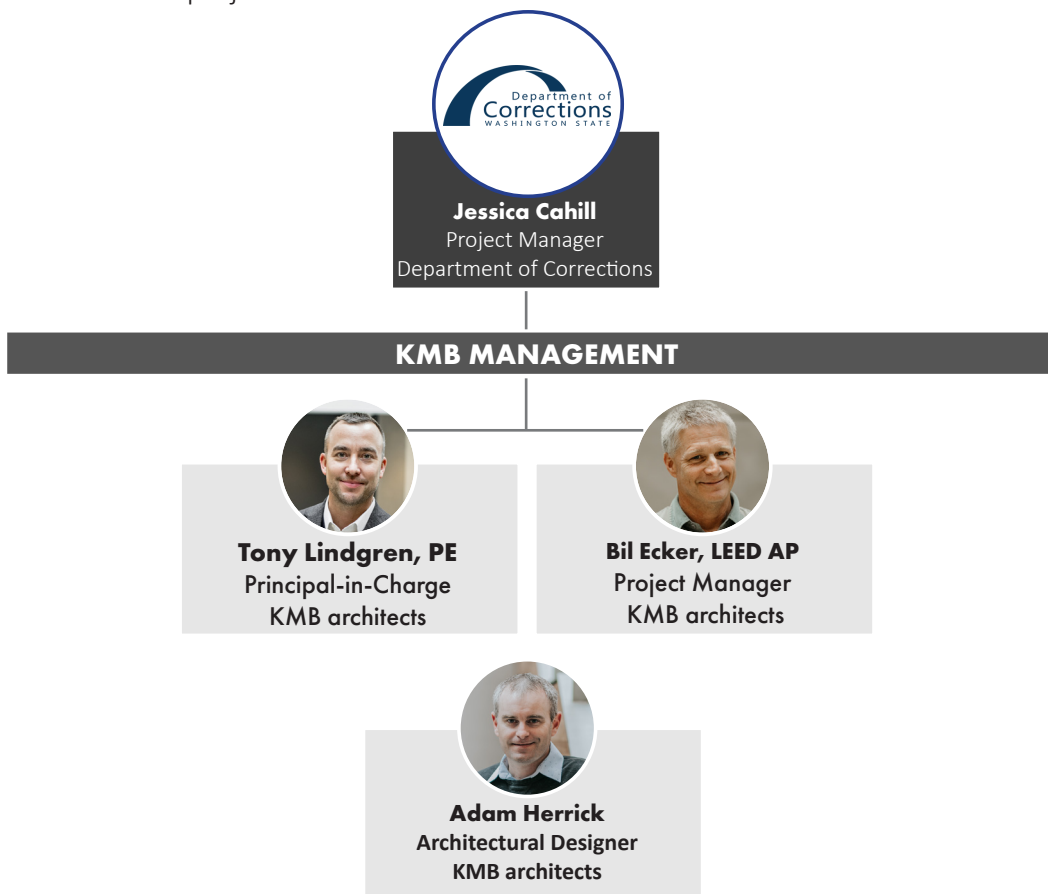
Our assigned project team will be led by KMB Principal-in-Charge Tony Lindgren. Tony will be supported by project manager Bill Ecker architectural designer Adam Herrick. Ron Eliason, a mechanical designer with Hargis Engineers, will lead the HVAC needs for the project. Juan Iringan, Cost Estimator, will provide cost estimating for the recommended scope of work as well as life cycle cost analysis of the alternatives explored.

The KMB team and subconsultants have a track record of success working together and for State of Washington for well over a decade, making the team we have assembled an ideal fit for this project. Erik Stearns and Ron Eliason from Hargis Engineers, along with their team, will bring their electrical, plumbing, and mechanical engineering expertise to this project. This team has worked throughout the state on multiple similar projects and renovation projects with WCCW as well as with other clients throughout the Pacific Northwest. KMB and Hargis have partnered together on dozens of projects over the years to bring design solutions that fit owner's budgets and needs.

