

WASHINGTON STATE DEPARTMENT OF ENTERPRISE SERVICES

Project No. 2024-346 SW-Security Electronics Renewal & Adaptation, 2024-347
SW-Fire Alarm Systems Stabilization, and 20204-348 SW- Perimeter Fence Detection
Stabilization

November 20th, 2024

KMB
architects

November 20th, 2024

Attn: Jonathon Abbott, Project Manager
7345 Linderson Way SW
Tumwater, WA 98501-6504

RE: Projects: 2024-346: SW-Security Electronics Renewal & Adaptation, 2024-347 SW-Fire Alarm Stabilization, and 2024-348 SW-Perimeter Fence Detection Stabilization for the Department of Corrections

Dear Mr. Abbott and Selection Committee Members;

KMB architects is pleased to present our qualifications for Projects: 2024-346: SW-Security Electronics Renewal & Adaptation, 2024-347 SW-Fire Alarm Stabilization, and 2024-348 SW-Perimeter Fence Detection Stabilization for the Department of Corrections. Since our firm's founding more than thirty-five years ago, the predesign, planning, design, and construction administration for secure facilities has been a core component of our practice. Our team has successfully completed numerous projects for DOC facilities across the State, including recent projects for Monroe Correctional Complex, Coyote Ridge Corrections Center, and the Washington State Penitentiary. KMB's knowledge of DOC policies and procedures, project delivery, and design practices specific to secure facilities makes KMB uniquely qualified to provide the requested services.

Our qualifications and experience allow us to be uniquely aligned to provide you with a successful project that meets your needs. Our SOQ will demonstrate the following:

- Extensive experience with DOC and the 11 Secure Facilities
- Historic knowledge of the DOC campus', third party stakeholders, and permitting agencies
- Ability to deliver expedited projects
- Creating and maintaining secure perimeters on secure campuses
- Implementing technology to increase safety and security
- Building consensus with multiple stakeholders

Thank you for your consideration of our qualifications. We have been honored to serve DOC in the past and look forward to partnering with you again on Projects: 2024-346: SW-Security Electronics Renewal & Adaptation, 2024-347 SW-Fire Alarm Stabilization, and 2024-348 SW-Perimeter Fence Detection Stabilization. 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, Assoc. DBIA
KMB architects | Principal-in-Charge
TonyLindgren@kmb-architects.com | 360.352.8883



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)



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 Department of Corrections (DOC) requires condition assessment of the prisons' security electronics systems, fire alarm systems, and perimeter fence detection systems, for each 11 correctional centers statewide. Campus' include, but not limited to: Airway Heights Corrections Center, Coyote Ridge Corrections Center, Washington State Penitentiary, Monroe Corrections Center, Cedar Creek Corrections Center, Mission Creek Corrections Center for Women, Washington Corrections Center for Women, Clallam Bay Corrections Center, Olympic Corrections Center, Stafford Creek Corrections Center, Washington Corrections Center.

This assessment will analyze the current state and condition of the security electronic systems at each correctional facilities, including how much longer DOC expects them to last and the technology used. DOC will use this assessment to create a statewide program for renewing and updating these systems. This program will identify urgent replacement needs to prevent unexpected failures, plan for ongoing replacements as systems near the end of their useful life, and provide rough cost estimates for each project

As the agency migrates from the existing systems, it is seeking a new solution that aligns with its current fire alarm and security posture and technology investments. We will work with stakeholders to obtain this information, develop a project framework and verify existing conditions to align project approach with objectives. KMB and our team will collaborate with John Abbott, 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 every 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.

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)
- KMB and Hargis over +250 employees Combined



2

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 Terrence Bills, architectural designer Matthew Hamilton. Ron Eliason, a mechanical designer with Hargis Engineers, will lead the security needs for the project. Matt Wiggins, Cost Estimator, will provide cost estimating for the recommended scope of work as well as life cycle cost analysis of the alternatives explored.

KMB, Hargis, and Pre-Construction Inc., bring you a team with a long history of working together. Hargis and KMB, and specifically the team members proposed, have worked together extensively with a combined dozens of projects in the past 5 years focused on secure facilities including condition assessments, pre-designs, renovations, expansion, new construction, and facility upgrades. Hargis brings mechanical, plumbing, electrical, technology, A/V, and security electronics expertise in correctional facilities along with a division focused on energy and clean building compliance standards that provide energy efficiency and the reduction of long term operational costs for the Department of Corrections. This team has worked side by side for years and have established a cohesive and effective working relationship with exemplary communication and organization. We bring a shared trust among team members and have excelled in our ability to collaborate and leverage each individuals' specific expertise and strengths to realize the greatest potential for the Department of Corrections Facilities.



KEY PROPOSED TEAM MEMBERS

This matrix illustrates the range of experience and capabilities of the KMB team. Our diversity of knowledge and expertise allows KMB to commit team members to each project based on their skill set. When needed, specialists such as those listed below will contribute to the team.

KMB architects Project Team Members	Project Role	Washington Department of Corrections	Condition Assessment	Security Upgrades	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	●	●	●	●	●	●	●	●		●		●	●
+ Matthew Hamilton	Architectural Designer	●	●	●	●	●	●			●		●	●	●
+ Brian Little	Code/Jurisdiction	●	●	●	●	●	●	●	●	●	●	●	●	●
+ Owen Bower, PE, SE	Structural Engineer	●	●	●	●	●	●	●	●	●	●		●	●
+ Ron Eliason, PE	Mechanical Engineer	●	●	●	●	●	●	●	●	●	●		●	●
+ Erik Stearns, PE	Electrical Engineer	●	●	●	●	●	●		●		●	●	●	●
+ Patrick Shannon	Security Electronics	●	●	●	●	●	●	●	●	●	●	●	●	●
+ Steve Helms	Custody Systems Specialist	●	●	●	●	●	●	●	●	●	●	●	●	●
+ Eric Tuazon, FPE	Fire Protection	●	●	●	●	●	●	●	●	●	●	●	●	●
+ Clint Pierpoint	Civil Engineer	●		●	●	●	●	●	●	●	●		●	●
+ Matt Wiggins	Cost Estimating	●		●	●	●	●		●	●	●		●	●

TONY LINDGREN, PE, ASSOC. DBIA

Principal-in-Charge
KMB architects

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 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

2 | QUALIFICATIONS OF KEY PERSONNEL

TERRY BILLS, RA

Project Manager KMB architects

YEARS OF EXPERIENCE

37 Years

PERCENTAGE OF TIME

45%

EDUCATION

Bachelor of Arts in Architecture, University of Michigan

Master of Architecture, University of Michigan

PROFESSIONAL REGISTRATION

Architect, State of Washington

ROLE DESCRIPTION

As Project Manager, Terry will be your day-to-day contact for the project. He will work with the DOC stakeholder groups as well as the complete design team to guarantee your project needs are being met, communication is flowing efficiently, and the project is progressing on time and on budget. Terry is a leader at KMB who is drawn to finding balance in his work between design and project management, the program and the budget, function, and form. Terry is constantly seeking process improvement, innovative tools, and additional knowledge to hone his craft.

