



WASHINGTON STATE DSHS

MCNEIL ISLAND FIRE ALARM

2025-405 | SCC-CAMPUS FIRE ALARM REPLACEMENT
DEPARTMENT OF SOCIAL AND HEALTH SERVICES, 11150 N 20TH AVE. MCNEIL ISLAND, WA 98303

02.25.25 | STATEMENT OF QUALIFICATIONS

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H A R G I S



STATE OF WASHINGTON
DEPARTMENT OF ENTERPRISE SERVICES

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

Consultant Selection Contact Form

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

Firm Name: Hargis Engineers		
Point of Contact Name & Title: Doug Svee, Principal		
Email: doug.svee@hargis.biz	Telephone: 206.436.0457	
Address: 1201 Third Avenue, Suite 600		
City: Seattle	State: WA	Zip: 98101

February 24, 2025

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

ATTN: Robert Fossum
RE: DSHS Project No. 2025-405:
SCC-Campus Fire Alarm Replacement

Washington State Department of Social and Health Services (DSHS) is among the few statewide enterprises that deliver human services in fixed assets. As one of several complexities the agency must comply with statewide, delivering multi-agency projects and aggressive code requirements are two that influence project outcomes. We are well-versed in each and have a portfolio of experience that sets us apart.

We offer a unique perspective to delivering projects of this nature. Our twenty years of working with two of the largest statewide agencies – DSHS and DOC – have translated into multiple capital projects completed within operational, access-controlled campuses. More importantly, as the infrastructure has aged within these enterprise environments, we have effectively worked with stakeholders to plan and execute projects over multiple biennium and require multiple contracts to complete.

Our fire alarm portfolio of projects for the state exemplifies our technical, planning, and political fortitude. We knew some of the project’s potential obstacles. We addressed those and, in the process, clearly articulated the challenges of the baseline project, providing options and contingencies to help the state obtain the best value for the funds available.

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



DOUG SVEE, PE
Principal, Electrical Program Manager



ERIK STEARNS, PE, LEED® AP
Principal, Electrical



DOUG SVEE
PRINCIPAL, ELECTRICAL

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ERIK STEARNS
PRINCIPAL, ELECTRICAL

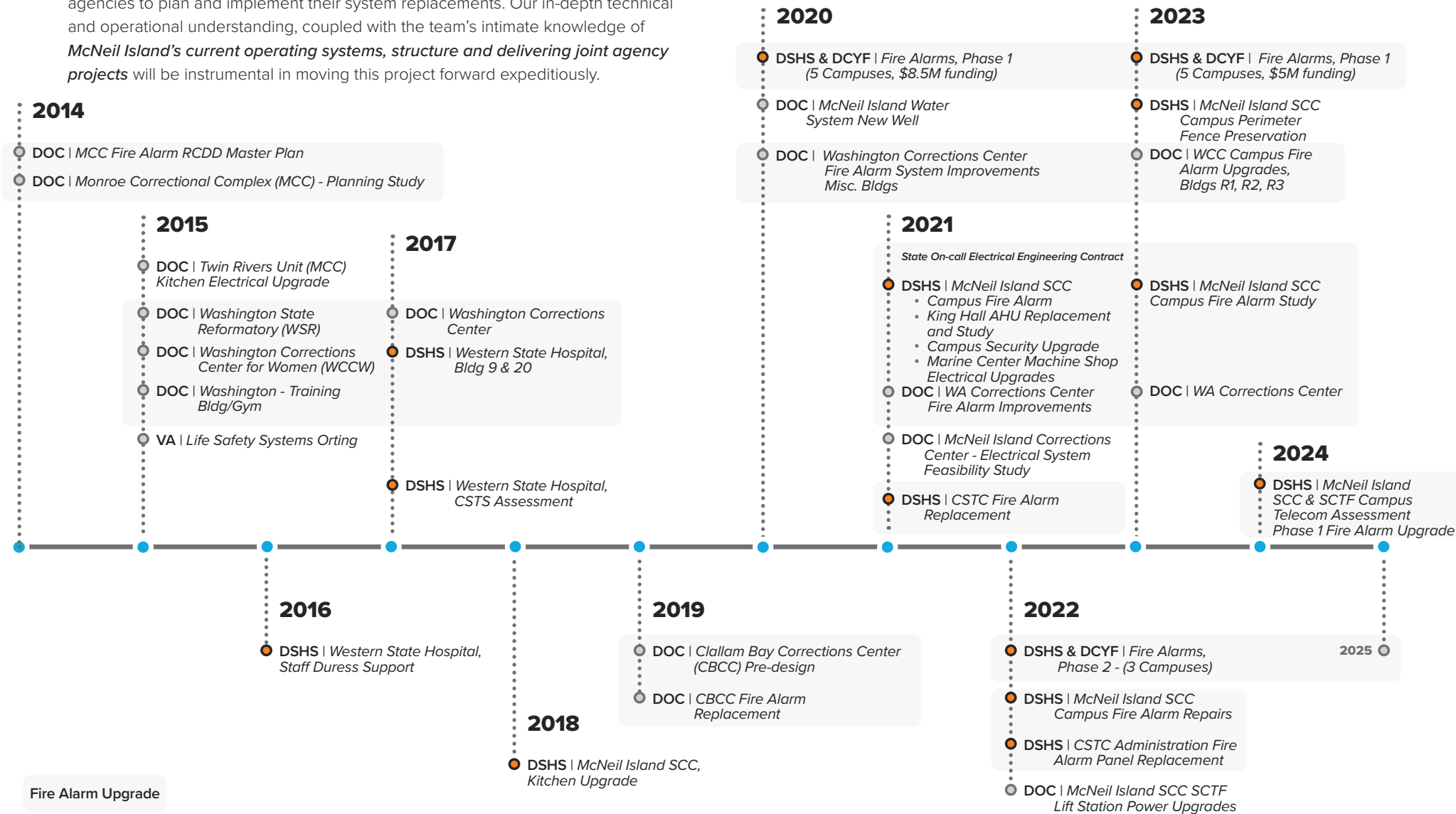
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HARGIS ENGINEERS
1201 Third Avenue
Suite 600
Seattle, WA 98101

FIRE ALARM SPECIALISTS

EXECUTIVE SUMMARY - AGENCY/SITE CONSULTANTS

As there has been an uptick in campus fire alarm system replacements and telecommunications system upgrades, we have worked across multiple Washington agencies to plan and implement their system replacements. Our in-depth technical and operational understanding, coupled with the team's intimate knowledge of *McNeil Island's current operating systems, structure and delivering joint agency projects* will be instrumental in moving this project forward expeditiously.



