

May 30, 2025

Statement of Qualifications Architectural Design Services

**Project No. 2025-580**  
**LCC Grandstand**

Lower Columbia College  
1600 Maple Street, Longview, WA



**Garner Miller, AIA**  
Principal | Partner | msgsrCARVE  
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510 Capitol Blvd S | Olympia, WA | 98501 | 360-226-1945 | [carvearch.com](http://carvearch.com)

# Cover Letter

May 30, 2025

William Yarbrough, Project Manager  
Department of Enterprise Services  
william.yarbrough@des.wa.gov

To Mr. Yarbrough and the Selection Committee:

## Design and Construction Services for Project No. 2025-580, Grandstand for Lower Columbia College

msgscarve Architects has been a trusted partner of Washington State's Higher Education system since 1983, delivering high-quality design services for community colleges across the state—including recent work at Lower Columbia College (LCC). Our firm conducted the feasibility and scoping study for replacement of the grandstand at David Story Field, as well as the design for new field lighting, scheduled for construction in summer 2025. Together with the recently completed turf field renovation, the new grandstand will provide student-athletes and community fans with a top-tier baseball experience for years to come. We are excited to assist the College and Red Devils Baseball Team in the final step in the transformation of David Story Field into the region's premier facility for baseball.

Garner Miller will serve as the primary contact for this project, supported by Michael Kershishnik and Donnie Hull. The design team includes Andrew Chung of KPFF Civil Engineers; Jeff Klein and Jacob Baker (a former LCC Red Devil and NWAACC All-Academic honoree); and Ben Hedin with GFT Electrical/Mechanical/Plumbing Engineers. This group brings a comprehensive depth of expertise in designing and engineering grandstand facilities.

Garner has more than 30 years of experience managing public-sector projects, primarily in collaboration with Washington State institutions. His strengths include defining project goals and vision, engaging stakeholders, and ensuring alignment between programmatic needs and design outcomes. His expertise in scope, budget, and schedule control ensures project success throughout design and construction.

Michael brings over three decades of architectural experience with a strong commitment to client service and community-focused design. His work spans

complex projects with diverse programmatic needs, and he understands the importance of design excellence, communication, and collaboration for success at institutions like LCC.

Donnie is a skilled project architect with a strong background in developing high-quality construction documents and coordinating closely with engineering teams to deliver seamless integration.

Our process emphasizes early definition of project scope, schedule, and budget, supported by a collaborative approach to stakeholder decision-making. This ensures that the most impactful project elements are prioritized and included in the final design. We produce clear, concise construction documents and provide thorough documentation during construction to safeguard client interests and minimize change orders.

We appreciate the opportunity to contribute to this exciting project and are committed to supporting the continued success of Lower Columbia College and the Red Devils Baseball Team. ■

Warm regards,



**Garner Miller, AIA LEED AP**  
Principal / Partner  
msgscarve architects



**Michael Kershishnik, AIA**  
Principal / Partner  
msgscarve architects



# Consultant Selection Contact Form



## 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: <a href="#">msgs architects dba msgsCARVE architects</a>		
UBI: <a href="#">1221200694</a>	TIN: <a href="#">91-0912807</a>	License#: <a href="#">7759</a>
Point of Contact Name: <a href="#">Garner Miller, AIA, LEED AP</a>		
Point of Contact Title: <a href="#">Partner</a>		
Email: <a href="mailto:garnerm@carvearch.com">garnerm@carvearch.com</a>	Telephone: <a href="#">360-970-4412</a>	
Address: <a href="#">510 Capitol Blvd S</a>		
City: <a href="#">Olympia</a>	State: <a href="#">WA</a>	Zip: <a href="#">98501</a>

## Executive Summary

Athletics play a vital role in community colleges, offering opportunities for student engagement, school pride, and community connection. Through sports, students develop leadership, teamwork, and discipline while representing their institution, fostering a strong sense of identity and unity on campus. College programs also encourage students to stay invested in their education and college experience.