Terry's positivity shines through in all his interactions with clients, colleagues, and consultants. With a keen understanding of the lines of communication and decision-making on a project, along with a levelheaded demeanor, Terry skillfully holds people accountable to their responsibilities be that the design team, owner, or general contractor in a manner where everybody feels important and respected. Given his depth of experience, Terry's ability to envision a project plan and surround himself with the ideal team to deliver on that plan are unmatched.



LIST OF RELEVANT PROJECTS

- WA State Dept. Social & Health Services, Olympic Heritage Behavioral Health Hospital — Tukwila, WA
- WA State Dept. Social & Health Services, Western State Hospital New 250-350 Bed Forensic Hospital: Ward Renovations — Lakewood, WA
- WA State Dept. Social & Health Services, Western State Hospital, Building 29 CMS Certification — Lakewood, WA
- Clark County Jail Work Center Expansion Project, Vancouver, WA. 64 Bed Medium Security Jail — Vancouver, WA
- Washington State General Administration, Roof Replacement, Tacoma Rhodes Center — Tacoma, WA*
- Evergreen State College Roof Replacement of 5 Classroom Buildings — Olympia, WA *
- Tacoma Dome Roof Replacement Project, City of Tacoma WA — Tacoma, WA*

GREG COOK, AIA, CCHP

Secure Facility Specialist
KMB architects

YEARS OF EXPERIENCE

25 Years

PERCENTAGE OF TIME

25%

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 Secure Facility Specialist 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. 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, Work Release Program Expansion – Chelan County, WA
- WA State Department of Corrections, Work Release Program Expansion – Pierce County, WA
- 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 Department of Corrections, 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

PATRICK SHANNON, RCDD, PMP®

Telecommunications & Security
Hargis Engineers

YEARS OF EXPERIENCE

32 Years

AVAILABILITY

30%

PROFESSIONAL REGISTRATION

Building Industries Consulting Service International,
Registered Communications Distribution Design
Project Management Institute,
Project Management Professional

ROLE DESCRIPTION

As the security electronics and telecommunications principal-in-charge, Patrick applies his knowledge to provide technical guidance to the project team. Through his familiarity with technological advancements, background with various network solutions, and ability to lead project teams, Patrick weaves telecommunications and security consulting services with applicable solutions to align with stakeholder objectives.

Patrick brings forth an unmatched skill set to leading dynamic security-driven and technology-enriched projects. His 30+-year portfolio of projects includes some of the most secured, access-controlled spaces in public and private facilities. His contributions to advancing security systems enterprise-wide are being realized with the standardization and deployment of upgrades within correctional environments. His knowledge of security and telecommunications systems and networking background enables him to lead as a centralized resource for developing scopes of work and deploying teams to complete the work.



RELEVANT EXPERIENCE

- Department of Corrections, 2011 Electronic Security Guidelines
- Department of Corrections, 2019 Security Electronic Study- 13 campuses
- Department of Corrections, Airway Heights Corrections Center, Electronic Security Upgrade
- Department of Corrections, Coyote Ridge Corrections Complex, Electronic Security Upgrade
- Department of Corrections, Clallam Bay Corrections Center, Video Security Upgrade
- Department of Corrections, Monroe Correctional Complex, Electronic Security Upgrade
- Department of Corrections, Washington Corrections Center, Electronic Security Upgrade
- Department of Corrections, Washington Corrections Center for Women, Electronic Security Upgrade
- Department of Social and Health Services in partnership with DCYF, Fire Alarm Assessment & Phased Upgrades – 5 Locations Statewide, WA
- Deschutes County Sheriff's Office and Adult Jail Expansion – Bend, OR
- Thurston County Juvenile Center Security Electronic Upgrades – Olympia, WA

ERIK STEARNS, PE, LEED® AP

Electrical Engineer
Hargis Engineers

YEARS OF EXPERIENCE

32 Years

AVAILABILITY

15%

PROFESSIONAL REGISTRATION

Licensed Professional Engineer: WA
Leadership in Energy & Environmental Design
(LEED®) AP

ROLE DESCRIPTION

Erik's ability to blend technical leadership with strong project management strategies has earned him a position on a number key state initiatives. His experience working with clients to plan, evaluate and present options for infrastructure improvements – including detailed and tailored review of costs, benefits and prioritization – has recently resulted in multiple projects that were funded and executed.

Erik balances the technical requirements with client objectives to offer comprehensive approaches that provide options and long-term benefits. His breadth of experience serving operating, mission critical environments is backed by his technical accuracy and ability to align systems with budgetary and scheduling considerations. His ability to apply owner standards, code requirements and meet energy performance benchmarks has led to mobilizing teams to support planning, programming, deferred maintenance and capital improvement projects.



RELEVANT EXPERIENCE

- Department of Corrections, Electronic Security Study, 12 Campuses
- Department of Corrections, Clallam Bay Corrections Center, Fire Alarm System Upgrade
- Department of Corrections, Monroe Correctional Complex, Fire Alarm System Planning Study
- Department of Corrections, MCC TRU & MCC WSR Fire Alarm System Replacements
- Department of Corrections, Washington Corrections Center, Fire Alarm System Upgrade
- Department of Corrections, Washington Corrections Center for Women, Fire Alarm System Upgrade
- Department of Social and Health Services in partnership with DCYF, Fire Alarm Assessment & Phased Upgrades – 5 Locations Statewide, WA
- Thurston County Juvenile Center Security Electronic Upgrades – Olympia, WA

RON ELIASON, PE, PMP®

Mechanical Engineer
Hargis Engineers

YEARS OF EXPERIENCE

35 Years

AVAILABILITY

20%

PROFESSIONAL REGISTRATION

Licensed Professional Engineer: WA

ROLE DESCRIPTION

Engaged with continuous operating environments and aggressive project objectives, Ron brings forth his experience coordinating services and project teams to align with programmatic requirements. His diligence in assessing existing conditions, developing scopes of work, defining project contingencies and following projects through to completion has earned him a position on a number of mission critical campuses throughout the state. Coupled by his ability to develop conservation measures that uphold project performance and total cost of ownership objectives, he advances clients' conservation goals.