PROJECT TEAM



DOUG SVEE
Principal-in-Charge
Principal, Electrical
PE



ERIK STEARNS
QA/QC Manager
Principal, Electrical
PE, LEED®, AP



MARK MERRITT
Project Manager
Associate, Electrical



PATRICK SHANNON
Principal, Security • Telecom
RCDD, PMP®, MCSE



ERIC TUAZON
Consultant, Fire Protection
PE



JEFF HOOVER
Senior Associate, Electrical
PE



BEN HELMS
Associate, Telecom • Security
PE, RCDD, DHIA



JUAN IRINGAN
Consultant, Cost Estimating



MATTHEW STRAIN
Senior Associate, Mechanical
PE, CSBA

We are bringing forth the team responsible for the successful delivery of the projects featured on page 3. Their knowledge of planning and implementing fire alarm upgrades in a controlled setting is accentuated by their in-depth knowledge of this project. Leading the study and Phase 1 implementation they have demonstrated the technical and project management skill set proven to meet the project's dynamic needs. Their access to in-house telecommunications, mechanical and commissioning specialists will be valuable to the project as we overcome project challenges and moving it forward.

OUR TEAM

The core leadership team has successfully executed projects within DSHS and DOC campuses. They are well-versed the unique operating setting of McNeil Island, the public process to funding and delivering capital projects, and partnerships between the agencies to fulfill the joint mission.

They are backed by individuals who have supported these projects or have recent experience planning or implementing projects of similar scope and magnitude. Their technical insight and collaborative efforts have translated into well-planned, coordinated, and integrated fire alarm upgrades.

With a track record of leading six campus-wide fire alarm upgrades across access-controlled environments and stand-alone buildings, **Doug Svee** brings invaluable expertise in integrating complex systems into campus networks. His experience extends beyond perimeter-controlled sites, encompassing broader infrastructure upgrades that enhance his ability to develop constructible, phased implementation plans. Adept at navigating multi-agency coordination, he bridges technical and operational needs, ensuring alignment between stakeholders. His clear, solution-driven communication fosters collaboration, equipping the team with the insights needed for seamless implementation.

Mark Merritt, project manager, brings proven experience managing projects across the state, including McNeil Island campus operations. His firsthand knowledge of the Special Commitment Center, coupled with phased system upgrades for DSHS and DOC, reinforces his expertise in highly secured environments. His deep understanding of McNeil Island's operations and detention center systems will be invaluable in navigating this project's complexities.

Erik Stearns, as QA/QC manager, has been a key contributor to advancing various state agencies' fire alarm upgrades. Erik's visibility to enterprise operating environments and the complexities associated with planning, designing, and executing fire alarm system upgrades within access-controlled campuses positions him well to serve as QA/QC manager for this project.

Collaborating with Doug, Mark and Erik on the electrical team is **Jeff Hoover**. As the electrical lead, Jeff applies his insight to help develop strategic approaches to project implementation. Engaged with infrastructure upgrades in live, occupied environments, Jeff has experience supporting well-coordinated fire alarm solutions.

Providing an additional layer of principal leadership and technical aptitude, **Patrick Shannon's** contributions to advancing telecommunications, AV, and electronic systems campus wide are being realized with the standardization and deployment of upgrades within correctional, highly controlled environments. He is supported by **Ben Helms** who has served projects throughout Washington for multiple agencies.

Sharing a portfolio of fire alarm projects with this team is Tuazon Engineering's **Eric Tuazon** (fire protection consultant); Hargis' mechanical team, led by **Matthew Strain**, and JB Iringan's cost estimating consultant services led by **Juan Iringan**. Collectively, their proactive approach to advancing project objectives has effectively served multiple projects at Western State Hospital, Echo Glen Children's Center, Fircrest School and Rainier School, as well as five correctional centers.

DOUG SVEE, PE

PRINCIPAL-IN-CHARGE
PRINCIPAL, ELECTRICAL

INVESTED

19 Years - Industry
15 Years - Hargis

EDUCATED

Montana State University
BS Electrical Engineering

ACCREDITED

Licensed Professional Engineer: WA (2011, NO. 47951)



Doug's engagement in a number of key projects within the state's operating portfolio exemplifies his versatility in detailing and executing scopes of work by bridging enterprise expectations with localized applications. His ability to articulate technical options to diverse stakeholders that builds consensus on system approach for the long- and short-term is demonstrated through his planning and deployment of campus wide work for the enterprise.

As principal-in-charge, Doug will serve as the primary point-of-contact, committed to ensuring responsiveness, continuity and high-quality services throughout the project duration. He will be responsible for leading communications between the consulting team, state stakeholders and AHJ; contract negotiations; budget and schedule management; technical leadership for electrical work; as well as overall project management tasks associated with the contract.

EXPERIENCED

WA State DSHS

McNeil Island, SCC Fire Alarm Upgrade
Echo Glen, Campus Fire Alarm Upgrade
Fircrest School, Campus Fire Alarm Upgrade, P1 & P2
Lakeland Village, Campus Fire Alarm Upgrade
Rainier School, Campus Fire Alarm Upgrade, P1 & P2
WSH, Bldgs 9 & 20 Fire Alarm Upgrade
WSH, Campus Fire Alarm Upgrade, P1 & P2
WSH, Fire Sprinkler Analysis

WA State DOC

CBCC, Fire Alarm Replacement
MCC, Fire Alarm Upgrade
TRU, Fire Alarm Upgrade
WCC, Fire Alarm upgrade
WCCW, Fire Alarm Replacement

Campus Environments - Fire Alarm Replacement

Bates Technical College, Main Campus
Bellevue College, Building B & C
WWU Fine Arts & Haggard Hall (with Mass Notification)
WWU Edens North Dorm (with Mass Notification)
Evergreen State College Academic Campus



MARK MERRITT
ASSOCIATE, ELECTRICAL

Mark applies his unique creativity and know-how to deliver well-coordinated campus infrastructure projects. He has led several mission-critical, campus system upgrades for agencies throughout Washington. Utilizing his experience, he applies a client-focused approach to execute solutions that support movement control protocols.