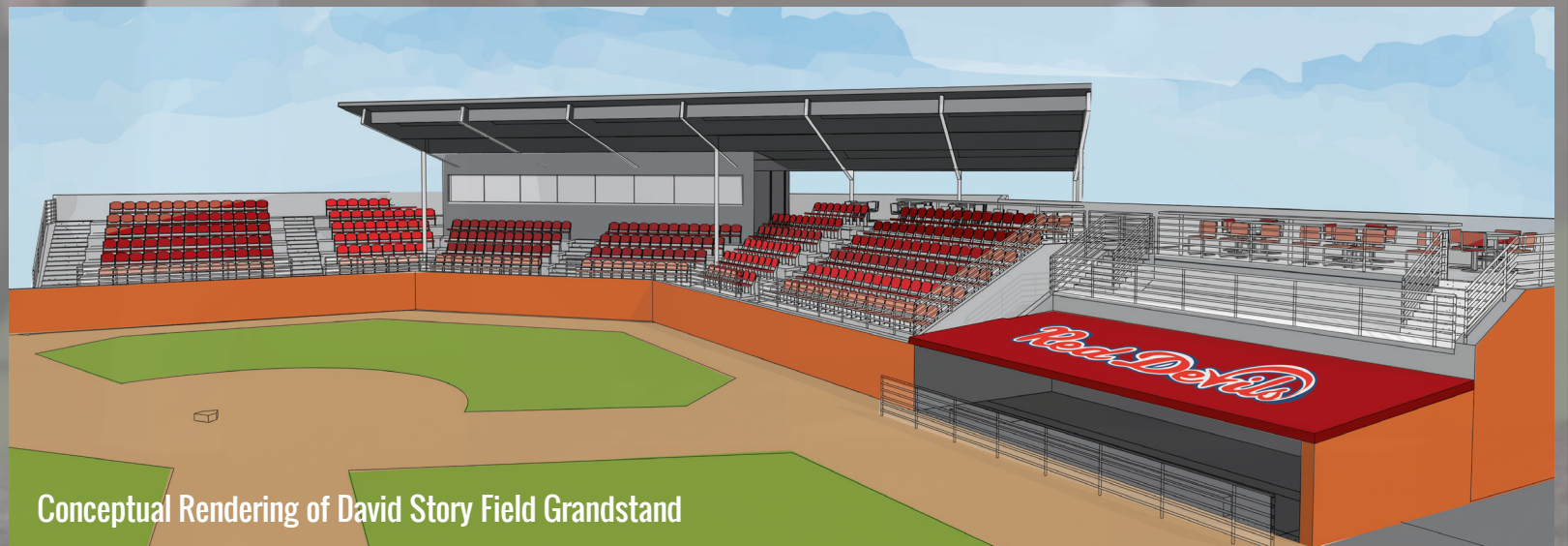
Athletics instill pride not only within the college but also throughout the surrounding community. Sporting events bring local residents to campus, strengthening bonds and creating shared experiences. Nowhere is this community connection more exemplified than by the Lower Columbia College Red Devils Baseball Team, which recently completed a record-breaking season.

As part of ongoing efforts to enhance its athletic facilities, LCC recently installed a synthetic turf field and is upgrading field lighting. The final piece of this renovation—a new, expanded grandstand—will complete the transformation of David Story Field. This comprehensive upgrade will enrich the student experience both academically and socially, while also opening doors for community partnerships and boosting recruitment.

A well-designed baseball grandstand elevates the fan experience by combining comfort, accessibility, and immersion. Thoughtful planning ensures optimal sight lines, allowing spectators to stay engaged with the action while enjoying sheltered seating that protects from the elements. Strategically positioned amenities—including concessions, restrooms, and casual seating—further enhance convenience and enjoyment.

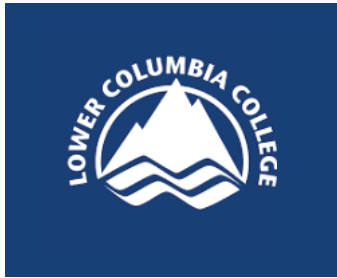
Beyond the fan experience, upgrades such as new lighting and dugouts prioritize player safety and comfort, creating a more functional and welcoming environment. Meanwhile, intentional sound design helps shape an energetic and immersive atmosphere, bringing the excitement of the game to life.

msgsCARVE Architects has assembled a proven team—including PCS Structural Solutions, GFT Electrical, Mechanical and Plumbing Engineers, and KPFF Civil Engineers—ready to deliver an exciting new grandstand that will serve future generations of Red Devils athletes and fans.





