



3000 NE 4th Street, Renton, WA 98057

## **BUILDING J 2<sup>ND</sup> AND 3<sup>RD</sup> FLOOR REMODEL**

Department of Enterprise Services  
Project No. 2025-518

**Statement of Qualifications**  
April 22, 2025

April 22, 2025

Mr. Eric Lara  
Project Manager  
Facility Professional Services  
Department of Enterprise Services  
1500 Jefferson Street SE  
Olympia, WA 98501

RE: **Statement of Qualifications: Building J 2nd and 3rd Floor Remodel**  
Renton Technical College  
Project No. 2025-518

Dear Eric and Other Members of the Selection Committee:

Having participated in early planning for the Building J 2nd and 3rd Floor Remodel, I am delighted that this project is moving decisively forward. Coupled with the 1st Floor Remodel completed last year, this project represents a milestone in the re-invention of the Renton Technical College central campus. With a tenacious team committed to the realization of a comprehensive active learning environment, students of RTC will benefit from a revitalized Building J supporting their best educational outcomes.

Starling Whitehead & Lux Architects offers Renton Technical College three qualities essential to meeting the college's goal of re-envisioning Building J. We bring:

1. a depth of understanding of Building J through our prior work on the 1st, 2nd, and 3rd floors;
2. a thorough understanding of the requirements, standards, and processes behind SBCTC facility development; and
3. a proven ability to craft exceptional higher education facilities within existing funding constraints.

Our knowledge comes from 37 years of experience providing a full range of A/E services for our clients, with eighty percent of our work focused on higher education. We have served five universities and twenty community or technical colleges in addition to Renton Technical College. Our planning and design philosophy is tailored to the needs of public agencies. We believe above all that no matter the scale and budget, a successful project is realized through a dynamic and inclusive process. It is our first and continuing task as designers to listen to, and be receptive to, the wealth of ideas that Renton administrators, staff, faculty, staff, students, partners, community members, and city officials will bring to the effort.

The team you select will play an instrumental role in setting up the project for success. You will find Starling Whitehead & Lux Architects a genuine team player, applying creativity, talent, technical skill, and tenacity when and where they will be most effective for Renton Technical College. We meet our commitments and deliver on our promises. Thank you for considering us to be part of your team.

Respectfully,



Mary Jo Lux, AIA, Principal  
Starling Whitehead & Lux Architects

*We acknowledge receipt of Addendas 1, 2 and 3.*

## EXECUTIVE SUMMARY

### Introduction

Starling Whitehead & Lux Architects is committed to improving our communities. We do this by creating architecture that reflects our client's vision, respects the fabric of place, and celebrates the beauty of the Pacific Northwest.

### Qualifications of Key Personnel

- **Mary Jo Lux, AIA** - Principal-in-Charge and Project Manager: 27 years of experience. Mary Jo's work on SBCTC facilities dates from 2005. She leads all our Renton Technical College projects.
- **Eduardo Pichardo, AIA** - Project Architect: 10 years of experience. Eduardo has assisted Mary Jo on all recent RTC minor work projects.

Our team will include specialty consultants with expertise in higher education facilities who share our client-focused service ethos.

### Relevant Experience

We bring 37 years designing higher education and other public facilities. Our experience most applicable to Building J includes:

- **Building J 2nd & 3rd Floor Remodel Feasibility Study** - *Renton Technical College*
- **Building J 1st Floor Remodel (Phases 1 & 2)** - *Renton Technical College*
- **Health Sciences Center** - *Renton Technical College (in process)*
- **Shops Building Renovation** - *Olympic College*
- **Building B Classroom and Lab Renovation** - *Bellevue College*

### Previous Performance

Our process derives its strength through inclusive and interactive partnerships with project stakeholders. We gain our clients' trust by (1) genuinely listening to their concerns and aspirations, and (2) delivering on our promises. We believe our commitment to both explain why we are selected for repeat work by nearly all our clients, and why we have maintained client relationships as long as 37 years and counting.

### Diverse Business Inclusion Strategies

SWL Architects is a WA Small Business. We are committed to assisting our clients in meeting their diverse business inclusion goals.