INVESTED

22 years - Industry • 10 years - Hargis

EDUCATED

Cal Poly State University, BS Electrical Engineering

EXPERIENCED

WA State DSHS

- McNeil Island, Special Commitment Center (SCC)
- » Campus Fire Alarm
- » King Hall Air Handler Unit Replacement & Study
- » King Kitchen Electrical Upgrades
- » Water System New Well
- » Lift Station Primary Power Upgrades

WA State DOC

- WCC Campus Fire Alarm System Improvements
- WCC Vault 2 Emergency Electrical Upgrade
- CBCC Campus Fire Alarm Upgrade
- CBCC Security Video Project



ERIK STEARNS, PE, LEED® AP
PRINCIPAL, ELECTRICAL - QA/QC

Erik's experience leading system upgrades has improved system performance for 24/7 operating facilities for a wide variety of public agencies. Engaged with rehabilitation, health care and mission critical spaces for several state of Washington operating enterprise, he draws upon his technical know-how to provide quality control and assurance reviews.

INVESTED

33 years - Industry • 23 years - Hargis

EDUCATED

Washington State University, BS Electrical Engineering

ACCREDITED

Licensed Professional Engineer: WA

EXPERIENCED

WA State DSHS

- McNeil Island, SCC Campus Fire Alarm
- Child Study & Treatment Center, Admin Fire Alarm
- Echo Glen, Campus Fire Alarm Upgrade
- Fircrest School, Campus Fire Alarm Upgrade, P1 & P2
- Lakeland Village, Campus Fire Alarm Upgrade
- Rainier School, Campus Fire Alarm Upgrade, P1 & P2
- WSH, Bldgs 9 & 20 Fire Alarm Upgrade
- WSH, Campus Fire Alarm Upgrade, P1 & P2

WA State DOC

- MCC WSR & TRU Campuswide Fire Alarm Upgrades
- CBCC Campuswide Fire Alarm Upgrades
- WCC Campuswide Fire Alarm Upgrades



JEFF HOOVER, PE
SENIOR ASSOCIATE, ELECTRICAL

Jeff's passion for well-conceptualized, well-executed projects stems from his attentive nature and client-centric approach. He blends his technical knowledge with a keen ability to translate stakeholder objectives into constructible solutions. Over his career, Jeff has integrated fire systems upgrades into occupied buildings as part of the overall electrical design.

INVESTED

19 years - Industry • 19 years - Hargis

EDUCATED

University of Washington, BS Electrical Engineering

ACCREDITED

Licensed Professional Engineer: WA

EXPERIENCED

Fire Alarm, Public Projects

- City of Post Falls, Maint. & Water Treatment Bldg. Renovation
- Auburn SD, Elementary School Improvements (2)
- Auburn SD, Middle School Improvements (4)
- Bellevue SD, Bellevue HS – phased, occupied remodel
- Edmonds SD, Spruce ES – PH2 FA extension from P1
- Everett SD, Gateway MS – Comms. System Upgrades
- Lake Stevens SD, Transportation Center Fire Alarm Upgrades
- Lake Stevens SD, Lake Stevens HS – phase, occupied remodel and addition



PATRICK SHANNON, RCDD, PMP®
PRINCIPAL, SECURITY • TELECOMMUNICATIONS

Patrick has invested the past 23 years in serving Washington State institutions address their enterprise system needs. Engaged with the DOC (2002), DSHS (2015) and DCYF (2019), he has supported each agency address their life-safety and security system needs, developing strategic approaches to leveraging their telecommunications infrastructure investment.

INVESTED

33 years - Industry • 23 years - Hargis

ACCREDITED

Registered Communications Distribution Designer (RCDD)
Project Management Professional (PMP)

EXPERIENCED

WA State DSHS

- McNeil Island SCC, Campus Fire Alarm Repairs
- Echo Glen, Campus Fire Alarm Upgrade
- Fircrest School, Campus Fire Alarm Upgrade, P1 & P2
- Lakeland Village, Campus Fire Alarm Upgrade
- Rainier School, Campus Fire Alarm Upgrade, P1 & P2
- WSH, Bldgs 9 & 20 Fire Alarm Upgrade
- WSH, Campus Fire Alarm Upgrade, P1 & P2

WA State DOC

- CBCC, Fire Alarm Replacement
- MCC, Network-Based Duress Alarm & Tracking System
- MCC, Security Video Replacement Master Planning



BEN HELMS, PE, RCDD, DHIA
SENIOR ASSOCIATE, SECURITY • TELECOMMUNICATIONS

Ben applies his experience serving enterprise institutional clients brings forth an understanding of campus operations, aging infrastructures and the integration of converged technologies to support the deployment of system solutions. He has earned a reputation for strong client advocacy, maintaining a balanced perspective and staying focused on fulfilling stakeholder objectives.

INVESTED

16 years - Industry • 6 years - Hargis

EDUCATED

Eastern Washington University, BS Electrical Engineering

ACCREDITED

Licensed Professional Engineer, State of WA

EXPERIENCED

WA State DOC

- MCC, TRU Program & Bldg. Roof Replacement
- WCC, Security Video System Upgrade
- WCC, Transformers & Switches, Phase 2
- Monroe Correctional Complex, Security Video System**
- MCC, Security Upgrades**

WA State DSHS

- Echo Glen Children’s Center, Security Video System*
- Green Hill School, Security Upgrades**
- Western State Hospital, CFS Unit Camera Upgrades*

**Individual experience prior to joining Hargis*

***In collaboration with Hargis (prior to joining Hargis)*



MATTHEW STRAIN
PE, CSBA
SENIOR ASSOCIATE, MECHANICAL

Matthew’s detail-oriented approach and focus on quality, he provides mindful coordination of services, budgets, and deliverables. Specializing mission-critical systems and occupied spaces, he is attentive to operational impacts and contingency plans to mitigate risk to the owner. He has applied these skills to serve multiple projects for the DSHS/DCYF, as well as five Hargis-led fire alarm upgrades for the

INVESTED

31 years - Industry • 19 years - Hargis

EDUCATED

University of Washington, BS Mechanical Engineering

ACCREDITED

Licensed Professional Engineer, State of WA
Certified Sustainable Building Advisor

EXPERIENCED

WA State DSHS

- McNeil Island, SCC King Hall Air Handler Unit Replacement & Study
- McNeil Island, SCC King Kitchen Upgrades
- Echo Glen, Campus Fire Alarm Upgrade
- Fircrest School, Campus Fire Alarm Upgrade, P1 & P2
- Lakeland Village, Campus Fire Alarm Upgrade
- Rainier School, Campus Fire Alarm Upgrade, P1 & P2
- WSH, Bldgs 9 & 20 Fire Alarm Upgrade
- WSH, Campus Fire Alarm Upgrade, P1 & P2
- WSH, Fire Sprinkler Head Replacement Bldg. 28 & 29



ERIC TUAZON, FPE
CONSULTANT, FIRE PROTECTION

Eric brings forth a unique perspective as a former property insurance representative, fire department representative, 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.