Keeping an eye on budgetary considerations and long-term lifecycle options, Ron captures the practical and potential opportunities sustainable systems can have on his clients' projects. He works to bring regulatory requirements and client objectives together with sustainable possibilities and collaborates with the design team to provide integrated mechanical engineering systems.



RELEVANT EXPERIENCE

- Department of Corrections, Correctional Training Center Pre-design
- Department of Corrections, Maple Lane Campus Planning
- Department of Social and Health Services in partnership with DCYF, Youth Housing Pre-design
- Department of Corrections, MCC WSRU and TRU Roof Replacement
- Department of Corrections, Washington Corrections Center, Fire Alarm System Upgrade
- Department of Corrections, Washington Corrections Center for Women, Boiler Replacement
- Department of Social and Health Services in partnership with DCYF, Fire Alarm Assessment & Phased Upgrades – 5 Locations Statewide, WA
- Department of Social and Health Services, Western State Hospital, Fire Sprinkler Replacement

ERIC TUAZON, FPE

Fire Protection Consultant
Tuazon Engineers

YEARS OF EXPERIENCE

29 Years

AVAILABILITY

10%

PROFESSIONAL REGISTRATION

Licensed Professional Engineer Fire Protection: WA

ROLE DESCRIPTION

Eric has worked in the fire protection engineering industry since 1995 and has unique perspective with work experience as a property insurance representative (Kemper Insurance), fire department representative (Seattle Fire Department), and since 1998 as a consulting engineer. This experience allows him to be an effective communicator in assessing and resolving complex fire code issues. Eric's specialties include fire protection and life safety consulting; building and fire code consulting; fire protection systems design and consulting; independent plan review, approval, and site inspections; testing and commissioning services.

He has worked on both complex and routine projects for many government and public agencies, including U.S. Naval Facilities Engineering Command, U.S. Army Corps of Engineers, U.S. General Services Administration, University of Washington, Sound Transit, Pierce Transit, Washington State Department of Enterprise Services, and Washington Dept. of Corrections.



RELEVANT EXPERIENCE

- Department of Corrections, Clallam Bay Corrections Center, Fire Alarm System Upgrade
- Department of Corrections, MCC TRU & MCC WSR Fire Alarm System Replacements
- Department of Corrections, Washington Corrections Center, Fire Alarm System Upgrade
- Department of Corrections, Washington Corrections Center for Women, Fire Alarm System Upgrade
- Department of Social and Health Services in partnership with DCYF, Fire Alarm Assessment & Phased Upgrades – 5 Locations Statewide, WA
- Department of Social and Health Services, Western State Hospital Buildings 9 & 20 Fire Alarm Upgrade
- Department of Social and Health Services, Western State Hospital, Campus Fire Protection Upgrades Phase 2
- Criminal Justice Training Commission, Existing Fire Life & Safety System, Burie, WA

2 | QUALIFICATIONS OF KEY PERSONNEL



MATHEW HAMILTON | ARCHITECTURAL DESIGNER, KMB ARCHITECTS

Education: Bachelor of Architecture, Woodbury University
Master of Science in Architecture & Urban Design, Pratt Institute
Experience: 18 years

Assistant Architectural Designer, Matthew Hamilton, combines design skills in architecture and project management to create inventive and inspiring spaces. Having worked with multiple State and Counties through multiple projects, innovative design related to sustainability and optimizing program functions, Matthew understands the importance of crafting programs that align with client's goals in a highly collaborative process. Matthew has completed a variety of project types including predesign, design, renovations, building and systems assessments, and interior upgrades.



BRIAN LITTLE | CODE/JURISDICTION EXPERT, KMB ARCHITECTS

Education: Bachelor of Science, Washington State University
Experience: 32 years

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



STEVE HELMS | CUSTODY SYSTEMS SPECIALIST, COFFMAN ENGINEERS

Education: Bachelor of Science, Electrical Engineer, Washington State University
Registration: Professional Engineer, States of Washington, Oregon, Alaska, Idaho, Montana, and California
Experience: 42 years

Steve's has over 42 years of experience managing a variety of systems that serve program spaces for the Department of Corrections. His comprehensive approach focuses on integrated systems that complement uses. Steve's knowledge of plumbing, fire protection and EMS system options correspond to scheduling, budget, and sustainable and operational needs. His video design experience includes analog, digital, and hybrid analogdigital, with matrix or virtual-matrix switching and digital video viewing and archiving. Steve has been responsible for design and of security electronics for a variety of correctional facilities and understands the requirements of work within a secure environment.

2 | QUALIFICATIONS OF KEY PERSONNEL



CLINT PIERPOINT | CIVIL ENGINEER, KPFF ENGINEERS

Education: Engineering Studies, University of Washington and Washington State University

Experience: 29 years

Clint has 29 years of experience with civil engineering design and management. He has in-depth experience with all elements of planning, design, and construction of security infrastructure projects. Clint has developed a reputation with State PM's and facility staff as a trusted partner who is intimately familiar with State process and procedures and who takes initiative to resolve issues and keep projects on schedule.



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.



3

**RELEVANT
EXPERIENCE**

WASHINGTON STATE DEPARTMENT OF CORRECTIONS, MONROE CORRECTIONAL COMPLEX, SECURE PERIMETER FENCING PREDESIGN AND DESIGN, MONROE, WA



KEY ELEMENTS

- Department of Corrections
- Security Improvements
- Staff and Resident Safety
- Occupied Campus
- Perimeter Fencing

PROJECT SIZE

2,700 Linear Feet

REFERENCE

Jonathon Abbott
Project Manager
Department of Corrections
jonathon.abbott@doc1.wa.gov

KMB worked with Washington State Department of Corrections Predesign Services for the renovation or replacement of the perimeter security wall around the WSRU complex at the Monroe Correctional Complex. The scope of work included architectural, and engineering predesign services for renovating or replacing the existing perimeter security wall. The options included adding seismic bracing to the 100-year-old perimeter wall or finding an alternate solution such as a secure perimeter fence. The project included renovating or removing the towers, and catwalk depending on the final solution chosen.

This predesign project also included the option for a perimeter taut-wire intrusion system that would be integrated with the existing campus wide security electronics. The WSRU wall and towers were constructed between 1908 and 1911 and are built from bricks which incarcerated individuals manufactured on-site. This unreinforced construction doesn't meet the current seismic code and the top portion of the wall partially collapsed during an earthquake in 1997. The wall serves as the secure perimeter for WSRU and IMU, and the attached elevated catwalk provides the only means of reaching multiple security officer towers.