*International Education Programs Renovation  
Seattle Central College*

## INTRODUCTION

Founded in 1987, Starling Whitehead & Lux Architects (SWL Architects) offers our clients a team of thoughtful and motivated architects and planners, equipped with proven project delivery methodologies and supported by technically proficient consultants sharing our core values. As the focus of our practice is entirely in the public sector, we have developed an understanding of the unique project delivery requirements for municipal, state, and federal agencies. Nearly 100 percent of our work is for Washington State government agencies, and 80 percent is for Washington State higher education institutions. We work at all scales and offer a full range of architectural services.

Our firm is highly service-oriented. We are proud of the fact that our first clients are still clients, and that with nearly all our clients we enjoy repeat selection (including by RTC). Our process derives its strength through an inclusive and interactive partnership with the project stakeholders. All our work consistently reflects our core values of simplicity, flexibility, and durability, while being responsive to program, context, and environmental sustainability. We are respected for our thoughtful and high-quality work, as evidenced by our having been selected by five universities and twenty-one community or technical colleges for work on their campuses. We deliver our projects on time and within budget.

## QUALIFICATIONS OF KEY PERSONNEL

The experience, enthusiasm, and commitment of the talented individuals comprising Starling Whitehead & Lux Architects are the most valuable resources that we offer our clients.

We pursue an integrated team approach to each project, where our role is that of key facilitator, planning and design leader, and advocate for project success. Our process recognizes that each member of the team brings to the project individual knowledge and experience that combine to produce results greater than the sum of their parts. Each individual must be allowed to contribute unique concerns and knowledge to the final product in order to achieve true success. The resulting work reflects the shared wisdom, ideas, and talents of our clients and community stakeholders.

Our firm is founded on the core belief that the consistent and genuine involvement of our principals is critical to building and maintaining long-term relationships with our clients, and to assuring the most effective outcomes for their projects. Our principals remain actively involved in all projects from their earliest planning through completion. Also essential to our success is our insistence on maintaining the same individuals on our teams for the life of each project. Our clients and their contractors deserve to know their architect team carries a complete knowledge of the project at any point within its execution.

We propose the same team that provided A/E services for the Building J 1st Floor Remodel:



### **Mary Jo Lux, AIA**

Project Role: Principal-in-Charge / Project Manager

Time Commitment: Design: 40%; Construction: 15%

Operating from her solid base of professional skills, Mary Jo has demonstrated time and again her ability to effectively lead community college project teams. Her commitment to excellence, whether for minor remodels or major new facilities, has been lauded by clients and respected by contractors. Mary Jo's real-world experience with the City of Renton brings to our team essential knowledge of the regulatory requirements governing Building J permitting.

#### *MARY JO'S REPRESENTATIVE PROJECT EXPERIENCE:*

- **Building J 2nd and 3rd Floor Feasibility Study** - Renton Technical College
- **Building J 1st Floor Remodel** - Renton Technical College
- **Health Sciences Center** - Renton Technical College (in design)
- **P1 Health Sciences Interior Remodel** - Olympic College Poulsbo Campus (in construction)
- **Shops Building Renovation** - Olympic College

**Education**  
Bachelor of Architecture  
WA State University, 1995

London Foreign Study  
Program, WA State University,  
1994

**Registration**  
Washington, 2006

### **Eduardo Pichardo, AIA**

Project Role: Project Manager

Time Commitment: Design - 90%; Construction - 80%

A rising star in our office, Eduardo has established himself as a talented and observant architect who enjoys all phases of project development. He has developed a broad skillset which he applies to all manner of planning and design challenges. From early concepts Eduardo will oversee development of technical solutions from all members of the design team. His graphic skills allow him to effectively communicate design intent with project stakeholders.