INVESTED

30 years - Industry • 26 years - Tuazon Engineering

EDUCATED

University of Washington, BS Mechanical Engineering

ACCREDITED

Licensed Professional Engineer, State of WA

EXPERIENCED [WITH HARGIS]

WA State DSHS

- Echo Glen, Campus Fire Alarm Upgrade
- Fircrest School, Campus Fire Alarm Upgrade, P1 & P2
- Lakeland Village, Campus Fire Alarm Upgrade
- Rainier School, Campus Fire Alarm Upgrade, P1 & P2
- Western State Hospital, Bldgs 9 & 20 Fire Alarm Upgrade
- Western State Hospital, Campus Fire Alarm Upgrade, P1 & P2

WA State DOC

- CBCC, Fire Alarm Upgrades
- MCC, WSRU Campus Fire Alarm Upgrades
- MCC, TRU Campus Fire Alarm Upgrades



JUAN IRINGAN
CONSULTANT, COST ESTIMATING

Juan blends his knowledge of material and construction trends to develop rough order-of-magnitude projections and evaluate change order requests particularly useful to phased schedules. He recently contributed to six Hargis-led campus wide fire alarm upgrades and has a proven track record for supporting projects within confined campus access-controlled environments.

INVESTED

33 years - Industry • 21 years - JB Iringan

EDUCATED

FEATI University, Manila, BS - Civil Engineering

ACCREDITED

MCACES Seminar & WinEstimator Seminar

EXPERIENCED [WITH HARGIS]

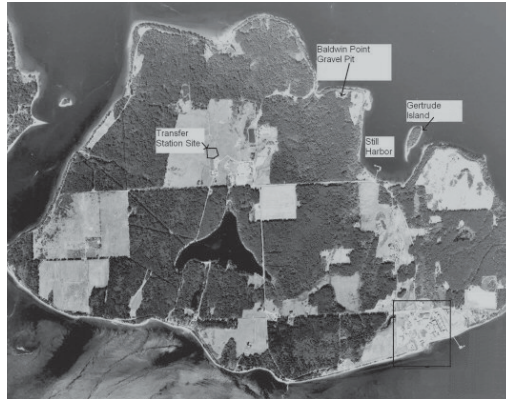
WA State DSHS

- Echo Glen, Campus Fire Alarm Upgrade
- Fircrest School, Campus Fire Alarm Upgrade, P1 & P2
- Lakeland Village, Campus Fire Alarm Upgrade
- Rainier School, Campus Fire Alarm Upgrade, P1 & P2
- Western State Hospital, Bldgs 9 & 20 Fire Alarm Upgrade
- Western State Hospital, Campus Fire Alarm Upgrade, P1 & P2

WA State DOC

- CBCC, Fire Alarm Upgrades
- MCC, WSRU Campus Fire Alarm Upgrades
- MCC, TRU Campus Fire Alarm Upgrades

MCNEIL ISLAND



McNeil Island is operated by the Department of Corrections (DOC) to support the programmatic needs of the Department of Social & Health Services (DSHS). Throughout our history serving both agencies, we have developed solutions to extend the functional life of systems across the island.

Reference: Robert Fossum, 360.584.2332

DSHS Special Commitment Center (SCC) Campus Fire Alarm System Scoping – 2022

Conducting a study of the existing fire alarm system, we concluded the fire alarm control panels and the headend workstation exceeded their expected usable lives and are no longer repairable as the manufacturer has discontinued production of replacement parts. As such, it was determined the entire system would need to be replaced for compatibility with current technologies and standards.

We developed a phased approach with options for implementing a new system within the live, movement-controlled environment, identifying the need for close coordination with the AHJ for an approved plan.

- » Option 1: Revise scope to install AES transmitters at the DOC Generator Building and DSHS Fire Station FACPs to be included as a bid alternate.
- » Option 2: Revise the scope to replace the copper network wiring between building FACP locations to be included as a bid alternate. The new wiring is planned to be used for a future fire alarm network upgrade project.

DOC Fire Alarm Systems, Prime – 2024

Resolving deficiencies in the fire station and entrance/visitor center, a stand-alone system is being implemented, along with the headend equipment to support the DSHS SCC future upgrade.

Budget \$412,268; Bid \$415,800 (under construction)

DSHS Video Security Upgrade, Prime – 2023

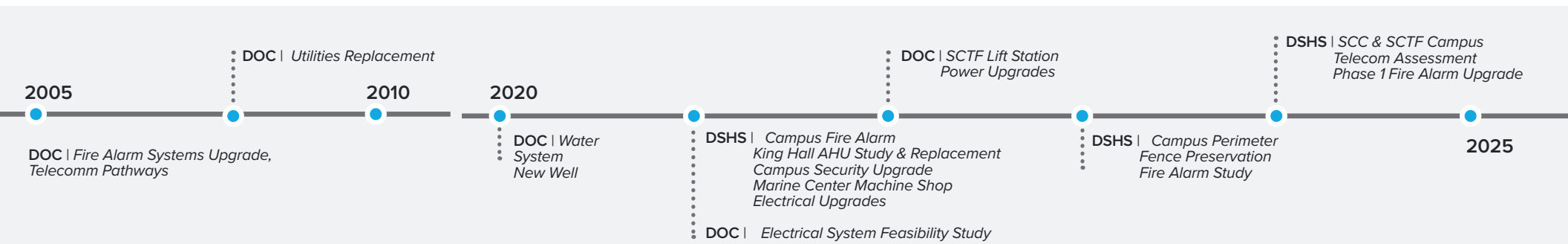
An evaluation of the Vicon VMS security video system at the Special Commitment Center (SCC) that comprises of a mixture of 278 analog cameras and newer IP based cameras. The team documented the primary and secondary systems that support the 10+ year old equipment, reliability of each component, and developed recommendations for installing a new, reliable integrated system with a ROM of \$630,000 - \$1,165,000.