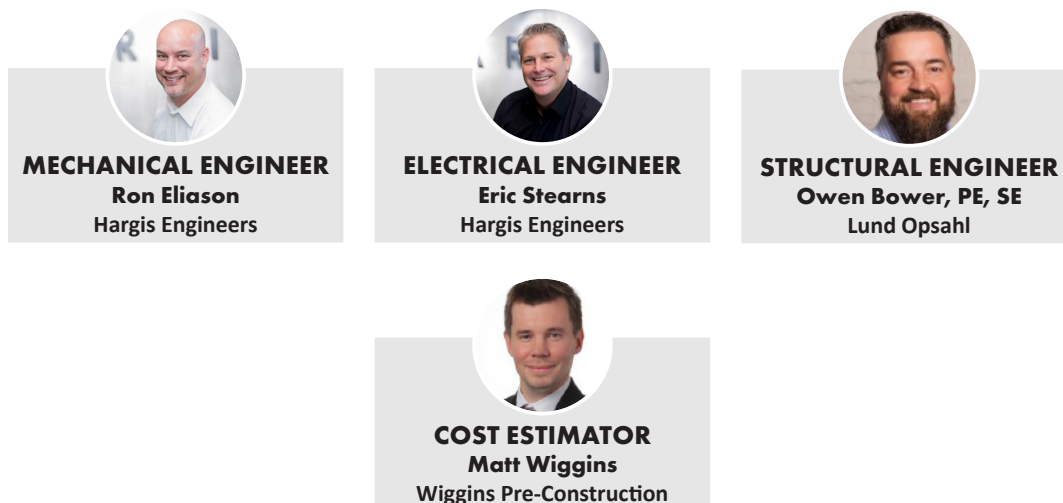
KMB architects Project Team Members	Project Role	Washington Department of Corrections	Bathroom Renovation Experience	Occupied Facility Experience	ADA Compliance Experience	Multi-Phased Project Experience	Project Management Experience	Life Cycle Cost Experience	Cost Estimating Experience	Planning Experience	Electrical Experience	Code/Regulatory Experience	Production Documents Experience
+ Tony Lindgren, PE	Principal-in-Charge	●	●	●	●	●	●	●	●	●			●
+ Bill Ecker, LEED AP	Project Manager	●	●	●	●	●	●	●		●		●	●
+ Adam Herrick	Architectural Designer	●	●	●	●	●	●			●		●	●
+ Owen Bower, PE, SE	Structural Engineer	●	●	●	●	●	●	●	●	●		●	●
+ Ron Eliason, PE	Mechanical Engineer	●	●	●	●	●	●	●	●	●		●	●
+ Erik Stearns, PE	Electrical Engineer	●	●	●	●	●	●		●		●	●	●
+ Matt Wiggins	Cost Estimating	●	●	●	●	●		●	●				

KEY PERSONNEL

KMB has assembled a highly qualified team to perform the key functions of the requested predesign services. KMB's team experience and past performance with secure facilities for the State of Washington and specifically for DOC is unsurpassed. Our assigned project team will be led by KMB Principal-in-Charge Tony Lindgren and Project Manager Bill Ecker. Bill will be supported by architectural designer Adam Herrick. 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 predesign team and interfacing with DES and DOC. He will be responsible for the performance of each project team member, whether in-house or a subconsultant. Tony's proficiency in communications and firm management delivers consistent project success. He promotes a firm culture of teamwork, leadership, and commitment. His focus on listening and affirmation produces meaningful project results.

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



RELEVANT EXPERIENCE

- WA State Department of Corrections, Reynolds East-Side Bathroom Renovations — Seattle, WA
- WA State Department of Corrections, Peninsula Work Release Shower Renovations — Port Orchard, WA
- WA State Department of Corrections, Wenatchee Valley Reentry Center, Renovation and Adaptive Reuse — Wenatchee, WA
- WA State Department of Corrections, Longview Work Release Shower Renovations — Longview, WA
- WA State Department of Corrections, Inpatient Psychiatric Unit Predesign — Statewide, WA
- WA State Department of Corrections, WSP Roof Replacement — 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