# Qualifications of Key Personnel



## GARNER MILLER, AIA

PARTNER / 32 YRS EXPERIENCE  
MASTERS - WASHINGTON STATE UNIVERSITY



- ARCHITECTURE** - 10% project commitment
- Directs design, coordinates Owner and consultants.
  - Reports to Owner, manages team and consultants.
  - Thirty years leading public-sector design projects.
  - Aligns goals, manages scope, engages stakeholders effectively.

Reporting directly to Garner will be the following key individuals and sub-consultants:

## SUPPORT TEAM

### MICHAEL KERSHISNIK, AIA

PARTNER / 31 YRS EXPERIENCE  
BA - UNIVER. OF WA / MASTERS - UNIVER. OF PA



- ARCHITECTURE** - 15% project commitment
- Leads design, supports collaboration across project teams.
  - Reports to Garner Miller, leads design coordination.
  - Thirty years licensed, broad architectural project portfolio.
  - Provides regional insight and community-focused design leadership.
  - Strong communicator, effective designer, collaborative team contributor.

### DONNIE HULL, AIA

ARCHITECT / 9 YRS EXPERIENCE  
BA - IOWA STATE UNIVER.



- ARCHITECTURE** - 30% project commitment
- Leads design phases, from concept to construction.
  - Reports to Project Manager; coordinates teams and consultants.
  - Nine years licensed architect with hands-on approach.
  - Balances leadership with detailed design contributions.
  - Clear communicator, innovative, detail-focused, quality-driven.

## CONSULTANTS

### JEFF KLIEN, SE

PRINCIPAL / 29 YRS EXPERIENCE  
MASTERS - CIVIL ENGINEERING - UNIVER. OF COLORADO



- STRUCTURAL** - 15% project commitment
- Leads structural design; integrates with architectural team.
  - Reports to Garner Miller; coordinates sub-consultants.
  - 29 years' experience with diverse public-sector projects.
  - Converts design intent into practical structural solutions.
  - Strong communicator; delivers efficient, quality structural outcomes.

### ANDREW CHUNG, PE

11 YRS EXPERIENCE  
BS - CIVIL ENG., CAL POLY STATE UNIVER., SAN LUIS OBISPO



- CIVIL** - 15% project commitment
- Leads civil engineering, stormwater, and site design.
  - Reports to Garner Miller; coordinates with teams.
  - Specialized in parks, plazas, turf fields, tracks.
  - Expert in Civil 3D, stormwater, sustainability.
  - Managed Story Field Stadium schematic design study.

### CHRIS CAFFEE, PE, LEED AP

PRINCIPAL / MECH ENG / 31 YRS EXPERIENCE  
B.S - MECHANICAL ENG., CA. POLYTECHNIC UNIVER.



- MECHANICAL** - 15% project commitment
- Leads mechanical and plumbing design, HVAC focus.
  - Reports to Garner Miller; collaborates across disciplines.
  - Experience with South Sound colleges and recreational facilities.
  - Expertise in energy-efficient HVAC and water systems.
  - Technical leader with regional and sustainable design focus.

### MICHAEL COZART, PE

PRINCIPAL / ELECTRICAL ENG / 32 YRS EXPERIENCE  
B.S - ELECTRICAL ENG., WA STATE UNIVER.



- ELECTRICAL** - 10% project commitment
- Leads electrical design, focusing on athletic facilities.
  - Reports to Garner Miller; coordinates with teams.
  - Extensive municipal and educational athletic field portfolio.
  - Expert in lighting, power, and control systems.
  - Experienced in new construction and renovations projects.

## Relevant Experience



### North Eugene High School (NEHS) Softball Field EUGENE, OR

Ryan Spain / 4JSD Director of Facilities Management / 541-790-7429 / [spain\\_r@4j.lane.edu](mailto:spain_r@4j.lane.edu)

KPFF is providing civil engineering services to upgrade the softball facilities at North Eugene High School. The softball field at NEHS will have a new turf field, home and visitor team rooms, restrooms, concessions, a press box, and bleachers. Due to the fast infiltration rates of the on-site soils, stormwater runoff is able to be infiltrated through soakage and field trenches. The civil engineering design also includes removing the excess cut from the field to build a berm outside the fence for recreation and viewing the games.