DSHS Kitchen Electrical Upgrade, Sub – 2018

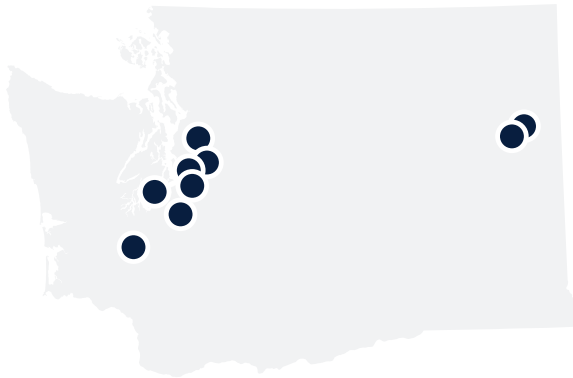
Upgrades to the utility distribution system (UDS) necessitated a review of the existing 300kVA transformer and associated system upgrades to accommodate a 500kVA unit. The Hargis team identified future system needs in the kitchen and developed a plan to address additional loads. We reviewed the faulty uninterruptible power supply (UPS) feeding the main telecommunications room and developed cost options to accompany each project.

DOC Utility Extension, Sub – 2011

Hargis' telecommunications team supported the multi-year, multi-phase efforts for the evaluation of existing civil utility systems and upgrades to support the continued operations of the McNeil Island Correction Center and the Special Commitment Center.



DSHS PROGRAM & ENTERPRISE



In 2008, we were introduced to the Department of Social and Health Services (DSHS) through the programs integrated into the Department of Corrections (DOC) facilities. Leading campus infrastructure upgrades and supporting capital improvements within these access-controlled environments, we became intimately familiar with the technical, operational, and programmatic requirements of these unique facilities. Likewise, we have applied our experience to deliver joint agency capital improvements.

SW DSHS/DCYF Campus Fire Alarm Upgrades Prime – 2019-2021

This project spans 150+ buildings across five state campuses, addressing legacy technology aged 10-40+ years. In collaboration with key stakeholders, Hargis developed a scope that prioritizes campus needs to optimize funding and prepare for future modernization. Selective fire alarm upgrades include network replacements, building panels, detection and notification devices, wiring, and system components. These improvements enhance life safety, streamline fire alarm communications, reduce response times, replace outdated systems, and lower maintenance costs. PHASE 1 \$8 million (MACC/actual)
PHASE 2 \$5 million (MACC, complete June 2025)

Reference: Robert Fossum, 360.584.2332

Enterprise Network Assessments Prime – 2024

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

Reference: Doug Hieronymus, 360.664.5846

Western State Hospital [WSH]

Buildings 9 & 20 Fire Alarm Upgrades, Prime – 2016

Full replacement of two building fire alarm systems, including replacement in 3 active psychiatric wards while maintaining system functionality and minimizing fire watch to a single 4-hour cutover. The 1954-installed electrical switchboard and distribution panelboard were also replaced without impacts to normal building operations.

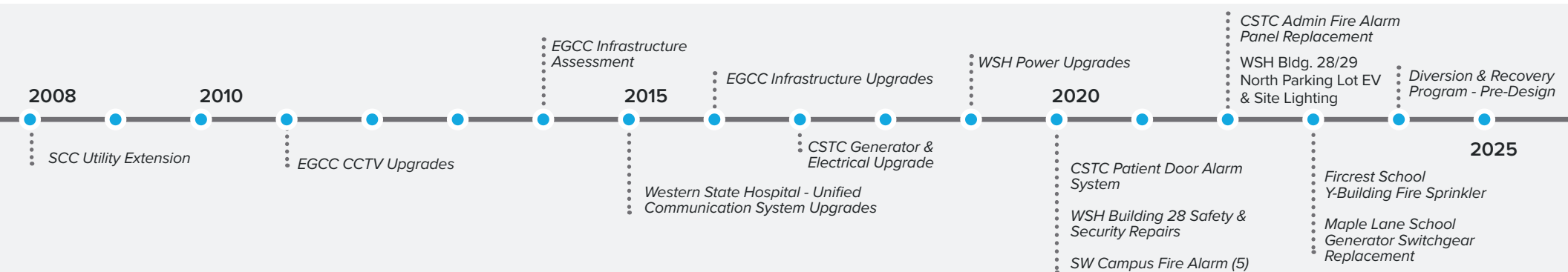
WSH Campus Medium Voltage, Prime – 2019

Following the emergency project, we conducted a more expansive assessment that identified a need to upgrade the campus medium voltage system and 15kV power distribution system to address failed equipment in existing facility power distribution systems.

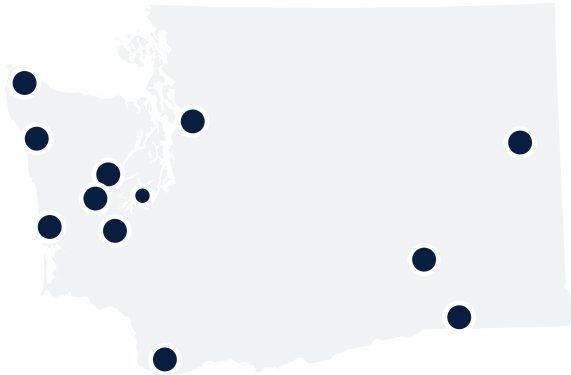
WSH Fire Sprinkler, Prime – 2017

An analysis of the 1970's to 1990's constructed campus fire protection system was conducted to identify deficiencies and develop recommendations for upgrades. The analysis focused on incomplete systems in three buildings, and head-ends in another ten buildings for possible replacement. The fire protection system is served by two water towers and distribution pumps that move water from the campus-owned wells to the towers to create a gravity-fed system. Given the discreet scopes of work, we supported the JOC delivery of the project.

Reference: Aarón Martinez, 360.902.8325



DOC FIRE ALARM SYSTEMS



As telecommunications infrastructure emerged as a utility for the Department of Corrections, we were introduced as a systems specialist in 2002. Continuing to serve the agency's evolving needs, we have provided additional services to meeting their electrical and communications infrastructure needs to support life-safety system improvements across the enterprise. Our experience in the DOC's operations accentuates our ability to deliver complex projects within live, operating campus environments.

WCC Fire Alarm Study & Replacement, Prime - 2023

Fire alarm issues in two buildings prompted a review of the campus' deferred maintenance log. Collaborating with stakeholders, the team identified system deficiencies and developed a phased approach to implement permanent solutions over temporary fixes. The upgrade integrated a monitoring station with major controls via the optical fiber network and added four new fire alarm panels. This strategy leveraged existing technology infrastructure to address immediate needs while establishing a pathway for future upgrades.