GREG COOK, AIA, CCHP

Project Manager

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. With 25 years experience as a general contractor executive, Bill will prove invaluable in working to meet project objectives. As project manager, Bill anticipates our clients' needs and aids them in decision making while advocating for their best interests throughout the planning, design, and construction processes. For our staff, Bill offers mentorship in constructability, sequencing, and estimating, which aids the architectural staff in considering the project from a contractor's perspective. Because of his well-rounded background in construction, Bill is called upon to bring his viewpoint to design, the development of scopes of work, the creation of high-level cost estimates, and construction administration services. Bill's responsiveness and willing attitude, coupled with his sense of humor and ability to "keep it light," cause our clients and staff to repeatedly seek out his expertise.



RELEVANT EXPERIENCE

- WA State Department of Corrections, Reynolds East-Side Bathroom Renovations — Seattle, WA
- WA State Department of Corrections, Peninsula Work Release Shower Renovations — Port Orchard, WA
- WA State Department of Corrections, Wenatchee Valley Reentry Center, Renovation and Adaptive Reuse — Wenatchee, WA
- WA State Department of Corrections, Longview Work Release Shower Renovations — Longview, WA
- WA State Department of Corrections, Inpatient Psychiatric Unit Predesign — Statewide, WA
- WA State Department of Corrections, Statewide Corrections Training Center Predesign — Statewide, WA
- WA State Department of Corrections, WSP Unit Six Roof Replacement — Walla Walla, WA
- WA State Dept. Social & Health Services, Statewide Diversion and Recovery Predesign — Statewide, WA
- WA State Department of Corrections, Longview Reentry Center Kitchen Remodel — Longview, WA

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ADAM HERRICK

Architectural Designer

YEARS OF EXPERIENCE

17 Years

PERCENTAGE OF TIME

25%

EDUCATION

Associate of Arts, Universal Technical Institute

ROLE DESCRIPTION

Architectural designer Adam Herrick has over 16 years of experience in the construction of State facilities and will serve as the project manager and production lead. He spends substantial time working with KMB's lead architects, engineers, and other consultants developing renovation projects. Adam is accustomed to managing activities of multiple projects simultaneously, including coordinating architectural plans with consultants, overseeing in-house plan production and providing architectural support to contractors. He has years of experience with renovations for State facilities and is a recognized subject matter expert.



RELEVANT EXPERIENCE

- WA State Department of Corrections, Reynolds East-Side Bathroom Renovations — Seattle, WA
- WA State Department of Corrections, Peninsula Work Release Shower Renovations — Port Orchard, WA
- WA State Department of Corrections, Longview Work Release Shower Renovations — Longview, WA
- WA State Department of Corrections, Ahtanum View Work Release Shower Renovations — Yakima, WA
- WA State Department of Corrections, Wenatchee Valley Reentry Center, Renovation and Adaptive Reuse — Wenatchee, WA
- WA State Department of Corrections, WSP Roof Replacement, Predesign — Wenatchee, WA
- WA State Department of Corrections, McNeil Island, Training Center Assessment & Renovations — Wenatchee, WA
- WA State Department of Corrections, Peninsula (PWR) and Longview Work Release (LWR) Facility Programming — Multiple, WA
- WA State Dept. Social & Health Services, Olympic Heritage Behavioral Health Hospital — Tukwila, WA

2 | QUALIFICATIONS OF KEY PERSONNEL



RON ELIASON, PE | MECHANICAL ENGINEER, HARGIS ENGINEERS

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

Specializing in complex coordination of the variety of systems that serve program spaces in secure environments, Ron's comprehensive approach focuses on integrated systems that complement uses. His knowledge of plumbing, fire protection and EMS system options correspond to scheduling, budget, and sustainable and operational needs.



ERIK STEARNS, PE | ELECTRICAL ENGINEER, HARGIS ENGINEERS

Education: 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 each facility. His 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, makes Erik a great partner for this project.



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.



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.



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**RELEVANT
EXPERIENCE**

RELEVANT EXPERIENCE IN SECURE FACILITIES

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

A successful project results when the design fulfills the requirements for owner quality and performance, while staying within the available funds allotted and approved schedule. KMB understands the cost, liability, and risks which result from a project going off schedule or budget. The extensive list of projects below reflects our ability to deliver successful projects repeatedly to clients with critical schedule and cost constraints.