WASHINGTON STATE PENITENTIARY, PROGRAM AND SUPPORT BUILDING, PERIMETER FENCING, WALLA WALLA, WASHINGTON



KEY ELEMENTS

- Department of Corrections
- Occupied Facility
- State of WA Facility
- Perimeter Fencing

PROJECT SIZE 21,680 SF

REFERENCE

Rick Howerton
Capital Project Manager
Department of Corrections
richard.howerton@doc.wa.gov
360.725.-8358

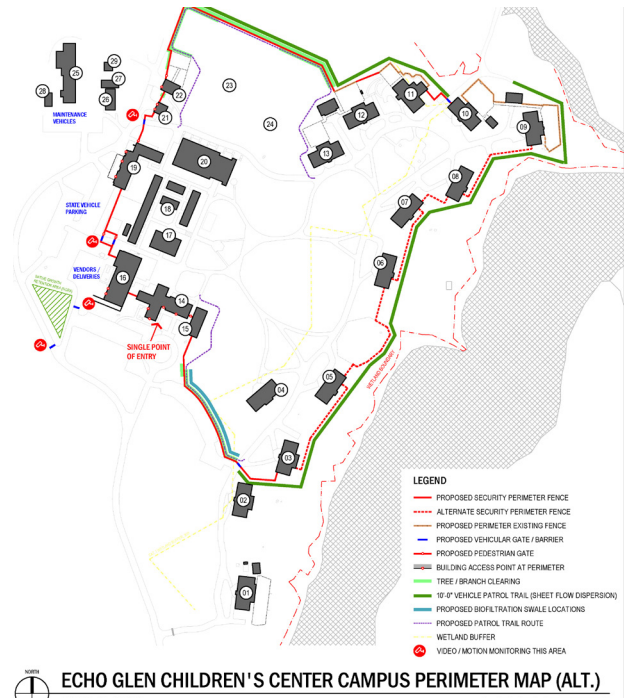
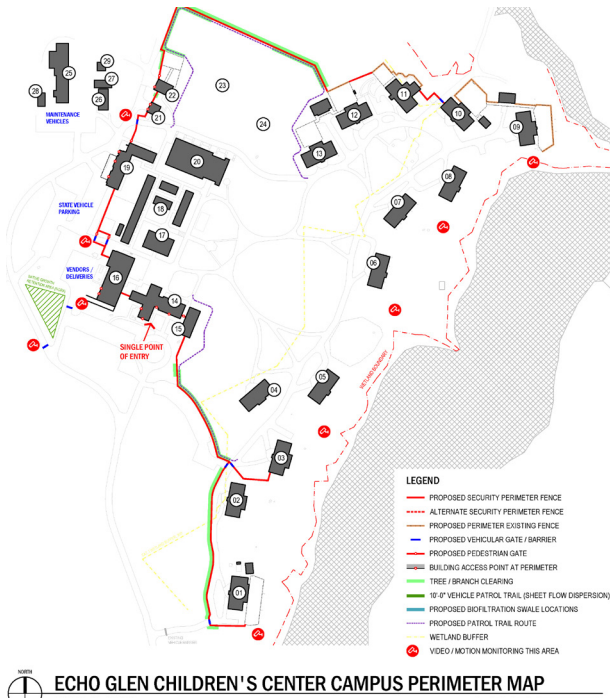


Completed in 2019, the new Program & Support Building is a 21,680 square foot building constructed on the Washington State Penitentiary campus.

This project included the construction of approximately 2,000 lineal feet of secure double perimeter fencing. This fencing system consists of two 12' high fences with razor ribbon on top and in the center. A taut-wire intrusion detection system was installed on the interior perimeter fence and integrated in with the existing campus wide taut-wire system. Approximately 600 lineal feet of 10' high standoff fencing was constructed in the interior spaces adjacent to the building to direct and control pedestrian movement.

The building was designed with a educational atmosphere in mind with eight classrooms which are used to conduct various learning programs such as GED certification, anger management, computer training and other skills development. The courses are typically taught by instructors from the local community college. The main floor also houses two libraries, counseling rooms, staff offices, conference rooms, work rooms, and restrooms.

DEPARTMENT OF CHILDREN, YOUTH AND FAMILIES, ECHO GLEN CHILDREN'S CENTER, SECURE PERIMETER FENCING AND SECONDARY EGRESS PREDESIGN, SNOQUALMIE, WA



KEY ELEMENTS

- Secure Facility
- Security Improvements
- Staff and Resident Safety
- Multi-agency Engagement
- Occupied Campus
- Perimeter Fencing

PROJECT SIZE

Campus Wide

REFERENCE

Trent Phillips, DCYF,
Capital Budget Manager
trent.phillips@dcyf.wa.gov
360.764.0177