#### *EDUARDO'S REPRESENTATIVE EXPERIENCE:*

- **Building J 1st Floor Remodel** - Renton Technical College
- **STEAM Education Center** - Shoreline Community College
- **Center for Allied Health Education** - Bates Technical College
- **East Building Commons Remodel** - Lake Washington Institute of Technology



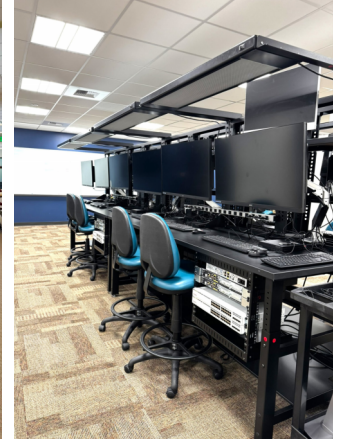
**Education**  
Bachelor of Architecture  
Polytechnic University of  
Puerto Rico, 2014

**Registration**  
Washington, 2017

### **Consultant Team**

Developing fully functional projects that integrate well with existing facilities requires an extensive team effort. We have developed strong relationships with consultants skilled not just in their areas of specialty but in the particular demands of community college facilities. With a mind toward improving prospects for diverse business enterprises, we also assess whether the project presents opportunities for nurturing traditionally underrepresented talent or those not yet familiar with the agency. We understand team-building is essential to the success of any project. As such, we view the ultimate make-up of our Building J team as something to be arrived at in collaboration with the college and the Department of Enterprise Services.





*Building J 1st Floor Remodel, Renton Technical College. From left to right: general-use computer classroom, informal lounge area in corridor, and Computer Networking lab. A primary goal of the design was to bring light deep into the interior.*

## RELEVANT EXPERIENCE

Since our founding, the focus of our practice has been entirely on serving public clients ranging from small municipalities to major state and federal agencies, including over two dozen institutions of higher learning. From this work, we have developed an understanding of the project delivery requirements unique to public organizations, including administrative processes, consensus development, public outreach, and similar issues. In addition, our firm is sensitive to the importance of clear documentation of decisions, budget and schedule compliance, and both the public and agency oversight that work in the public sector demands.

The following examples depict our recent higher education renovation experience. While each project varies in programs served, each reflect a similar degree of effort to what we would expect for Building J, and each represent formerly obsolete facilities.



### Building J 1st Floor Remodel Phases 1 and 2

Client: **Renton Technical College**

Location: **Renton, Washington**

The 1st floor of Building J houses RTC's Computer Science and Computer Networking programs, an internet cafe, and faculty offices. Due to its subterranean location, the 1st floor as originally constructed was uninviting, dark, and was viewed by the college as unbefitting a higher education institution. Interior spaces were accessed by covered exterior walkways, with no internal circulation, and the instructional spaces were either too small or too poorly configured to meet the needs of the housed programs.

Constructed in two phases over two biennia, SWL Architects' design introduced a single loaded corridor along the east edge of the floorplate, with a new primary entry and large windows bringing daylight deep into the interior. Five classrooms satisfied the college's need for generously-sized general-use instructional spaces serving up to 34 students, while the larger networking lab provided the robust infrastructure, furnishings, and equipment needed to support Computer Networking students. In Phase 1, instructors offices that had previously been embedded in each classroom and lab were relocated to a shared faculty suite. The internet cafe and various lounge areas within the primary corridor provide students areas to collaborate and relax outside of class hours.

**Delivery:** Design-Bid-Build  
**Budget/Final:** \$2,832,234/ \$2,490,563  
**Contact:** Amber Kovach  
 Capital Projects Coordinator  
 Renton Technical College  
 tel.: 425.282.9743  
 akovach@rtc.edu



*At left: Shops Building Renovation, Olympic College.*



## Shops Building Renovation

Client: **Olympic College**

Location: **Bremerton, Washington**

The Shop Building Renovation demonstrates our abilities to (1) constructively support a project in the face of extreme funding challenges, and (2) radically re-envision an uninviting and obsolete facility. Built in 1967, Olympic College's Shops Building did not allow for the co-location of high-demand technical programs including Welding, Precision Machining and Technical Design. Building systems were outdated and spaces poorly arranged to both meet growing student program needs and accommodate modern technology. The limited amount of space and poor configuration did not facilitate collaboration or provide peer-to-peer learning opportunities for students.

In 2018, a predesign study was commissioned that envisioned a partial renovation and 3,500-sf addition to the existing Shops Building to bring the off-site CNC/Precision Machining program to the main campus, resolve safety and instructional deficiencies in the Weld Shop, resolve safety issues in the Composites Shop, provide accessibility to the existing second floor, and allow four related Workforce Development programs to operate in a combined, synergic manner. The estimated costs for this option were \$7,011,000 for construction and \$10,465,000 in total costs, complete.