SECURE FACILITY BATHROOM RENOVATIONS

- Wenatchee Valley Reentry bathroom renovations
- Reynolds East-Side bathroom renovations
- Longview Work Release bathroom renovations
- Peninsula Work Release shower renovations
- Peninsula Work Release Men's restroom renovation
- Cedar Creek Correction Center bathroom renovations
- Olympic Correction Center shower renovations
- Larch Corrections Center shower renovations
- Chelan County restroom and shower renovations
- McNeil Island Correction Center shower and kitchen renovations
- Special Commitment Center shower and kitchen renovations
- Nisqually Existing Jail shower and bathroom renovations
- Monroe Correctional Complex 80-bed expansion (remodel toilet/shower rooms)
- Naselle Youth Camp – Harbor Lodge
- Coyote Ridge Corrections Center – CI textile bathroom expansion
- Washington State Penitentiary housing expansion
- Nisqually Indian Tribe Public Safety Complex
- McNeil Island Correction Center
- SCTF King County, bathroom renovations
- Naselle Youth Camp – Mariner Lodge anti-ligature upgrades (plumbing)
- Washington Correction Center bathroom renovations

WASHINGTON DEPARTMENT OF CORRECTIONS, PAST 5 YEARS

- Clallam Bay Corrections Center, MSC Utilities & Utilidor
- Clallam Bay Corrections Center, Roof Replacement
- Longview Work Release, Laundry Expansion
- Longview Work Release, Life Safety Analysis
- Longview Work Release, Shower Renovation
- Mission Creek Correction Center for Women, Roof Replacement
- Monroe Correctional Complex Admin Roof Replacement
- 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, 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

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



KEY ELEMENTS

- WA Department of Corrections
- Phased Construction
- Design and Construction Services
- Maximized Operational Efficiencies
- Life Safety and ADA
- Building Renovations
- Bathroom / Shower Renovations
- Occupied Facility

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

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

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

DEPARTMENT OF CORRECTIONS, REYNOLDS EAST-SIDE BATHROOM RENOVATIONS, SEATTLE, WA

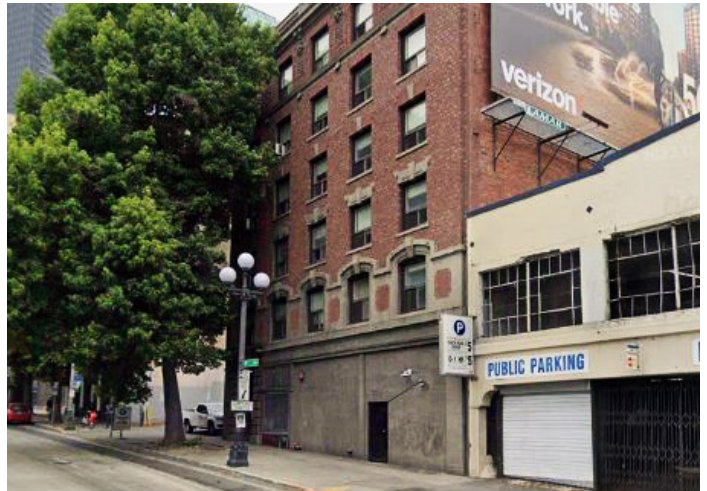
This project is slated to begin construction in Spring of 2023 in a historic building owned by the Department of Corrections. The building functions as a community Re-entry Center for residents in the downtown Seattle area. This is a wood and masonry building originally constructed in 1906, that has undergone a host of alterations over the years. This project includes the remodel & renovation of the resident toilet and shower rooms on the 2nd through 6th floors. Each room will be demolished down to the existing studs and provided with new anti-ligature and ADA accessible plumbing fixtures, new light fixtures, improved mechanical and exhaust systems and a new epoxy coated floor and wall system. The goal of the project is to have a consistent restroom layout on each floor to with modern fixtures and finishes. This will streamline the maintenance routine for building staff and provide for a more comfortable and usable space for residents.