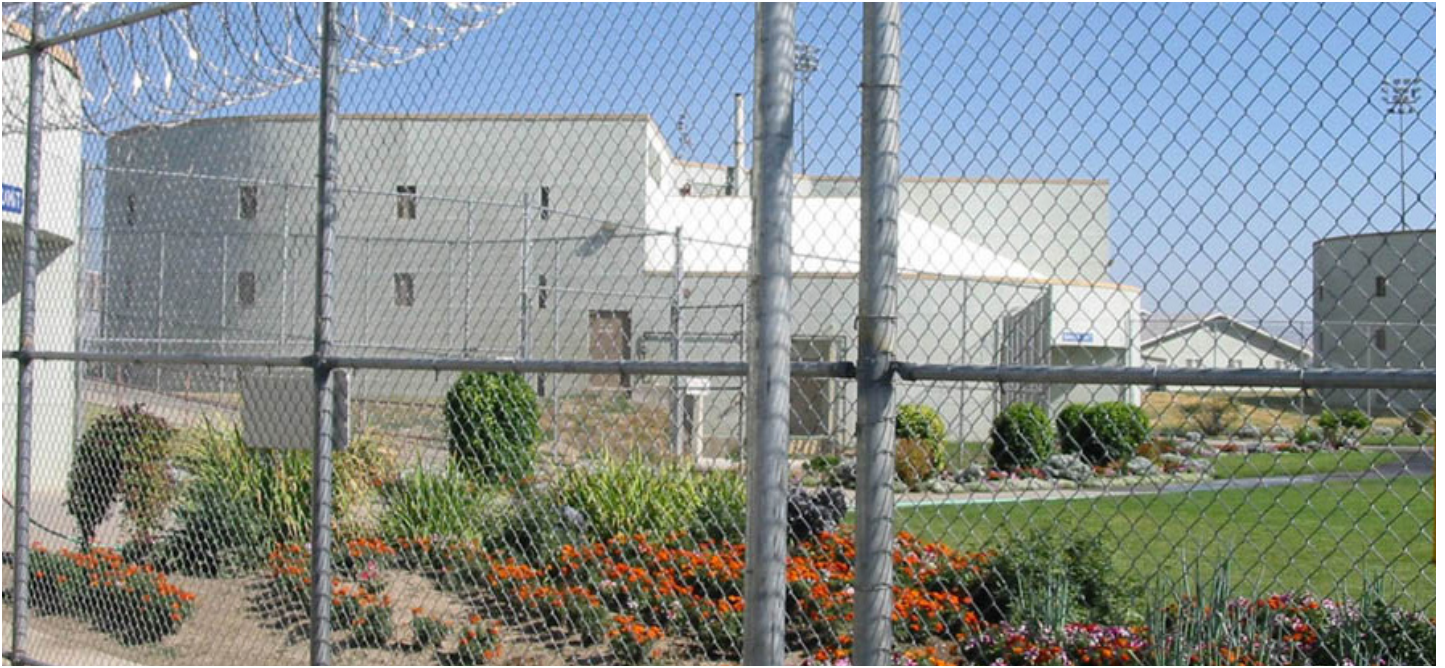
KMB worked with Washington State Department of Children, Youth, and Families Juvenile Rehabilitation (DCYF JR) to complete a feasibility and predesign study for security upgrades at the Echo Glen Children’s Center campus in 2022. The study included the following:

- Identification of security upgrades required
- Location and placement of perimeter fencing
- Site lighting and camera requirements
- Single point of entry requirements
- Public entry security upgrades at main lobby
- Identification of emergency secondary egress access road
- Fence material and feature options

Through this process, KMB engaged with DNR, King County, and multiple other third party agencies to build consensus around the security upgrade needs, requirements, and concerns that these agencies would have with the required work. Options were examined to fully fence the site as well as to avoid the wetland buffer. Due to recent circumstances it is our understanding the site will be fully fenced; engagement with the Army Corps of Engineers and the JARPA permitting process will be required moving forward. In addition, DAHP should be involved in the process. KMB along with our KPFF partners have worked with each of these agencies and will serve to shepherd this process through each agency.

Through this project, and several other projects on the EGCC campus including but not limited to Cottage #4 predesign, door replacement project, Cottage #1 emergency repairs, and generator fuel tank project, KMB, KPFF, and Hargis Engineering bring a solid understanding of the campus, the stakeholders, and the project needs that we will use to make this project successful as expeditiously as possible.

WASHINGTON STATE PENITENTIARY, HOUSING UNITS, WALLA WALLA, WASHINGTON



KEY ELEMENTS

- Department of Corrections
- Occupied Facility
- State of WA Facility
- Perimeter Fencing

PROJECT SIZE 21,680 SF

REFERENCE

Jack Brandt, DOC
Plant Manager
jwbrandt@doc1.wa.gov
360.963.3261



This project served to renovate and modernize infrastructure systems in the Baker, Adams, and Rainier housing units. Highlights of the project included replacement of all 300 detention swing cell doors with new detention grade sliding doors with remote controlled security electronics and hardware. The control booths in each building were upgraded and modernized allowing a single point of control to monitor all movement. Fire alarm, I.T., and security electronics systems were updated throughout each building as well. Exterior improvements included new fencing and vehicle / pedestrian sallyports. Support spaces including medical, classrooms, administration offices, and food service were reorganized and updated to accommodate the ever evolving program of the facility.

WASHINGTON DEPARTMENT OF CORRECTIONS SECURITY ELECTRONIC STUDY, STATEWIDE, WA



Consulting Team
Hargis Engineers, Inc.
 Seattle, WA 98101
 Patrick Shannon, Principal

Coffman Engineers, Inc.
 Spokane, WA 99201
 Steve Helms
 Principal Advisor

- | | | | |
|---|--|--|--|
| 1 OLYMPIC CORRECTIONS CENTER
minimum | 4 LARCH CORRECTIONS CENTER
minimum | 7 CLALLAM BAY CORRECTIONS CENTER
medium, close, maximum | 10 STAFFORD CREEK CORRECTIONS CENTER
minimum, medium, maximum |
| 2 MISSION CREEK CORRECTIONS CENTER FOR WOMEN
minimum | 5 AIRWAY HEIGHTS CORRECTIONS CENTER
minimum, minimum m3, medium | 8 WASHINGTON CORRECTIONS CENTER
medium, close, maximum | 11 WASHINGTON CORRECTIONS CENTER FOR WOMEN
minimum, medium, close |
| 3 CEDAR CREEK CORRECTIONS CENTER
minimum | 6 COYOTE RIDGE CORRECTIONS CENTER
minimum, medium, long-term medium | 9 MONROE CORRECTIONAL COMPLEX
minimum, medium, close, maximum | 12 WASHINGTON STATE PENITENTIARY
minimum, medium, close, maximum |

H A R G I S



KEY ELEMENTS

- Department of Corrections
- 12 Campuses Assessment
- Long-range Systems Planning
- ROM Development
- Full Team Engagement

PROJECT SIZE

13 campuses

REFERENCE

Wayne Pederson, DOC
 Senior Telecom Specialist
 wdpederson@doc1.wa.gov
 360.725.8487

The Washington State Department of Corrections (DOC) operates in a unique environment. The enterprise manages over 350 buildings and provides housing to 19,300 incarcerated individuals. The agency operates 12 corrections centers supporting custody levels of ranging degrees based upon offense, rehabilitation program and psychiatric need. The functions are carried out in spaces constructed between 1886 and 2019.

The electronic security systems (ESS) support the physical monitoring, movement and alerting of incidents per the DOC’s protocol. With the varying age of construction, evolution in technology and programs, the agency operates an ESS system in varying stages of life cycle. This study was commissioned to assess key components of the ESS, potential risks, and opportunities to improve overall performance. With nearly two decades of experience working with the WA DOC, Hargis’ insight into system evolution and departmental pain points was invaluable in developing the appropriate methodology for this study.

A framework was developed to assess system functionality and ability to perform as intended. It was carried out by industry experts intimately familiar with the DOC’s operating environment and standards evolution. In addition to site observations, this study identified additional opportunities to enhance the Department of Corrections’ operations through processes and system approaches.