Subsequent to this study, a number of factors impacting the ability to realize the preferred alternative developed. Detailed design investigation identified several required scope elements that had not been fully understood and accounted for in the initial study. These elements impacted the program needs and the construction budget. The market impact of the booming construction market, pandemic supply chain disruptions, and tariffs on steel and aluminum further eroded the established budget. These impacts required a delay in the start of design until a revised program and scope could be developed that could be achieved within the established funding.

Working closely with the faculty and administration, we developed a revised scope and project plan that fully-renovated the existing building and provided increased usable area by recovering an exterior stair tower as a public entry space and expanding the building toward the north courtyard and pedestrian areas with a small addition. The area reduction was further possible with the closing of the Composites Program in 2020.

## Building B Classroom and Lab Renovation

Client: **Bellevue College**

Location: **Bellevue, Washington**



Bellevue College's Life Sciences labs dated from Building B's original construction in 1969. The four labs had fixed benches, with sinks and gas turrets at every station. A workroom connecting the labs had lost its usefulness and was relegated to storage space for old equipment.

SWL Architects worked with Molecular Bioscience, Anthropology, Physics, and Engineering faculty to create greater flexibility, including the replacement of fixed stations with moveable tables and chairs. Work included new casework with deep and plentiful storage, and locking glass cabinets that allow instructors to securely display interesting specimens and equipment. New storefront windows in the Anthropology Lab allow more daylight into the lab as well as visibility to passing students. We designed new workbenches for the Molecular Bioscience Lab for students completing their Capstone Project. Slabs and overhead structure were exposed for a more contemporary aesthetic. Finally, the connecting workroom was recaptured and now functions as shared ancillary lab space.

**Delivery:** *Design-Bid-Build*  
**Budget/Final:** *\$9,194,903 / \$10,844,518*  
**Contact:** *David Opp-Beckman  
 Project Manager, DES  
 tel.: 360.688.3674  
 david.opp-beckman  
 @des.wa.gov*

**Delivery:** *Design-Bid-Build*  
**Budget/Final:** *\$2,632,386 / \$2,183,153*  
**Contact:** *Christopher Butler, JD, BA-ID  
 Capital Project/Design  
 Manager, Bellevue College  
 tel.: 425.564.2473*



## PREVIOUS PERFORMANCE

### Our Philosophy and its Application: A Dynamic and Inclusive Process

No matter the scale, a successful public project is best achieved through a dynamic and inclusive process. This process identifies and meets the goals, needs, and aspirations of the building users while respecting the project's social, fiscal, and environmental context. It is a dynamic process in that it evolves as the project evolves, and inclusive in that all interested parties are encouraged to participate. We view our primary role in this process as that of facilitator. We structure our teams to offer credibility and expertise with your constituency.

We also recognize that for public projects the number of individuals and groups having a stake in the successful outcome can be quite large. Starling Whitehead & Lux Architects is experienced in working constructively with committees, building users, facilities staff, administrators, students, contractors, permit officials, industry partners, and the larger public. As with our expectations for the A/E team, our philosophy recognizes that each stakeholder brings to the project individual knowledge and experience which combines with the contributions of others to produce results far greater than the sum of individual contributions.

To assure that all stakeholders engage the process, we employ open, interactive workshops during both planning and design. These take place at times most likely to generate a high number of participants. We focus on a broad range of issues including instructional program and space requirements, inter-functional and intra-functional relationships, infrastructure requirements, sustainability, and how best to meet the needs of historically underserved populations. In each of these workshops our team will include facilitators best able to draw out critical information. The raw information gathered in these workshops will be distilled into a comprehensive, inclusive, and nuanced program that both informs and disciplines the subsequent design process.

In addition to strong leadership and technical skill we bring an attitude of openness to all our projects. It is our first and continuing task as planners and designers to listen to, and be receptive to, the wealth of ideas that stakeholders bring forth. We know some of those ideas are clear and ready for development. We also understand that others may need a supportive forum, an alternative perspective, or a fast and accurate technical response to take shape and be ready for use.