Traditional delivery (Design-Bid-Build)

Project Budget: \$12,000,000 (includes multiple field upgrades)



### Mt Tahoma High School Stadium TACOMA, WA

Rhonda Stinson / Athletic Director / 253-571-3840 / [rstinso@tacoma.k12.wa.us](mailto:rstinso@tacoma.k12.wa.us)

Developed as a shared vision between the project architect and PCS, the 3,500 seat Mt. Tahoma High School Stadium stands out with a series of cantilevered steel pipe columns that serve as the primary lateral and vertical support system, while precast concrete seating, masonry infill around concessions and locker rooms, and an exposed structural steel roof achieve the design intent of a light-feeling roof system that celebrates views to Mount Rainier. This project utilized PCS's Integrated Steel Design™ Process—the stadium's entire steel package was pre-detailed prior to public bid.

Information Not Available



### Jane Sanders Softball Stadium, University of Oregon EUGENE, OR

Renee L. Benoit / University of Oregon / Owner's Representative / [rbenoit@uoregon.edu](mailto:rbenoit@uoregon.edu)

KPFF provided civil engineering and surveying services for replacement of the pathway pavement at the Jane Sanders Softball Complex. KPFF provided structural engineering for the original stadium project.

Traditional delivery (Design-Bid-Build)

Project Budget: \$17,200,000



## Relevant Experience



### Federal Way Public Schools Memorial Stadium FEDERAL WAY, WA

McGranahan Architects / Kris Stamon / 253.383.3084 / [Kris.stamon@mcgranahan.com](mailto:Kris.stamon@mcgranahan.com)

PCS provided structural design for new grandstands totaling 4,000 seats on both home- and away-sides of Federal Way Memorial Stadium, as well as new ticketing, restroom, and storage buildings and renovation of the existing locker rooms within an existing structure. PCS worked closely with the design-build team to find a cost-effective solution to mitigate problematic fill soils under the visitor side grandstand. Pin pilings provided a resilient foundation that saved time and budget for the project.

Progressive Design-Build Delivery

Project Budget: \$26,000,000

Actual Costs: \$23,000,000



### Center for Vocational and Transitional Studies LONGVIEW, WA

Richard Hamilton / Director of Campus Services / 360-442-2263 / [rahamilton@lowercolumbia.edu](mailto:rahamilton@lowercolumbia.edu)

The new 54,000-square-foot Center for Vocational and Transitional Studies replaces three aging classroom buildings at Lower Columbia College, offering modern facilities for vocational and technology programs. The project features state-of-the-art teaching labs for welding, machining, and Information Technology Systems, along with general classrooms, office space, and meeting rooms. Positioned along 15th Street, the building establishes a dynamic new campus edge. Its main entrance and spacious, naturally lit lobby open toward the campus square, enhancing campus connectivity and visibility.

Design / Bid / Build

Estimated Budget: \$37,600,000



### David Story Grandstand LONGVIEW, WA

Richard Hamilton / Director of Campus Services / 360-442-2263 / [rahamilton@lowercolumbia.edu](mailto:rahamilton@lowercolumbia.edu)

The replacement of the grandstand will complete the renovation of David Story Field, which includes a new turf field and upgraded field lighting. msgsrCARVE architects collaborated closely with College-designated stakeholders to develop a concept study and cost analysis for an enhanced facility. The improved design significantly increases functionality and elevates the fan experience by adding more seating and integrating concessions, restrooms, storage, and patio seating areas.

Design / Bid / Build (proposed)

Estimated Cost: \$2,600,000





# Previous Performance

## Approach & Methods

### Approach

A successful project requires a strategic, interconnected approach to scope, schedule, and budget. Our team, recognized for expertise in publicly bid projects, delivers precise bid documents that minimize change orders, helping contractors achieve high-quality construction on time and within budget. To maintain clarity and accountability, we establish defined roles and responsibilities, ensuring a cohesive workflow. Setting realistic goals and timelines aligns expectations, addresses potential challenges, and keeps stakeholders informed. As the project progresses, celebrating milestones sustains momentum and reinforces commitment. Through open communication and collaboration, we foster engagement, driving the successful execution of Lower Columbia College's project.