With various critical and support systems nearing, or past their life spans, recommendations were presented as system upgrades, rather than corrections centers’ specific upgrades. This was based upon the interdependencies between systems and the DOC’s traditional approach to capital improvements.

DEPARTMENT OF CORRECTIONS, SECURITY UPGRADES, STATEWIDE, WA

**KEY ELEMENTS**

- Department of Corrections
- Statewide
- System Upgrades
- Multi-Biennia Funding
- Occupied Campus

PROJECT SIZE

5 campuses

REFERENCE

Jack Brandt, DOC
Plant Manager
jwbrandt@doc1.wa.gov
360.963.3261

Applying an in-depth understanding of the DOC's statewide campuses, legacy systems, and evolutions in electronic security, the KMB/ Hargis supported a number of security upgrade initiatives across the DOC's enterprise that informed the co-authored 2011 Guidelines for Electronic Security Systems. The guidelines address technology, communication protocols, system architecture and procurement channels for electronic security systems. The standard has been applied as convergent and discreet systems were upgraded between 2013 and 2020. **These upgrades entailed:**

- New single-mode optical fiber cabling, Network Video Recorders (NVRs) allowed viewing stations for live and recorded video footage, IP-based Programmable Logic Controllers (PLC) / Human Machine Interfaces (HMI), IP-intercom between the master control and door/gate locations, and a perimeter fence detection system were fully integrated onto a common network.
- Airway Heights Corrections Center, Electronic Security Upgrade // 32 bldgs, 2015, \$4.3M
- Monroe Correctional Complex, Security Video Systems Upgrade // 4 campuses // 50+ bldgs, 2015, \$9.7M
- Washington Corrections Center, Security Video Systems Upgrade // 34-bldg, 2015, \$5.3M
- Washington Corrections Center for Women, Security Video Systems Upgrade // 22 bldgs, 2015, \$2.26M

2015 Enterprise Master Plan Implementation

- Clallam Bay Corrections Center, Security Video Systems Upgrade // 15 bldgs, 2019
- A surgical approach to the surveillance camera upgrades replaced 66 CCTV cameras with IP-based cameras and added 24 new cameras that integrate with the PLC controls system. Telecommunications raceways were integrated into the campus distribution system.
- Coyote Ridge Corrections Complex // 34 bldgs, 2020, \$4.5M
- Security system advanced significantly since the completion of this campus in 2005. Delivered as a progressive design-build, Hargis was re-engaged to support the migration of the legacy system to an IP-based system.

DEPARTMENT OF CORRECTIONS FIRE ALARM UPGRADES, STATEWIDE, WA



KEY ELEMENTS

- Department of Corrections
- Historic-Modern Day Construction
- Staff and Resident Safety
- Occupied Campus

PROJECT SIZE

5 campuses

REFERENCE

Nanette Graham, DOC
Director of Capital Planning and
Development, former
nsgraham@doc1.wa.gov
360.725.8337

Over a six year period, Hargis/KMB/Tuazon advanced over \$200 million in life-safety system upgrades within the most highly secured, classified environments, including:

Monroe Correctional Complex, Fire Alarm System Planning Study

An emergency project at Monroe Correctional Complex (MCC) Washington State Reformatory (WSR) led to a study for a 1.375 million sf complex-wide replacement. The 50+-building complex comprised of five independent campuses designated by offender classifications: minimum (MSC), medium (TRU), close (WSR), SOU/SEG and IMU. We worked closely with stakeholders to conduct a risk analysis, develop project scopes, budget modeling, and prioritization, relocation of occupants within the segregated environments, and sequencing of work to align with funding cycles.

MCC TRU & MCC WSR Fire Alarm System Replacements

Successful in aiding the DOC in securing appropriations for the fire alarm upgrades, the team competed for and was awarded the subsequent capital improvement projects for the Twin Rivers Unit and Washington State Reformatory. Featuring buildings from various vintages of construction dating back to 1910, the team coordinated the two campuses' fire alarm upgrades with the concurrent electronic security systems upgrade and replacement.

Washington Corrections Center for Women, Fire Alarm System Upgrade

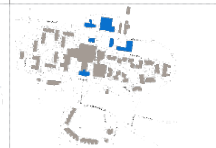
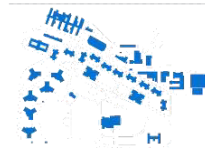
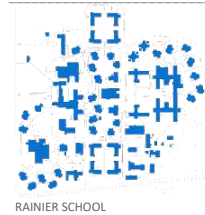
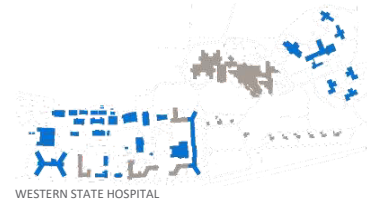
Concurrent to the MCC fire alarm upgrade, the team utilized a similar approach to surgically upgrade the 22-building networked system. Leading an integrated electrical engineering, fire protection, telecommunications, and architectural team, their collective efforts addressed immediate needs, as well as potential future funding requests in accordance with the biennium budgeting cycle. This work was coordinated with the security video system upgrade.

Clallam Bay Corrections Center Fire Alarm System Replacement

Initiated as a pre-design in 2018, the team was engaged to lead the \$2.9 million replacement of the networked fire alarm system with 14 network nodes utilizing optical fiber network cabling across the 15-building campus.

DEPARTMENT OF SOCIAL & HEALTH SERVICES, SW FIRE ALARM UPGRADES, STATEWIDE, WA

1655+
RESIDENTS TREATED ANNUALLY
AT 5 CAMPUSES



150+ 10-40+ 3+ 1

KEY ELEMENTS

- Statewide
- System Upgrades
- Multi-biennia Funding
- Occupied Campuses

PROJECT SIZE

5 campuses

REFERENCE

Aaron Young, DSHS
Project Manager
aaron.young@dshs.wa.gov
360.489.5880

A ground-breaking effort for the Department of Social and Health Services to upgrade multiple campus fire alarm and water metering systems statewide. Legislators wanted to evaluate the opportunity to award the installation under a single contract. As consulting engineers in the public works space, we appreciated the intent of these aspirations while being acutely aware of the challenges in meeting them.