KEY ELEMENTS

- Building Renovations
- Bathroom / Shower Renovations
- Life Safety and ADA
- WA Department of Corrections
- Occupied Facility

REFERENCE

Young Kim, Project Manager
Washington State Department of Corrections
Capital Planning and Development
cmholien@doc1.wa.gov



DEPARTMENT OF CORRECTIONS, LONGVIEW WORK RELEASE SHOWER RENOVATION, LONGVIEW, WA

KMB completed the design renovations and upgrades to six separate restroom/shower rooms in the Longview Work Release facility. The project included demolition of all existing flooring, wall coverings, sinks, toilet and shower fixtures. New flooring and wall substrate is designed to be installed topped with a robust epoxy coating. All associated interior plumbing systems are to be replaced. New sinks, toilets and shower fixtures were installed along with associated restroom accessories.

KEY ELEMENTS

- Building Renovations
- Bathroom / Shower Renovations
- Life Safety and ADA
- WA Department of Corrections
- Occupied Facility

REFERENCE

Cory Holien, Project Manager
Washington State Department of Corrections (DOC)
Capital Planning and Development
cmholien@doc1.wa.gov
360.725.8354



DEPARTMENT OF CORRECTIONS, PENINSULA WORK RELEASE SHOWER RENOVATIONS, PORT ORCHARD, WA

KMB recently completed construction documents for the Shower Renovations project at the Peninsula Work Release center in Port Orchard, WA. This project is currently under construction with substantial completion scheduled for January, 2025. The general project scope will serve to completely renovate the Men's shower and toilet rooms. Renovations include complete demolition of the existing walls, flooring and toilet fixtures. The new layout will feature an ADA compliant floor plan with all new toilet fixtures, showers, sinks and restroom accessories. All walls, floors and ceilings will be coated with a durable epoxy finish to promote ease of maintenance and water resistance. The HVAC, lighting and plumbing systems will also be replaced and upgraded to meet current code.

KEY ELEMENTS

- Building Renovations
- Bathroom / Shower Renovations
- Epoxy Coatings
- Anti-Ligature Toilet Fixtures
- WA Department of Corrections
- Occupied Facility

REFERENCE

Jessica Whitenack, Project Manager
Washington State Department of Corrections (DOC)
Capital Planning and Development
360.819.6956



DEPARTMENT OF CORRECTIONS, AHTANUM VIEW WORK RELEASE SHOWER RENOVATIONS, YAKIMA, WA

KMB recently completed work on the demolition of existing flooring and wall finishes in three separate shower rooms in the Ahtanum View facility. This included installation of new epoxy coating treatment on the floors and walls, replacement of all shower fixtures and piping, and installation of new heavy duty phenolic shower partitions and anti-ligature shower curtains. All fixtures and individual shower spaces are compliant with current ADA regulations.

KEY ELEMENTS

- Building Renovations
- Bathroom / Shower Renovations
- Life Safety and ADA
- Anti-Ligature Toilet Fixtures
- WA Department of Corrections
- Occupied Facility

REFERENCE

Jack Brandt Construction Project Coordinator
Department of Corrections
Capital Planning and Development Director
360.867.8255
jwbrandt@doc1.wa.gov





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**PAST
PERFORMANCE**

SCOPE, SCHEDULE, AND BUDGET

The ability of KMB to successfully deliver projects on time and within budget has been critical to our firm's continued success. We have accomplished this through careful management, clarity in definition, and confirmation of project scope, organization, communication, and planning. Our familiarity with similar projects and knowledge of working with the Department of Corrections will assist in the timely delivery of this project.

SCOPE

In order to maintain project schedule, scope, and budget, it is imperative to align the three at the very beginning of the project. Through a series of programming and scoping meetings, KMB in conjunction with our team of subconsultants will work with your team to establish and prioritize the project needs that align within the project budget. This establishes a roadmap for design and construction to progress by ensuring the highest level priorities are met first and adding the 'really want to haves' and 'like to haves' as is feasible. By this methodology, can be added to the project as the design progresses and costs are established in lieu of being stripped away.