#### Scope management

Effective scope management starts with proactive client communication, ensuring early alignment between goals and deliverables. Regular meetings and clear channels keep stakeholders informed, fostering transparency and collaboration.

Our design team develops high-quality 3D models to communicate progress and gather meaningful feedback, with updates shared at key intervals to seamlessly integrate insights. We also provide routine updates on costs and scheduling milestones, reinforcing confidence in the project's trajectory.

At the core of our approach is collaboration—we actively encourage idea-sharing and stakeholder input, leveraging collective expertise to create an inclusive, dynamic process that drives success.

#### Project scheduling

Project scheduling begins with a clearly defined timeline, developed in collaboration with the client to ensure milestones align with project scope and objectives. Throughout the process, we implement a rigorous quality control review at each phase, leveraging our design and construction expertise to verify compliance with requirements, codes, and industry standards. These reviews include constructibility assessments to proactively identify and resolve potential challenges before they impact the schedule. Stakeholder engagement plays a key role in maintaining momentum and fostering transparency. Regular updates provide insight into project progress, upcoming milestones, and any emerging concerns. When obstacles arise, we work closely with the client and stakeholders to develop effective solutions, mitigate risks, and keep the project on track while reinforcing trust and accountability.

#### Budgeting and estimating

Budgeting and estimating are integral to maintaining balance between scope and schedule. We continuously evaluate opportunities to optimize available

resources while ensuring financial sustainability. Throughout the project, we conduct periodic cost reviews, collaborating with the college and its stakeholders to align the budget with evolving priorities. If scope adjustments are needed, we facilitate a prioritization workshop to define costs, assess project elements, and reach consensus on those that best support the overall goals of a project. Beyond initial budgeting, we provide expert guidance on long-term cost implications, analyzing first costs alongside durability and maintenance to maximize value and longevity.

### Method

Effective project management relies on clear, consistent communication—both visual and verbal—to ensure alignment among internal teams and external stakeholders. Success depends on actively engaging stakeholders throughout the process, fostering collaboration and adaptability. msgs Carve uses two key tools to streamline such coordination.

Monograph provides a comprehensive view of team availability, enabling accurate forecasting, timeline tracking, and resource management.

Bluebeam facilitates real-time design collaboration, allowing seamless document sharing, annotation, and feedback integration throughout the project lifecycle.

By combining structured scheduling, transparent communication, and stakeholder engagement, projects stay efficient, adaptable, and aligned with the owner's vision and budget.

### Approach to Diverse Business Inclusion

msgsCARVE architects is a Washington Small Businesses self-identified in the Washington Electronic Business Solution and embraces the Department of Enterprise Service's mission to encourage participation by Minority and Women's Business Enterprises, Veteran-Owned Businesses, and Washington Small Businesses in state-funded projects. msgsCARVE maintains a list of sub-consultant partners who are registered Diverse Businesses and we utilize their services whenever practical and possible.

#### History of Outreach

Since the mid-1980's, msgsCARVE has provided architectural services for state-funded projects, and many of our best sub-consultants are Diverse Businesses. When the Diverse Business Inclusion Plan was first launched, msgsCARVE began seeking out a larger pool of registered sub-consultants through advertisement on our Web Site, DES outreach events and networking, and we continue to do so. We have also participated in outreach events to encourage Diverse contractors to bid on State projects we design.



# Previous Performance

## Case Studies



### Yelm Stage SCHEDULE

The Yelm City Park Stage exemplifies our ability to efficiently manage project schedules and deliver high-quality results through the use of strategic planning and proactive coordination.

#### Early Procurement of Key Materials

Strategic coordination ensured key materials, like structural steel and wood, were acquired ahead of permit issuance, preventing delays.

#### Streamlined Permitting Process

A proactive pre-review with City permitting staff helped anticipate regulatory challenges, simplifying permit approvals.

#### Comprehensive Park Master Plan

Beyond the stage itself, msgsrCarve developed a master plan optimizing the placement of the stage as an organizational element fostering a cohesive, long-term vision that aligned with community needs and future development.



### Bates Technical College SCOPE AND BUDGET

The renovation of Building A at Bates Technical College Central Campus highlights a strategic approach to balancing scope, priorities, and budget. By consolidating multiple funding requests and refining project needs, the team ensured a focused and efficient use of resources.