- Balancing the interests of two agencies
- Garnering buy-in from stakeholders representing five different campuses for a lump-sum budget
- The symbiotic relationship between the primary scope of work (fire alarm replacement) and the supporting systems (telecommunications, security, campus infrastructure) that could influence the project viability
- Addressing the disparity in legacy systems in operation across the 350+ buildings incorporated in the scope of work.
- Securing a single contractor with the bonding/licensing and local talent to deliver projects throughout the state could add additional costs to the project, as well as reduce the types of contractors versed in these types of projects and operating spaces
- The owner's representative acknowledged the project was underfunded as advertised.
- Infrastructure funding was somewhat new to the state's budgeting process. As a result, the implications, contingencies, and risks were not well understood. Securing future funding was at risk.
- Aware of the risk items 1-5 presented, our team developed a systematic approach to engaging 20 project stakeholders and developing a best-value approach to utilizing the \$8 million budget.

In a parallel path, Hargis developed the legislative report that identified the opportunities, risks and an alternative approach to fulfilling the scope of work in its entirety. Our planning and communication approaches were instrumental in securing an additional \$5 million in funding in the 2021-2023 and 2023-2025 bienniums to complete the project.

DEPARTMENT OF SOCIAL & HEALTH SERVICES, TELECOMMUNICATIONS ASSESSMENT, STATEWIDE, WA



KEY ELEMENTS

- Secure Facilities
- Access-controlled Facilities
- Security Improvements
- Multi-biennia Funding
- Occupied Campuses

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

PROJECT SIZE

13 campuses

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

REFERENCE

Doug Hieronymus, DSHS
Project Manager
hierodj@dshs.wa.gov
360.664.5846



4

**PAST
PERFORMANCE**

SCOPE, SCHEDULE, AND BUDGET

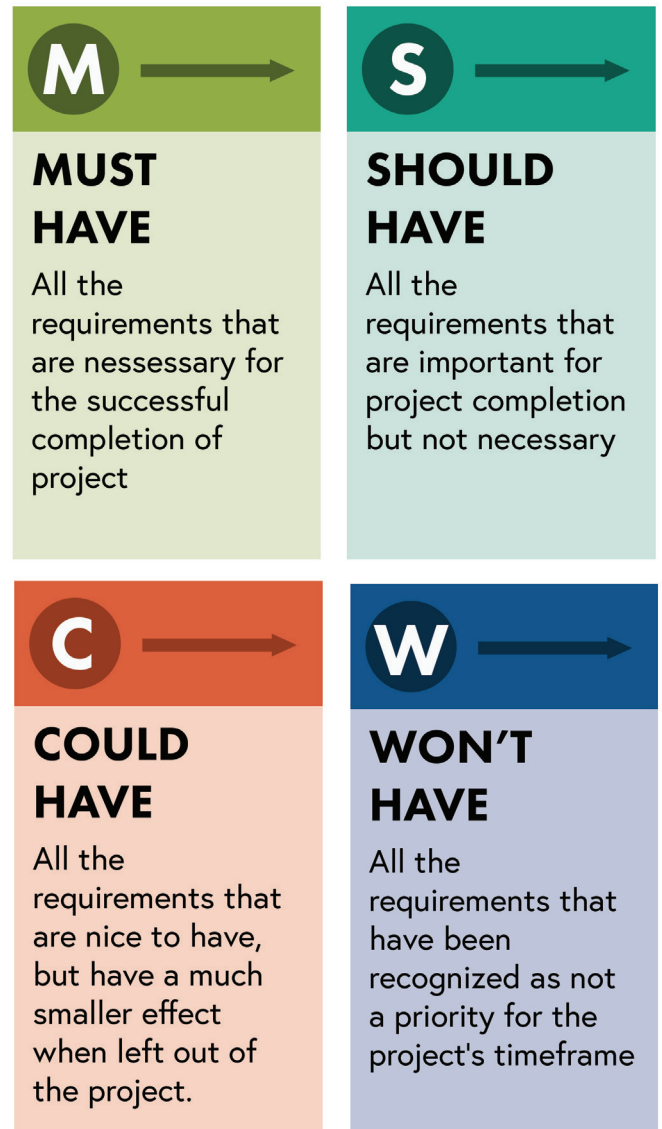
KMB has successfully collaborated with multiple DOC projects including condition assessments, predesigns, and design. While all projects are unique, the successful condition assessment will rely on proven strategies to maintain scope, schedule, and budget alignment. Our team’s ability to synthesize data 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 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



PROJECT MANAGEMENT

In addition to the common skill sets required to deliver on scope, schedule, and budget, communication will be a critical factor to project delivery. In addition to engaging with the planning team, we will want to be cognizant of any regulatory requirements that may influence funding sources. Likewise, we will want to coordinate activities across the stakeholder teams that interface with internal and public facing users impacted to the proposed changes.

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

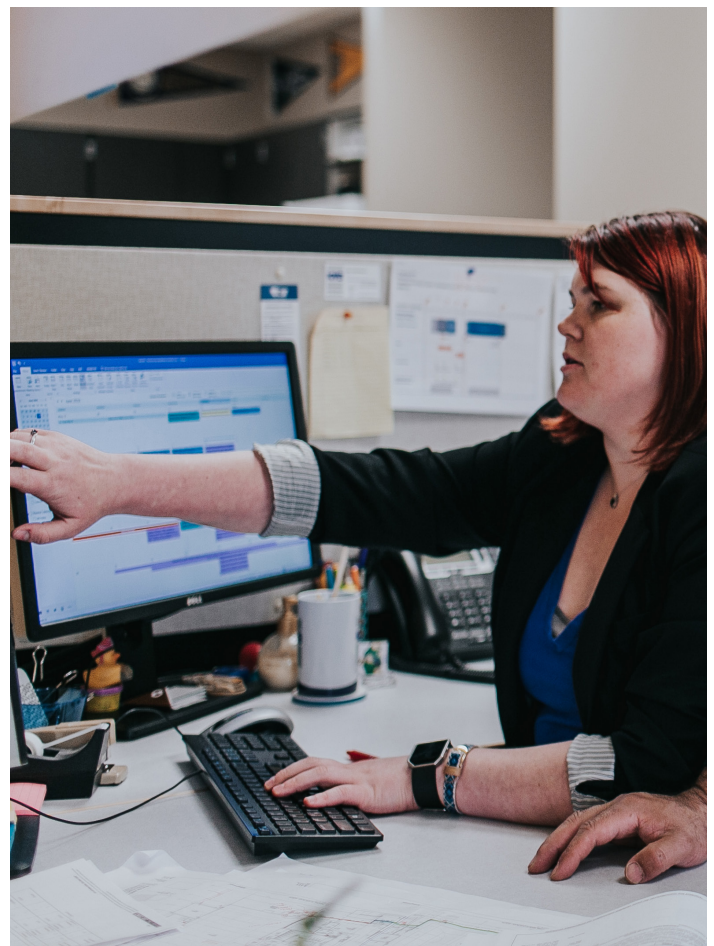
KMB employs a quality assurance (QA) approach that occurs continuously throughout the pre-design process to ensure ongoing coordination among all disciplines. Our comprehensive approach ensures timely identification and implementation of owner needs. Our tools are used to plan the work to ensure the 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.