### Design Approach

SWL Architects bases our design process on the belief that quality design lies in creating facilities that integrate into their community, producing spaces in harmony with their social and environmental context. The appearance of our projects becomes as varied as their function and location, and our only style is the expression of use and user vision—not of changing fashion.

During the earliest phase of design we have the ability to achieve the most significant positive impacts on the project. We will meet with project stakeholders to verify the decisions made during early planning, confirm overarching goals, and work collaboratively to define a course of action. Every subsequent decision made for the life of the project is weighed against the project goals established at this point, a highly effective technique for protecting against scope creep.

In our process there is a strong sense that each project develops uniquely from the inside out and that each user's experience within it is extremely important. As the design evolves we continue to engage project stakeholders to assure the design satisfies the needs of their community. We fervently believe that on the day your facility opens for use that each person entering it sees that they have not only been heard but that their voice has contributed to the success of the facility.

### Budget Management

No matter the delivery method, we bring to our clients a commitment to balancing scope and budget and the discipline to follow through. Our approach to budget management has several features:

- **Responsibility:** This begins with our firm's culture, in which we instill in our staff the precept that accurate estimating begins with the designers' understanding of the cost implications of their decisions. Our goal is to minimize "design inflation" by assigning responsibility for each cost element to individual team members.
- **Benchmarking:** We begin projects by developing benchmark costs for each element of the design. These include area-based costs based on recent bid results for similar public facilities. This process provides our clients a rapid assessment of expected costs, and guides their identification of priorities.
- **Contingency:** The full extent of costs will not be understood until late in the design. We allow for budgeting project elements that may not yet be on paper by carrying a reasonable contingency in our estimates.

There is no more important design phase than schematic design from a budget management perspective. A primary objective of this phase is to demonstrate that the project as conceived is achievable - i.e. that scope and cost are aligned - or if not to put in place measures necessary to establish that alignment. In schematic design we also begin the dialog between initial and life-cycle costs to provide a means for determining maximum value for expense when deciding on materials, products, and systems.

As the design evolves and details are generated and materials selected, area-based costs are replaced for each element of work with costs based on actual quantities, culminating in a final estimate prior to bids. On straightforward small projects, estimating is typically performed in house, but on larger or more complicated projects we use independent cost estimators.

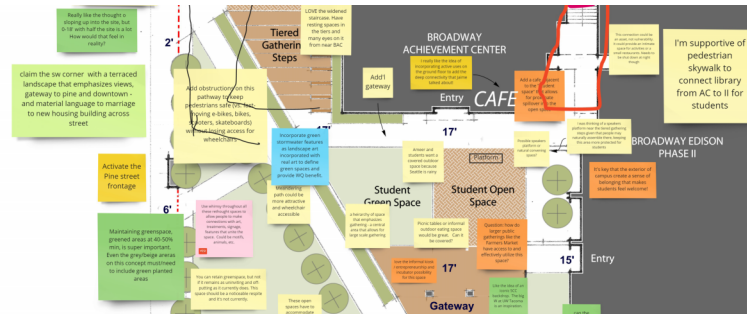
## Scheduling

Our firm's culture places great importance on schedule compliance on all our projects. We maintain vigilant project management through a task-based scheduling system to ensure that contract schedules are met or bettered. The specific actions necessary to accomplish project tasks are identified, assigned to team members, and given maximum duration and intermediate review timelines. Regular team meetings permit the management team to forecast possible shortfalls and to commit additional staff and team resources to meet the schedule milestones.

The majority of our work has been for academic institutions that operate on a rigid academic calendar. These clients simply cannot tell their students that they must defer their education until next quarter while their building is under construction. As such, our firm's culture places great importance on schedule compliance on all projects, academic or otherwise.