#### Optimized Budget Allocation

Four separate funding requests were merged into a single \$1 million MACC project to streamline resources.

#### Prioritized Improvements

An initial list of 26 work items was refined to 14, including four alternates, aligning upgrades with financial constraints.

#### Collaborative Planning

msgsr architects worked closely with the Campus Dean, Program Representatives, Facilities Staff, and the DES Project Manager to finalize a scope that fit within budget, successfully bidding all four alternates.



### Peninsula College - Forks Campus SCOPE, SCHEDULE AND BUDGET

Peninsula college operates a campus in Forks, WA in a renovated former bank building. The exterior siding had failed and msgsr was hired to replace the exterior materials. Three major project management challenges were met successfully on this project:

#### Short Timeline and Window of Construction


Contacted in January, we had to meet the short weather window available in Forks of June through August. We were able to prioritize and meet this rapid project timeline.

#### Challenging Budget

We advised the college early on allocated funding would not be enough to cover contingency. Significant rot was found and the college was able to add to their funding to address these costs during construction.

#### Construction Issues

When rot was discovered, our team of architects and structural engineers got on site immediately, developed solutions quickly, and kept the project moving forward.

<b>ARCHITECT-ENGINEER QUALIFICATIONS</b>				1. SOLICITATION NUMBER <i>(If any)</i> 2025-801		
<b>PART II - GENERAL QUALIFICATIONS</b> <i>(If a firm has branch offices, complete for each specific branch office seeking work.)</i>						
2a. FIRM (or Branch Office) NAME msgsg architects dba msgsgCARVE architects				3. YEAR ESTABLISHED 1974	4. UNIQUE ENTITY IDENTIFIER 1221200694	
2b. STREET 510 Capitol Blvd S				<b>5. OWNERSHIP</b>		
2c. CITY Olympia		2d. STATE WA	2e. ZIP CODE 98501	a. TYPE Professional Services Corporation		
6a. POINT OF CONTACT NAME AND TITLE Garner Miller, AIA LEED AP, Partner				b. SMALL BUSINESS STATUS NAICS 541310		
6b. TELEPHONE NUMBER 360-970-4412		6c. EMAIL ADDRESS garnerm@carvearch.com		7. NAME OF FIRM <i>(If Block 2a is a Branch Office)</i>		
8a. FORMER FIRM NAME(S) <i>(If any)</i>				8b. YEAR ESTABLISHED 1974	8c. UNIQUE ENTITY IDENTIFIER 1221200694	
<b>9. EMPLOYEES BY DISCIPLINE</b>			<b>10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS</b>			
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number <i>(see below)</i>
01	Architect	6	n/a	008	Auditoriums / Theaters	0
	Administrative	1	n/a	015	Daycare Facilities	2
47	CAD Drafting	4	n/a	017	Commercial Building (low rise)	4
	Graphic Designer	1	n/a	027	Dining Halls / Kitchen / Food Service	1
				029	Educational Facilities / Classrooms	5
				030	Gyms / Stadiums / Field Houses	2
				031	Elevators / Escalators / People-	1
				048	Hospitals / Medical Facilities	2
				050	Housing / Group Homes	4
				060	Libraries	0
				072	Office Buildings	2
				079	Master Planning / Site planning	2
				089	Rehabilitation (Buildings-)	4
				100	Sustainable Design	3
				201	Roofing design / Inspection	4
				202	ADA Consulting	5
				203	ESCO Projects	2
				204	LEED / LEED EB	2
				212	Building Condition Assessment	2
	Other Employees					
<b>Total</b>		7				
<b>11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS</b> <i>(Insert revenue index number shown at right)</i>		<b>PROFESSIONAL SERVICES REVENUE INDEX NUMBER</b>				
a. Federal Work	1	1. Less than \$100,000		6. \$2 million to less than \$5 million		
b. Non-Federal Work	5	2. \$100,000 to less than \$250,000		7. \$5 million to less than \$10 million		
c. Total Work	5	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		
<b>12. AUTHORIZED REPRESENTATIVE</b> <i>The foregoing is a statement of facts.</i>						
a. SIGNATURE 				b. DATE 04/28/2025		
c. NAME AND TITLE Garner Miller, AIA LEED AP, Partner						



**Garner Miller, AIA**

Principal | Partner | msgsgsCARVE

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