COMMITTED RESOURCES

Our quality program is upheld by a team that is committed to the program from concept through completion. They are backed by a secondary point-of-contact, at the principal level, who has the technical and project management background to effectively support the DOC. They understand the intent of the program and are also committed to providing quality assurance reviews throughout the evolution of the project. Our program is structured so that the project manager and QA/QC team offer perspective to improve the project outcome, either through risk mitigation or enhancement opportunities. When either of these scenarios is present, the project manager works with the team to develop options to present to the DOC to address the issue at hand.

STATE AGENCY PROJECT DELIVERY

With 35 years of history working with the State of Washington, KMB has strong working experience in how the agency operates in both design and construction and how projects may be phased for either or both. This experience has made us very familiar with the standard State construction paperwork, processes, terminologies and requirements during construction.

WA CAPITAL BUDGET PROCESS

Through our work with the State, we have completed hundreds of projects which has allowed us to become very familiar with the capital budget and funding process including timelines and requirements for funding and biennium processes.

SAFETY AND SECURITY

The safety and security of both residents and staff is paramount. Our team has extensive experience in designing facilities and security improvements for secure buildings and campuses. We will work with your team to ensure we understand all of the concerns your administration and staff have, all the factors that influence the concerns, and provide solutions that address and remedy any current issues. We will employ design solutions including physical (ex. fencing), passive (ex. proper sight lines and circulation), and technological (ex. cameras, key cards, lighting) to provide you with the security needs that best fit each campus’ needs. We will work closely with DOC on the look, feel, and appearance of the physical solutions to ensure they align with the agency’s vision of the campus while ensuring a proper and safe work environment for staff and a living environment for residents.

MAINTENANCE AND DURABILITY

Our team takes pride in designing for all users; this includes not only youth and staff but the hard working maintenance and operations teams as well. We understand State operations and maintenance budgets and how valuable and limited the resources are. We also understand that longevity and durability of security systems are critical. Our condition assessment will consider all of these factors including how to provide access to maintain the site-wide fencing and technology systems, how to limit required maintenance through durable and low-maintenance materials, and how to provide ease of access to each aspect of the system. We strive to select materials and equipment that are durable, easily cleaned, long-lasting, and timeless.

SECURE CAMPUS

KMB has over 35 years of experience working on secure campuses. Through our extensive work on every WA DOC site, and several County correctional sites, we understand the complexities, importance, and attention to detail that these settings require from both a design and logistics of construction standpoint. We ensure that the specifications identify the unique requirements of working in a secure facility.

OCCUPIED CAMPUS

KMB has a large portfolio of work that has involved working on occupied campuses, specifically occupied secure campuses where occupants are in a more at-risk group. It is of paramount importance to maintain the highest levels of safety and security, minimize all disruptions to staff and residents, particularly residents who thrive with consistency. KMB will work with user groups to fully understand operations and potential impacts in an effort to avoid disruptions. KMB will also work with the contractor to ensure a full understanding of requirements for safety and security of equipment and tools, site, egress, life safety, systems operations, and providing clear and early communication with users regarding expectations and requirements.

MULTIPLE STAKEHOLDERS

This project will include multiple stakeholder groups including DNR and DAHP in addition to DES, DCYF, and EGCC specifically. Our team excels at working with multiple stakeholder groups to achieve buy in and consensus around complex projects. We work to listen to concerns, discuss objectives, and work to bring competing interests into agreement on the required outcomes that address each stakeholders objectives as best as possible. Creative design solutions and honest engagement help us to bring resolutions to complex issues.

TECHNICAL APPROACH

Our knowledge of the different components and system options allows us to effectively assess, program, plan, and deploy systems in enterprise environments. We evaluate the key elements of the overall system for an integrated solution that reflects the project's intent.

ELECTRONIC ACCESS CONTROL

- Card Access
- Turnstiles
- Visitor Management
- Elevator Destination Control
- Identity Management
- Compliance

IF AN INCIDENT OCCURS, WE WILL WANT TO CAPTURE HOW THE ASSOCIATED SYSTEMS RESPOND:

- Intrusion Detection
- Perimeter Monitoring
- Burglar Alarm
- Duress Alarm(S)
- High Value Asset Monitoring

SECURITY VIDEO

- Cameras
- Video Management Solution (Software)
- Storage / Network
- Analytics & Ai

PHYSICAL HARDENING

- Fencing
- Bollards
- Vehicle Control
- Blast Hardening

ELECTRICAL

- Lighting
- Emergency Power
- Integration & Controls
- Fire Alarms



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.

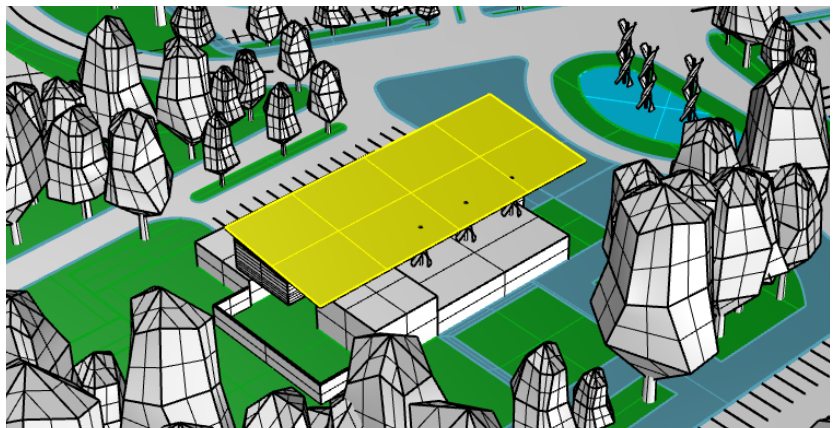
A critical element of every pre-design report in Washington State is the application of the Life Cycle Cost Analysis (LCCA) of the options under consideration. The analysis is conducted under State DES guidelines and OFM requirements. Pre-design LCCA is performed through use of the Washington State Life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





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
Terrence Bills, Project Manager
Matthew Hamilton, 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.





SF330 FORM