*"We are privileged to be working with a firm (Starling Whitehead & Lux Architects) with this manner of integrity. Our projects benefit greatly by your participation in them"*

- Lee Knawa  
Former Project Manager  
DES



*Originally driven to it by the need to host pandemic-era workshops online, we have found Miro a powerful tool for engaging stakeholders. Above is a Miro snapshot taken from a Seattle Central College MIMP community meeting.*

## DIVERSE BUSINESS INCLUSION STRATEGIES

Starling Whitehead & Lux Architects assists our clients in meeting their diverse business participation goals. We understand the intrinsic value of project teams that truly represent the diverse voices of our society, and the benefits gained when those voices are empowered. As a start, from our own perspective as a small business we engage other small businesses on nearly all of our projects. We have collaborated with diverse business enterprises since our inception in 1987, and our project teams are well-versed in each others' processes and do not require the team-building efforts too often seen as an inhibitor to diversity. In the process we have forged strong long-term relationships with minority-, women-, and veteran-owned business enterprises, including consultants we will propose as we better understand RTC's priorities.

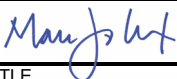
We also value diversity in our office, as evidenced by our current staff makeup:

- We are 25 percent woman-owned
- Women make up 46 percent of our staff
- 31 percent of our staff represent minority populations

In our role as Prime Architect, we aim to *exceed* DES' 10 percent MBE, 6 percent WBE, 5 percent Veteran-Owned Business, and 5 percent Washington Small Business inclusion goals for our Building J team. We actively employ our Diverse Businesses Inclusion Plan to maintain existing relationships and develop new partners. Several features of our Plan are instrumental to its success:

- We maintain a list of viable diverse business consultants and pre-qualify them as appropriate for the types of projects we pursue. We track upcoming opportunities and reach out to those pre-qualified firms we see as a good fit *prior* to the release of project RFQs to assure they have the time to appropriately and effectively respond.
- As specialists in public sector projects, we help our diverse business consultants that are new to public work to understand the delivery processes that make the project sector unique. We provide assistance in completing the forms and other paperwork required in public contracting.
- Cash flow is extraordinarily important to business success. We promptly invoice consultant work and *always* pay within five days of being paid by our clients.
- We are visible to prospective consultants through participation in networking events, educational programs, and business organizations catering to the interests of diverse businesses. We provide information on our firm and work to generate interest in the diverse business consulting community.

We confirm all registrations through the OMWBE online database of registered firms, the Department of Veteran's Affairs, and WEBS. We report our progress through B2Gnow.

<b>ARCHITECT-ENGINEER QUALIFICATIONS</b>				1. SOLICITATION NUMBER (If any)  2025-518		
<b>PART II - GENERAL QUALIFICATIONS</b> (If a firm has branch offices, complete for each specific branch office seeking work.)						
2a. FIRM (or Branch Office) NAME Starling Whitehead & Lux Architects				3. YEAR ESTABLISHED 1987	4. UNIQUE ENTITY IDENTIFIER 601-757-660	
2b. STREET 901 Fifth Avenue, Suite 3100				5. OWNERSHIP		
2c. CITY Seattle		2d. STATE WA	2e. ZIP CODE 98164	a. TYPE Professional Services Corporation		
6a. POINT OF CONTACT NAME AND TITLE Mary Jo Lux, AIA, Principal				b. SMALL BUSINESS STATUS Small Business		
6b. TELEPHONE NUMBER 206.285.4252		6c. EMAIL ADDRESS lux@swlarchitects.com		7. NAME OF FIRM (If Block 2a is a Branch Office)  N/A		
8a. FORMER FIRM NAME(S) (If any) Schreiber & Lane Architects / Schreiber Starling & Lane Architects / Schreiber Starling Whitehead Architects				8b. YEAR ESTABLISHED 1987	8c. UNIQUE ENTITY IDENTIFIER Same as above	
9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
02	Administrative	1		C05	Child Care/Development Facilities	1
06	Architect	7		E02	Educational Facilities; Classrooms	6
06	Designer - Architecture	4		G01	Vehicle Maintenance Facilities	1
				H08	Historic Preservation	1
				P06	Planning (Site, Installation, Project)	2
				P13	Public Safety Facilities	4
				R06	Rehabilitation	1
	Other Employees					
<b>Total</b>		12				
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	0	1. Less than \$100,000		6. \$2 million to less than \$5 million		
b. Non-Federal Work	6	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
c. Total Work	6	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 4/22/2025	
c. NAME AND TITLE Mary Jo Lux, AIA, Principal						





ARCHITECTS

**STARLING  
WHITEHEAD  
& LUX**

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