For this project, comprehensive analysis of all codes and early coordination with officials during the initial phase of design will result in fewer design changes mandated by code requirements. Firm command of local codes and ordinances, the IBC, and its related standards are paramount to this project and our code specialists will be integral to this effort.

SCHEDULE

While establishing a project schedule, it is critical to begin with the end in mind. We start first by taking your required occupancy date and backing up from there to determine construction durations, bidding periods, pending project delivery, and building and conditional use permits required by the jurisdiction. This allows us to establish design deliverables and key owner decision points to maintain the overall schedule.

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



BUDGET

Our approach to budget control consists of initial cost planning, life-cycle cost estimating, value engineering, systems analysis, milestone estimates, and continual cost monitoring. Cost estimator Matt Wiggins has worked on several State of Washington projects with us and has unique insight into cost estimating and budget concerns when it comes to these projects.

Through extensive experience with the Department of Corrections and Department of Enterprise Services, we understand State operations and maintenance budgets and how valuable and limited time and resources are. During the design process, we consider the accessibility of equipment and fixtures requiring servicing, ease, and frequency of maintenance, and of course durability of materials to minimize operational maintenance costs.

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 design process.

QUALITY CONTROL

Equal in importance to cost control is ensuring the design documents are clear, communicative, comprehensive, and coordinated. Our team has a comprehensive approach to quality control that includes a multi-step quality assurance process and checklists that ensure all members of the project team are coordinating across disciplines, making decisions at the proper times in design and thoroughly documenting the design in the contract documents. An internal third party quality control process is implemented at each major milestone to provide fresh eyes on the project to check for clarity in communication of design intent.

OCCUPIED FACILITY

Construction work in a occupied facility requires careful coordination and planning with construction workers and facility staff. We understand that maintaining safety for all occupants is the number one priority. We work closely with the Contractor to ensure they understand the critical nature of the environment they are working in. KMB has developed an entire specification section detailing exactly what the Contractor must do to maintain site safety. Protocols for construction demolition, debris removal, and methods to maintain operations, eliminate dust, and reduce noise in the occupied portion of the building are outlined in this section.



We will work with facility staff to understand operational needs during construction, which functions are critical to maintain, and understand the facility's need for advance warning and scheduling of any temporary utility disruptions and other construction activities. KMB will work with the contractor to explain these needs as well as develop options for providing backup utility services during construction. We will ensure that the Contractor is collaborating with the facility staff and communicating clearly and in advance to coordinate these construction activities. KMB will reiterate these requirements at the pre-construction meeting and in our weekly or bi-weekly on-site construction meetings.

KMB has over 35 years of experience in designing and managing projects in all of Washington State facilities and in working to minimize facility disruption

MAINTENANCE AND DURABILITY

Our team takes pride in designing for all building users; this includes not only the staff but the hard working maintenance and operations teams, as well. We consider all aspects of this in our design, from locations and accessibility of equipment and fixtures requiring servicing, ease, and frequency of maintenance of equipment, as well as the durability of materials to minimize operational maintenance costs. We strive to select materials that are durable, easily cleaned, long-lasting, and timeless.



GEOGRAPHIC PROXIMITY

KMB has two offices including **our Olympia office which is less than 40 miles from Washington Corrections Center for Women** and an office in downtown Seattle. KMB has made it a firm priority to continually serve clients located throughout the State of Washington. We have ongoing projects in Pierce County, Thurston County, King County, Snohomish County, Walla Walla County, Spokane County, Pacific County, Grays Harbor County, Mason County, Franklin County, as well as our home base in Thurston County.

We understand and embrace the philosophy of a continuing presence during the evolution of a project, particularly during construction activities. Distance is not a deterrent of any degree to KMB in providing the most responsive service available. We have an intense commitment to our clients to start and end our day at the work place or at the job site. We will also make ourselves available at your request and will provide a focused effort to meet your needs.





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
Bill Ecker, LEED AP, DBIA, Project Manager
Adam Herrick, Architectural Designer

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.





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