CBCC Fire Alarm System Replacement, Prime – 2018

This project was initiated as a pre-design to replace the networked Simplex fire alarm system with 14 network nodes utilizing optical fiber network cabling across the 15-building campus. A CD-level design was completed, and funding was secured. Construction began in early 2020. Additional funds were allocated to address existing fire sprinkler and smoke control deficiencies. **Budget \$2.78M; Bid \$3.07**

Reference: Rick Howerton, 360.584.2332

MCC, WSR, TRU, Fire Alarm System Replacements

Prime – 2014

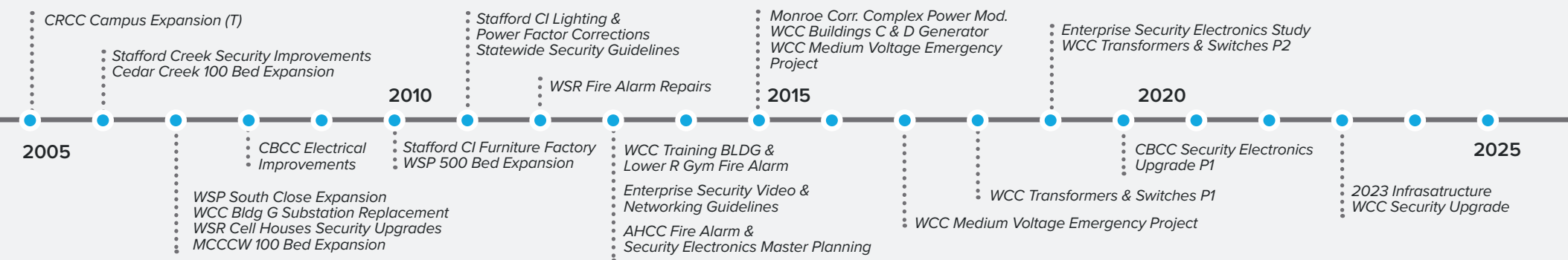
Following the emergency repairs at WSR, we were invited to develop a pre-design for a complex-wide phased upgrade. We demonstrated the ability to lead comprehensive campus wide replacement efforts at three campuses within the complex. We were adept in identifying the need to engaged additional specialists as we assessed the systems serving the Monroe Corrections Center. Our mechanical team was engaged to lead the code analysis and design the sprinkler revisions, duct smoke detection, and smoke control systems via the HVAC system. The quality of our documents garnered <2% change orders due to added scope.

WCCW Fire Alarm & Security System Replacement

Prime – 2014

The agency's migration to an IP-based network and need to bolster life-safety systems translated into a 22-building fire alarm and security systems upgrades. Carried out under two separate contracts our electrical and telecommunications/security team as the prime consultant, our mechanical team provided code analysis, duct smoke detection, and smoke control design support. They also integrated active cooling into the telecommunications space that houses the energy-intensive, mission-critical systems and applications.

Reference: Nanette Graham, 360.725.8337



PAST PERFORMANCE

MAINTAINING SCOPE, SCHEDULES & BUDGET

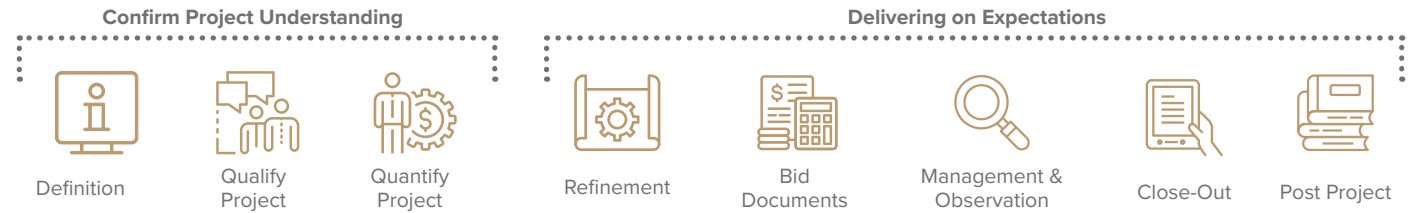
The Special Commitment Center’s location and operational structure require an experienced professional to address site access, continued operations, maintenance, and compatibility with hardened facility components. Our team, comprised of Doug, Mark, Jeff, Ben, Patrick, Matt, Erik, and our subconsultants, has spent 20 years aligning with these objectives through system upgrades. They will leverage this experience to develop and implement an effective project approach.

ENGAGING STAKEHOLDERS & INFLUENCERS

The scope involves systems separately owned and operated by DOC and DSHS, yet interdependent for campus operations. Based on the study, phase 1 scope and owner direction, and the recommendations to allow future flexibility, the team will validate the scope with both entities, develop a budget tracking mechanism, and produce construction documents reflecting system and financial responsibilities. They will also coordinate sequencing with concurrent projects and engage the AHJ early to ensure buy-in on the adopted solution.

VALIDATE SCOPE OF WORK (SOW)

With an engaged stakeholder team and the perspective gained through due diligence efforts we develop a detailed scope of work in conjunction with the state’s project manager. We review campus deficiencies—including wiring issues, ground faults, and code compliance—and explore system and manufacturer options to meet user goals while minimizing impacts on facility operations and staff. This collective effort reinforces the development of a common understanding; defines the desired level of detailed analysis; creates a framework to assess cost saving opportunities; establishes overall project expectations; and ensures the state receives good value for its investment.



As part of the scope defining efforts, we review what other systems the existing fire alarm system interfaces with to ensure we’re engaging additional consultants to verify existing systems’ operating conditions and capacity. By engaging subject matter experts in these areas, a more surgical analysis of the existing conditions can be implemented to reduce scope gaps and ensure the proper scope is defined for the construction phase. Inclusion of these specialists has translated into creative approaches that have benefited owners and can support diversity and inclusion contracting goals.

DEVELOPING OPTIONS & A PLAN

Uncertainty in equipment availability, pricing, and the project’s location make work at McNeil Island a case study in cost, scope, and schedule management. In our previous projects, we’ve addressed these factors early in the design phase by collaborating with the owner to select acceptable systems and gain approval for system manufacturer vendors. We’ve worked with vendors to secure general equipment pricing, assess inventory statuses, and identify any components with extended lead times. This data is integrated into the project construction timeline. Product volumes and delivery times are closely monitored to support labor and site activities. We strive to develop an accurate timeline to set the contractor up for success.

Aside from the technical attributes of the project, there is an inherent risk with installing fire alarm system upgrades within live, 24/7, detention centers that needs to be addressed as part of the project plan. Identifying those risks, mitigation plans, and escalation paths will be part of our project plan. The plan will include timeframes when additional “fire watch” will be necessary, how “fire watch” can be minimized or possibly eliminated completely and

ensure the contract scope identifies the requirements.

PLANNING FOR BID ALTERNATES (TO MAXIMIZE BUDGET)

As we commence with design, we evaluate risks and develop alternates to ensure bid protection so the project can move forward with the critical project requirements and goals being accomplished.

The success of this approach is driven by detailed cost opinions that are established early in the schematic design phase and maintained throughout the project’s development.

As we develop the bid alternates, we will be identifying opportunities that support the agency’s objectives for an open-source system that can be serviced by a non-proprietary installer.

DESIGNING TOWARDS TCO

Two key factors we consider in systems improvement are costs and migration path. We evaluate the costs required to operate and maintain the systems as well as opportunities to enhance through future evolutions in technology as feasible.

PLANNING FOR CONSTRUCTION

As we look to implement the designed solution, we review the immediate and long-term needs of the facility/campuses/enterprises when assessing how the planned modifications will support the ongoing functional requirements. We evaluate which systems will be addressed and which will need to remain to support continued operations. We also evaluate the owner/users needs for limiting construction activities to a single building versus multiple buildings at a time to limit the impacts of construction activities on the daily operations of the facility.

With this information in hand, we work with the owner to formulate a straightforward construction sequence intended to streamline construction activities, reduce contractor time on site, and reduce impact to occupants and operations.

Influencing Factors (prioritized)

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

System Upgrades Considerations

- » Risk Tolerance
- » Manufacturers with Multiple Vendors
- » Life-Safety System Technologies
- » Information Technology System
- » Infrastructure Condition and Capacity
- » Equipment Location, Type and Safe Maintenance Access
- » Legacy System Life Cycles
- » High-Technology Spaces Quality
- » Aligning System Function with Security Operations

When the existing infrastructure will be affected, we develop a phasing schedule around the systems and the occupants to minimize the need for temporary services. This allows the owner to invest funds into permanent

infrastructure, rather than temporary patch components that are solely for the purpose of supporting the phasing process and it also reduces the risk of changes orders. Communicating this information on the construction documents provides the contractor a well-defined, clear explanation of how to carry out the phasing schedule; an explanation to AHJ officials of how the phasing strategy will satisfy code requirements; and allows the owner to plan for the operational impact.

COST & SCHEDULE CONTROL

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

At a project level, the program and project manager work in tandem to develop the project budget and schedule. Our project budgets are developed with line-item cost opinions that align well with tracking ROM versus bid values. Our cost opinions are developed based upon installation costs for projects of like scope and geographic location. *This is particularly crucial to carrying out the work on McNeil Island, as 30% of the labor force's day is non-productive due to the location and security protocols required to access the workspace, which directly impacts the project budget and schedule.* We compare this against current cost trends within the marketplace and past projects delivered at the campus, based upon data collected from our in-house library of recent projects' cost opinions and schedules of values.

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

Key to Our Schedule Management:

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



SUCCESSFUL ENDEAVORS

Our approach has been developed and refined over the past decade. As each project has grown in complexity, we have adapted to optimize the state's return on investment.

EXAMPLE | PHASED INSTALLATION

WA DOC Monroe Correctional Complex
TRU Campus Fire Alarm Upgrade
WSRU Campus Fire Alarm Upgrade
(State Project # 2014-308)

Cost Opinion \$3,287,960
Contract Award \$2,976,192
Change Orders \$41,192 (<2%)
(non-Agency added scope)

EXAMPLE | COST ESTIMATING

WA DSHS Rainier School
Fire Alarm Replacement, Phase 1 & 2
(State Project # 2020-402)

Cost Opinion \$3,206,432
Contract Award \$3,177,316

EXAMPLE | BID ALTERNATES

WA DOC Washington Corrections Center for Women, Campus Fire Alarm Replacement
(State Project # 2014-309)

Cost Opinion \$1,759,700
(including alternates)
Contract Award \$1,722,300
(including alternates)
Change Orders \$4,489 (<1%)
(non-Agency added scope)

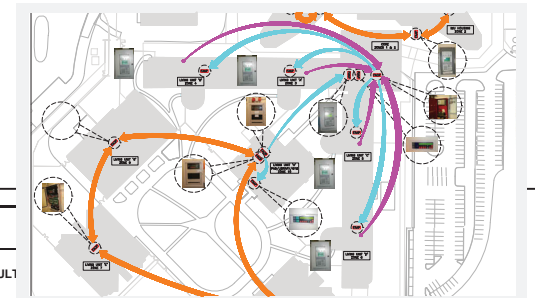
EXAMPLE | QUALITY CONTROL

WA DSHS Western State Hospital Buildings 9 & 20 Fire Alarm and Electrical Upgrades
(State Project # 2016-417)

Cost Opinion \$1,020,623
Contract Award \$1,040,640
Change Orders \$13,695/ 1.3%
(unforeseen conditions)
Added Alternate \$70,301

TOOLS OF SUCCESS

We utilize various forms of communication (written, verbal and graphical representations) along with information tracking logs as part of our QC approach that helps orchestrate and manage information exchanged throughout a project's duration. Collectively, the communication plan serves as a reference to the project team.



MONROE CORRECTIONAL COMPLEX FIRE ALARM SYSTEM EVALUATION MATRIX

MONROE CORRECTIONAL COMPLEX FIRE ALARM SYSTEM EVALUATION MATRIX					RISK MULT 1	RISK MULT 2	RISK MULT 3	RISK MULT 4	EGRESS MOVEMENT	COVERAGE	USE	TOTAL	TOTAL
SYSTEM CRITERIA 1	SYSTEM CRITERIA 2	SYSTEM CRITERIA 3	SYSTEM CRITERIA 4	SYSTEM CRITERIA 5									
IT REM SERV LIFE	PARTS AVAIL	CODE COMPL	GEN SYSTEM COND	SUBTOTAL	BLDG TYPE	BLDG HEIGHT	OCCUPANT DENSITY						
MONROE CORRECTIONAL COMPLEX FIRE ALARM SYSTEM UPGRADE PLANNING													
WSRU - BASE													
WSRU Cell houses #1, #2	Network												
WSRU Cell houses #1, #2	Building F.A.												
WSRU Cell houses #3	Network												
WSRU Administration Building	Building F.A.												
WSRU Kitchen	Network												
WSRU 3rd & 4th Floor Hospital Wing	Building F.A.												
WSRU 3rd & 4th Floor Hospital Wing	Network												
WSRU Kitchen	Building F.A.												
WSRU Gymnasium & Hobby Shop	Network												
WSRU Gymnasium & Hobby Shop	Building F.A.												
WSRU Chapel	Network												
WSRU Chapel	Building F.A.												
WSRU PAAB Building	Network												
WSRU PAAB Building	Building F.A.												
WSRU Shop #1	Network												
WSRU Shop #1	Building F.A.												
WSRU Shop #2	Network												
WSRU Shop #2	Building F.A.												
WSRU Shop #3	Network												
WSRU Shop #3	Building F.A.												
WSRU Shop #4	Network												
WSRU Shop #4	Building F.A.												
SUBTOTAL FOR WSRU - BASE													
General Contractor CH&P @10%													
Design Contingency @ 15%													
General Conditions @ 10%													
TOTAL FOR WSRU - BASE													
WSRU - ADDITIVE #1													
WSRU Administration Building	Building F.A.												
SUBTOTAL FOR WSRU - ADDITIVE #1													
General Contractor CH&P @10%													
Design Contingency @ 15%													
General Conditions @ 10%													
TOTAL FOR WSRU - ADDITIVE #1													
WSRU - ADDITIVE #2													
WSRU Cell houses #3	Building F.A.												
SUBTOTAL FOR WSRU - ADDITIVE #2													
General Contractor CH&P @10%													
Design Contingency @ 15%													
General Conditions @ 10%													
TOTAL FOR WSRU - ADDITIVE #2													
TRU - SUPPORT BUILDING													
TRU Support Building	Network												
TRU Support Building	Building F.A.												
TRU Administration Building	Network												
TRU Administration Building	Building F.A.												
TRU Bus Network	Network												
SUBTOTAL FOR TRU SUPPORT BUILDING													
General Contractor CH&P @10%													
Design Contingency @ 15%													
General Conditions @ 10%													
TOTAL FOR TRU SUPPORT BUILDING													
TRU - HOUSING UNITS													
TRU - Housing Unit A	Building F.A.												
TRU - Housing Unit B	Building F.A.												
TRU - Housing Unit C	Building F.A.												
TRU - Housing Unit D	Building F.A.												
SUBTOTAL FOR TRU - HOUSING UNITS													
General Contractor CH&P @10%													
Design Contingency @ 15%													
General Conditions @ 10%													
TOTAL FOR TRU - HOUSING UNITS													

DIVERSE BUSINESS INCLUSION PLAN

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

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

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

Goals

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

10% | *Achieved with JB Iringan & Tuazon Engineering's involvement*

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

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

5% | Washington Small Businesses

10% | *Achieved with JB Iringan & Tuazon Engineering's involvement*

SF 330 PART II

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)
2025-405

PART II – GENERAL QUALIFICATIONS

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

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

9. EMPLOYEES BY DISCIPLINE

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

a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	20		008/A11	Auditorium/Theatre	3
13	Communications Engineer (RCDD)	24		010B01	Barracks; Dorms	2
21	Electrical Engineer	14		014/C06	Churches; Chapels	1
42	Mechanical Engineer	17		017/C10	Commercial Bldg	6
				018/C12	Communications Systems	6
				019/C13	Computer Facilities	6
				027/D07	Dining Halls; Clubs; Rest.	1
				029/E02	Educational Facilities	7
				035/E07	Energy Conservation	2
				030/F02	Field Houses; Gyms; Stadiums	2
				050/H11	Housing (multifamily)	4
				058/L01	Laboratories/Med Facilities	5
				060/L04	Libraries; Museums	2
				072/O01	Office Bldg; Indus. Park	3
63	Other Employees: Mechanical Designer	37		087/S12	Swimming Pools	2
64	Other Employees: Electrical Designer	31		045/H06	High-rise; Air-rights Bdgs	4
65	Other Employees: Telecom Designer	33		112/V01	Value Analysis; LCCA	3
66	Other Employees: Commissioning Agent	21				
Total		197				


11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)

a. Federal Work	1
b. Non-Federal Work	8
c. Total Work	8

PROFESSIONAL SERVICES REVENUE INDEX NUMBER

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

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

a. SIGNATURE 	b. DATE February 24, 2025
c. NAME AND TITLE Doug Svee, Principal	

ARCHITECT-ENGINEER QUALIFICATIONS

1. SOLICITATION NUMBER (if any)
2025-405

PART II – GENERAL QUALIFICATIONS

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

2a. FIRM (OR BRANCH OFFICE) NAME J B Iringan Consulting			3. YEAR ESTABLISHED 2005	4. DUNS NUMBER
2b. STREET 121 60 th Place SE			5. OWNERSHIP	
			a. TYPE Single Proprietorship	
2c. CITY Everett	2d. STATE WA	2e. ZIP CODE 98203	b. SMALL BUSINESS STATUS	
6a. POINT OF CONTACT NAME AND TITLE Juan B. Iringan, Owner/Estimator			MBE M4M002356	
			7. NAME OF FIRM (If block 2a is a branch office)	
b. TELEPHONE NUMBER 425.267.0298		6c. E-MAIL ADDRESS jiringan5510@gmail.com		
8a. FORMER FIRM NAMES(S) (If any) NA			8b. YR. ESTABLISHED	8c. DUNS NUMBER

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
18	Estimator	1		E02	Educational Facilities, Classrooms	1
				E05	Elevators	1
				E09	Environmental Impact Studies, Assessments	1
				H09	Hospitals & Medical Facilities	1
				I01	Industrial Buildings, Manufacturing Plants	1
				O01	Office Buildings, Industrial Parks	1
				P08	Prisons & Correctional Facilities	1
				R04	Recreational Facilities, (Parks, Marinas, etc.)	1
				R06	Rehabilitation (Buildings, Structures, Facilities)	1
				S03	Seismic Designs & Studies	1
				S04	Sewage Collections, Treatment & Disposal	1
				S09	Structural Design, Special Structures	1
				S13	Storm Water Handling, Water supply & Facilities	1
				W01	Warehouses	1
Total		1		C11	Community Centers	1

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

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

a. SIGNATURE 	b. DATE February 17, 2025
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c. NAME AND TITLE
Juan B. Iringan/Owner